

**NEBRASKA REAL PROPERTY APPRAISER BOARD
NRPAB OFFICE MEETING ROOM, FIRST FLOOR
NEBRASKA STATE OFFICE BUILDING
301 CENTENNIAL MALL SOUTH, LINCOLN, NE**

March 19, 2026 Meeting Minutes

A. OPENING

Chairperson Hermsen called to order the March 19, 2026 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. by virtual conferencing in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

B. NOTICE OF MEETING

Chairperson Hermsen announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on March 12, 2026. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material (https://appraiser.ne.gov/board_meetings/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record, Board Members Kevin Hermsen of Gretna, Nebraska; Rodney Johnson of Norfolk, Nebraska; Derek Minshull of North Platte, Nebraska; Adam Batie of Kearney, Nebraska; and Lori Johnson of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Licensing Programs Manager Karen Loll, Education Program Manager Kashinda Sims, and Business Programs Manager Colby Falls, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

Chairperson Hermsen reminded those present for the meeting that the agenda cannot be altered twenty-four hours prior to the meeting except for emergency items in accordance with the Open Meetings Act. Board Member Batie moved to adopt the agenda as presented. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved that the Board enter executive session for the purpose of reviewing applicants for credentialing; applications for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of claim or threat of litigation; and employee performance evaluation. A closed session is clearly necessary to prevent needless injury to the reputation of those involved. Board Member Batie seconded the motion. The time on the meeting clock was 9:03 a.m. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to exit executive session at 9:38 a.m. Board Member Minshull seconded the motion. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Break from 9:38 a.m. to 9:45 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Hermsen welcomed all to the March 19, 2026 meeting of the Nebraska Real Property Appraiser Board. Hermsen acknowledged Chandra Mast, David Bloxham, JoAnn Apostol, Roger Morrissey, and Jamie Illingworth as members of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF FEBRUARY 19, 2026 MEETING MINUTES

Chairperson Hermsen asked for any additions or corrections to the February 19, 2026 regular meeting minutes. With no discussion, Chairperson Hermsen called for a motion. Board Member Minshull moved to approve the February 19, 2026 regular meeting minutes as presented. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented seven charts outlining the number of real property appraisers as of March 19, 2026 to the Board for review. The Director reported that trends remain stable and indicated that he had no specific comments. Director Kohtz then asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of February 28, 2026 to the Board for review. The Director noted that the number of temporary credentials issued was lower than average over the past two months, but as of March 18, 2026 there have been nine temporary credentials issued, so the numbers appear to be rebounding. Director Kohtz then asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of registered supervisory real property appraisers as of March 19, 2026 to the Board for review. The Director reported that trends remain stable and indicated that he had no specific comments. Director Kohtz then asked for any questions or comments. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of March 19, 2026 to the Board for review. The Director reported that trends remain stable and indicated that he had no specific comments. Director Kohtz then asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review, showing real property appraiser applicants approved for credentialing by the Director for the period between February 11, 2026 and March 10, 2026. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

b. Appraisal Management Company Report

Director Kohtz presented the Appraisal Management Company Report to the Board for review, showing appraisal management company approved applicants for registration by the Director for the period between February 11, 2026 and March 10, 2026. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

c. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review, showing education activities and instructors approved by the Director for the period between February 11, 2026 and March 10, 2026. The Director asked for any questions or comments. There was no further discussion.

3. 2025-26 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2025-26 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director brought attention to the goal to Utilize SARAS Grant for development and implementation of online real property appraiser reciprocity application and NRPAB Database interface, and development and of online education applications and NRPAB Database interface under the Administration section, and reported that the development of the online real property appraiser reciprocity application and NRPAB Database interface was completed and moved to production on March 10, 2026.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. FEBRUARY FINANCIAL REPORT

The receipts and expenditures for February were presented to the Board for review in the Budget Status Report. The Director brought attention to the “Postage Expense” in the amount of \$336.20 and informed the Board that this expenditure includes the real property appraiser non-renewal notices sent after January 1, 2026. Director Kohtz noted that this will be the last time written letters are sent, as an automated email will be sent in the future.

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(Continued from page 3)

The Director then moved to the “CIO Charges” expense in the amount of \$3,631.57 and informed the Board that this expenditure is significantly higher than normal as it includes the December and January CIO IMS billings due to billing issues that needed to be resolved before payment could be made. Finally, Director Kohtz guided the Board to the “Publication & Print Expense” in the amount of \$720.13 and reported that this expenditure includes the October through December copy services billing. The Director then reported that the overall expenditures for the month of February were \$34,956.10, and the year-to-date overall expenditures for the fiscal year are \$298,819.22, which amounts to 59.08 percent of the budgeted expenditures for the fiscal year; 66.58 percent of the fiscal year has elapsed.

Director Kohtz then brought the Board’s attention to revenues and reported that he had no comments on any specific revenues for the month. The Director then reported that the overall revenues for the month of February totaled \$19,800.84, and year-to-date revenues for the fiscal year are \$340,854.70, which amounts to 88 percent of the projected revenues for the fiscal year. The Director reiterated that 66.58 percent of the fiscal year has passed.

Director Kohtz continued to the Budget Status Report for the Real Property Appraiser Fund and AMC Fund and reported that the Real Property Appraiser Fund expenditures for the month of February totaled \$23,254.61, and the year-to-date expenditures for the fiscal year are \$199,708.36, which amounts to 57.79 percent of the budgeted expenditures for the fiscal year. The Real Property Appraiser Fund revenues were \$8,324.38 for February, and the year-to-date revenues for the fiscal year are \$242,247.30, which amounts to 94 percent of the projected revenues for the fiscal year. Director Kohtz then reported that AMC Fund expenditures for the month of February totaled \$11,701.49, and the year-to-date expenditures for the fiscal year are \$99,110.86, which is 61.84 percent of the budgeted expenditures. The AMC Fund revenues totaled \$11,476.46 for February, and the year-to-date revenues for the fiscal year are \$98,607.40, which amounts to 77 percent of the projected revenues for the fiscal year. The Director asked if there were any questions or comments regarding the Budget Status Report. Chairperson Hermsen questioned why the year-to-date revenues reported by the Director do not match the report’s figures. Director Kohtz informed the Board that the Budget Status Report includes the Appraiser Fund and AMC Fund cash balance transfers to the State General Fund and not the actual year-to-date revenues. The Chairperson thanked the Director for the explanation. There was no further discussion.

Director Kohtz presented the MTD General Ledger Detail report for the month of February and reported that batches #8118883 and #8141130, with the Payee/Explanation “AS – OCIO - IMSERVICES” found on page J.12, are payments for both the December and January OCIO IMS bills as described during review of the February Budget Status Report. The Director then reported that batch #8110282, with the Payee/Explanation “COPY SERVICES OCT-DEC 2025” found on page J.13, was the payment for the October through December copy services billing. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs illustrating expenses, revenues, and cash balances. The Director noted overall expenditures of \$34,956.10 and revenues of \$19,800.84 for the month of February for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. Director Kohtz then brought the Board's attention to the NRPAB Twenty-Five Month Expenses/Revenues by Program graph and reiterated that Real Property Appraiser Fund expenditures totaled \$23,254.61, Real Property Appraiser Fund revenues totaled \$8,324.38, AMC Fund expenditures totaled \$11,701.49, and AMC Fund revenues totaled \$11,476.46 for February. The Director finished by reporting that the cash balance for the AMC Fund is \$198,438.93, the cash balance for the Appraiser Fund is \$256,332.68, and the overall cash balance for both funds is \$454,771.61. Director Kohtz informed the Board that, as things stand, the AMC Fund balance will be reduced by another \$100,000.00 during this fiscal year, which would place the current balance at \$98,438.93.

Chairperson Hermsen asked for a motion on the February financial reports. Board Member L. Johnson moved to file the February financial reports for audit. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

2. 2025-27 MID-BIENNIUM BUDGET ADJUSTMENT UPDATE

Director Kohtz informed the Board that the Department of Administrative Services indicated that the projected increase to the agency health insurance costs for FY2026-27 is now 6% rather than the previously projected 18.5%; as such, the amount approved by the Appropriations Committee for FY2026-27 was reduced to \$4,282.00 from the previously approved \$12,876.00. Director Kohtz asked for any questions or comments. There was no further discussion.

3. ASC SARAS GRANT REPORT

Director Kohtz presented the Budget Status Report for the SARAS Grant Fund to the Board for review and reported that the SARAS Grant Fund expenditures for the month of February totaled \$4,854.00, and the year-to-date expenditures for the fiscal year are \$58,162.08, which amounts to 47.48 percent of the budgeted expenditures for the fiscal year. Director Kohtz informed the Board that work on the online education applications and NRPAB Database Interface project is ramping up and that the expenditures will increase rapidly while the initial coding is done by OCIO. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz presented the General Ledger Detail Report for the SARAS Grant Fund. The Director indicated that he had no specific comments and asked for any questions or comments. There was no further discussion.

Chairperson Hermsen asked for a motion on the February SARAS Grant Fund financial reports. Board Member Batie moved to file the February SARAS Grant Fund financial reports for audit. Board Member Minshull seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

4. PER DIEMS: No discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Hermsen asked for any public comments. Chandra Mast with Red Rose Appraisals appeared before the Board. Mast informed the Board that the two new continuing education activity applications on today's agenda are a necessity for appraisers to understand the growing integration of A.I. in real estate appraisal. Mast provided background information on the two education activities and the importance of A.I. in the appraiser profession. Board Member R. Johnson asked what key practices the courses would cover. Mast indicated both courses would discuss the confidentiality of appraisals while using a third-party A.I. Board Member Batie asked if there was a specific A.I. tool that the courses would cover. Mast informed the Board that the courses would be educating appraisers on how to use the current top three A.I. tools, such as ChatGPT, Gemini, and Claude. Chairperson Hermsen thanked Mast for the information.

David Bloxham with Rocky Mountain Appraiser Association appeared before the Board. Bloxham stated that it would be beneficial for appraisers to get ahead of the growing A.I. technology use in appraisals by teaching proper ethics and confidentiality. Bloxham then moved on to the Board's requirement that all Valuation Bias and Fair Housing Laws and Regulations Courses be AQB CAP approved. Bloxham explained that as a small education provider, this requirement places a significant burden on them, as obtaining AQB CAP approval costs thousands of dollars and involves significant work. Bloxham requested that the Board consider amending its regulations to remove the requirement that the Valuation Bias and Fair Housing Laws and Regulations Courses be AQB CAP approved. Chairperson Hermsen thanked Bloxham for the information and his time.

JoAnn Apostol with Rocky Mountain Appraiser Association appeared before the Board. Apostol reiterated the points made by David Bloxham and mentioned that AQB CAP approval for the Valuation Bias and Fair Housing Courses is not a requirement in the Real Property Appraiser Qualifications Criteria. Apostol also indicated that many states do not require AQB CAP approval for education courses. Apostol opined that entering into the profession and maintaining a credential is more costly due to education being required to be AQB CAP approved. Apostol finished by requesting that the Board reconsider requiring AQB CAP approval for education activities. Chairperson Hermsen thanked Apostol for bringing her concerns to the Board's attention.

L. EDUCATION

Director Kohtz requested that 2263406.88 be discussed after 2263408.88 as the Board's decision for 2263408.88 would set precedent for 2263406.88. Chairperson Hermsen asked that discussion begin with 2263408.88.

2. 2263408.88: ROCKY MOUNTAIN APPRAISERS ASSOCIATION – “ADVANCED ARTIFICIAL INTELLIGENCE AND ITS APPLICATIONS IN REAL ESTATE”

EPM Sims presented an Agenda Item Summary to the Board concerning an Application for Approval as a Continuing Education Activity in Nebraska for the RMAA synchronous activity titled, “Advanced Artificial Intelligence and its Applications in Real Estate” (Activity #2263408.88). EPM Sims provided background information regarding the application and informed the Board that the deficiency regarding staff's inability to provide an adequate review of the student and instructor material was resolved; however, it is unclear if the continuing education activity contributes to a credential holder's development of real property appraiser-related skill, knowledge, and competency in any one or more of the subjects identified in accordance with 298 NAC Chapter 6, § 003.01A, or whether the primary purpose is training in the use of a specific software that improves competency in real property appraisal practice in accordance with 298 NAC Chapter 6, § 003.01D. Board Member R. Johnson brought attention to the rate at which A.I. is being incorporated into appraisal practice and expressed support for any education activity that educates appraisers on its use. Board Member Batie agreed with Board Member R. Johnson. Director Kohtz brought attention to the student and instructor materials presented to the Board and asked if the Board understands this material to improve competency in real property appraisal practice rather than teaching how to use A.I. Chairperson Hermsen indicated that the materials are presented from a real estate perspective, so it is his opinion that it does meet this requirement. The Board agreed with Chairperson Hermsen. Public Member Roger Morrissey requested permission to address the Board. Chairperson Hermsen granted Morrissey permission. Morrissey reiterated the importance of A.I. education for real property appraisers. According to Morrissey, there are not a lot of options available now and any education activities that address A.I. improve real property appraiser knowledge on the subject. Director Kohtz then asked the Board to identify how the continuing education activity contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency. The Board agreed that the activity materials contribute to a credential holder's development of real property appraiser related skill, knowledge, and competency in real property appraisal practice, valuation methodology and/or techniques, communication, ethics, and real property appraisal-related computer applications. Chairperson Hermsen asked if there was any additional discussion. With none, Chairperson Hermsen called for a motion. Board Member R. Johnson moved to approve education activity “Advanced Artificial Intelligence and its Applications in Real Estate” (#2263408.88). Board Member L. Johnson seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

1. 2263406.88: ROCKY MOUNTAIN APPRAISERS ASSOCIATION – “WORKSHOP: FUNDAMENTALS OF A.I. FOR REAL ESTATE APPRAISALS”

EPM Sims presented an Agenda Item Summary to the Board concerning an Application for Approval as a Continuing Education Activity in Nebraska for the RMAA classroom activity titled, “Workshop: Fundamentals of A.I. for Real Estate Appraisals” (Activity #2263406.88). EPM Sims informed the Board that upon review, slides 9, 14-16, 21-28, 38, 42, 57, 105, 108, 109, 113, and 118, are not clear enough for proper evaluation; therefore, staff was unable to conclude whether the education activity contributes to a credential holder's development of real property appraiser-related skill, knowledge, and competency under 298 NAC Chapter 6, § 003.01A; whether the primary purpose is training in the use of a specific software that improves competency in real property appraisal practice in accordance with 298 NAC Chapter 6, § 003.01D; and whether the activity meets the learning objectives as submitted under 298 NAC Chapter 6, § 003.02A.2d. Public member JoAnn Apostol with Rocky Mountain Appraiser Association requested permission to address the Board. Chairperson Hermsen granted permission. Apostol informed the Board that the issue was due to the file being too large to submit to the Board. According to Apostol, no other options for submission were provided. Chairperson Hermsen asked Director Kohtz if there are other means for submitting documents with a large file size. The Director responded that files may be uploaded to the State of Nebraska ShareFile or submitted by a jump drive. Chairperson Hermsen asked for any additional discussion. With none, Chairperson Hermsen asked for a motion. Board Member Minshull moved to authorize Director to approve education activity upon receipt of student and instructor documentation evidencing that the requirements under 298 NAC Chapter 6, § 003.02A.2e are met. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Minshull, Batie, L. Johnson, and Hermsen voting aye.

Board Member Minshull exited the meeting at 10:45 a.m.

M. UNFINISHED BUSINESS

1. 500 SOUTH 16TH STREET DOL BUILDING RELOCATION

Director Kohtz brought attention to the Board’s relocation to 500 South 16th Street and informed the Board that he had no update. There was no further discussion.

N. NEW BUSINESS: No discussion.

O. LEGISLATIVE REPORT AND BUSINESS

1. 109TH LEGISLATURE (2ND REGULAR SESSION) BILLS OF NRPAB INTEREST

Director Kohtz presented the third legislative report for the current session to the Board for review. The Director informed the Board that he would provide a summary for bills in the legislative report that have had movement since the Board’s last meeting, and asked Board members to let him know if any discussion is needed on any bills. The following bills were discussed:

LB634 – The Director reported that LB634 is an Executive Board priority bill, which would adopt the Legislative Sunset Review Act and eliminate the Legislature's Planning Committee. Director Kohtz informed the Board that MO451-MO457 are various floor motions on February 20, 2026 that include recommitting this bill to the Executive Committee, indefinitely postponing, or bracketing until April 17, 2026.

LB878 – The Director reported that LB878 would require paid maternity leave for state employees, and informed the Board that this bill has advanced to Select File with AM2715 adopted; FA462 was withdrawn.

LB1048 – The Director reported that LB1048, which would change and eliminate reporting requirements for certain government agencies and preparation of the state executive budget, and eliminate the Small Business Advisory Council, the Suggestion Award Board, and the state employee suggestion system, has been placed on General File with AM1957. According to Director Kohtz, AM1957 strikes original Section 23, moves 'and' from line 11 to lines 14-15 on page 38, and on page 47, strikes the new matter in lines 29 through 31 and adds language pertaining to inmate and parolee reporting requirements for the Department of Corrections.

LB1071 – The Director reported that LB1071 provides, changes, and eliminates provisions related to appropriations for the expenses of Nebraska State Government for the biennium ending June 30, 2027. Director Kohtz informed the Board that this bill has been placed on Select File with ER143.

LB1072 – The Director reported that LB1072 provides for and change transfers from the Cash Reserve Fund and provides, changes, and eliminates provisions relating to fees, funds, fund transfers, agency powers and duties, and various statutory programs. Director Kohtz informed the Board that this bill was placed on Select File with ER146. AM2165 includes a \$100,000.00 cash fund transfer out of the Appraisal Management Company Fund.

Chairperson Hermsen thanked Director Kohtz for the updates and hard work. There was no further discussion.

2. PROPOSED CHANGES TO TITLE 298 OF THE ADMINISTRATIVE CODE

Director Kohtz informed the Board that the adopted changes to Title 298 of the Nebraska Administrative Code are still under the Governor's Policy and Research Office review. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. GUIDANCE DOCUMENTS

a. 26-01: Consideration of Disciplinary Action Imposed Against an Appraisal Management Company by Another Appraiser Regulatory Agency

The Director presented Guidance Document 26-01 titled, “Consideration of Disciplinary Action Imposed Against an Appraisal Management Company by Another Appraiser Regulatory Agency” to the Board for consideration. Director Kohtz proceeded to provide background information supporting the proposed guidance and informed the Board that the appraisal management company (“AMC”) renewal laws and regulations of an appraiser regulatory agency in another jurisdiction (“Subject Appraiser Regulatory Agency”) require that AMC registrations be issued for a two-year period. However, the laws and regulations also require that an AMC pay the ASC AMC Registry Fee annually. This places an undue burden on the AMC to pay the AMC Registry Fee at the end of the first year of the two-year registration period. It is the practice of the Subject Appraiser Regulatory Agency to take disciplinary action against any AMC that fails to timely submit the AMC annual report and pay the AMC Registry Fee. The Subject Appraiser Regulatory Agency also reports this disciplinary action to the Appraisal Subcommittee as required in ASC Policy Statement #9 but may not be adequately informing the AMC of the disciplinary action taken against it. The Director then introduced the proposed guidance and indicated that due to the unjust burden placed on an AMC, or an applicant for registration, to accurately report such action, and the impediment to the Board’s ability to carry out its mission, the Board will no longer recognize any action taken by any appraiser regulatory agency, with or without suspension or revocation, as disciplinary action, if such action has been verified by the Director to involve an appraiser regulatory agency’s isolated administrative responsibilities including, but not limited to, late payment of fees, failure to timely renew a registration, or failure to notify a regulatory office of a change in contact information; and such action is deemed by the Director to have no harm on the public, to not be violation of applicable ethics or appraisal-related laws, regulations, or orders, and has no effect on an AMC’s ability to provide appraisal management services in Nebraska. Director Kohtz stated that the Appraisal Subcommittee has reviewed the proposed guidance document and found no conflict with federal language or requirements. Chairperson Hermsen asked for any discussion. With no discussion, Chairperson Hermsen asked for a motion. Board Member L. Johnson moved to approve Guidance Document 26-01 as presented. Board Member R. Johnson seconded the motion. Chairperson Hermsen recognized the motion and asked for any discussion. With no discussion, Chairperson Hermsen called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

Q. OTHER BUSINESS

1. BOARD MEETINGS

a. 2026 Strategic Planning Meeting

Director Kohtz informed the Board that a date needs to be set for the 2026 strategic planning meeting and requested discussion. The Director reminded the Board that typically, the meeting is set in June around the regular monthly board meeting, which is on Thursday, June 18, 2026. Director Kohtz also informed the Board that the office is closed on Friday, June 19, 2026 in observance of a federal holiday. A discussion took place regarding the date and by what method to hold the strategic planning meeting. The Board agreed that the meeting shall be held on June 16, 2026 at 9:00 a.m. by virtual conferencing. Chairperson Hermsen asked for a motion. Board Member R. Johnson moved to set the 2026 Strategic Planning Meeting for June 16, 2026 at 9:00 a.m. by virtual conferencing. Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye. Chairperson Hermsen asked Director Kohtz to notify Board Member Minshull and report back if Board Member Minshull had any conflicts with the date, time, or method of the strategic planning meeting. Director Kohtz acknowledged Chairperson Hermsen's request.

b. Marriot Cornhusker Direct Bill Status

Director Kohtz informed the Board that the Cornhusker Marriott no longer accepts direct billing and staff has been working with the Hampton Inn Downtown to set up a direct billing account. Moving forward, rooms booked by the agency for board members in overnight travel status be at the Hampton Inn. The Director asked for any questions or comments. There was no further discussion.

2. CONFERENCES/EDUCATION: No discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER: No discussion.

5. APPRAISAL SUBCOMMITTEE: No discussion.

6. THE APPRAISAL FOUNDATION

a. TAF February Newsletter

Director Kohtz presented The Appraisal Foundation's February Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

b. Second Exposure Draft – Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment_March 12, 2026

Director Kohtz presented The Appraisal Foundation’s second exposure draft titled “Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment” to the Board for review and reported that key areas of refinement include clarification of the terms “Intentionally” and “Understanding”; clarifying the use of the term “Tool”; clarifying “Artificial Intelligence Terminology”; and clarifying “Expectations Regarding Professional Judgment.” Additional targeted edits include spelling out “AVM” as Automated Valuation Model for clarity; explicitly referencing the intended use of assignment results; clarifying language in Question and Answer 5 to align with the refined discussion of “Tool” as a source versus instrument. Director Kohtz informed the Board that, according to TAF, none of the edits fundamentally change the guidance. The Director finished by indicating that the changes are highlighted in gray in the second exposure draft beginning on page Q.12. The Director asked for any questions or comments. Chairperson Hermsen commented that it is always interesting to see how these drafts progress. Director Kohtz agreed. There was no further discussion.

c. ASB Public Meeting: April 23, 2026 - Virtual

Director Kohtz announced that The Appraisal Foundation’s Appraisal Standards Board’s next public meeting will be held on April 23, 2026 via virtual conference. The Director asked for any questions or comments. Chairperson Hermsen asked whether any staff members would be attending. The Director reported that EPM Sims would be attending. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS

a. AARO Quarterly Newsletter – February 2026

Director Kohtz presented the AARO Quarterly Newsletter to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

8. GOVERNMENT-SPONSORED ENTERPRISES

a. Fannie Mae: No discussion.

b. Freddie Mac

i. GSE Appraiser Capacity_February 2025

Director Kohtz presented the Freddie Mac document titled, “GSE Appraiser Capacity” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

9. IN THE NEWS: No discussion.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicant L25004. Chairperson Hermsen asked for a motion on L25004.

Board Member R. Johnson moved to take the following action:

L25004 / Approve applicant to sit for exam and authorize director to issue credential as a licensed residential real property appraiser upon applicant providing evidence of successful completion of the national uniform licensing and certification examination and the necessary fees.

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

D. REGISTRATION AS AN APPRAISAL MANAGEMENT COMPANY: No discussion.

E. COMPLIANCE MATTERS

The Board reviewed compliance matter 26-01, 26-02, 26-03, and 25-09. Chairperson Hermsen asked for a motion on 26-01, 26-02, 26-03, and 25-09.

Board Member R. Johnson moved to take the following action:

26-01 / Dismiss without prejudice.

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

26-02 / Dismiss with prejudice.

Board Member Batie seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

26-03 / Dismiss with prejudice.

Board Member L. Johnson seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

Board Member R. Johnson moved to take the following action:

25-09 / Close.

Board Member L. Johnson seconded the motion. Chairperson Hermsen recognized the motion and called for a vote. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye.

F. OTHER EXECUTIVE SESSION ITEMS

1. PERSONNEL MATTERS: No discussion.

R. ADJOURNMENT

Board Member L. Johnson moved to adjourn the meeting. Board Member R. Johnson seconded the motion. The motion carried with R. Johnson, Batie, L. Johnson, and Hermsen voting aye. At 11:12 a.m., Chairperson Hermsen adjourned the March 19, 2026 meeting of the Nebraska Real Property Appraiser Board.

Respectfully submitted,

Tyler N. Kohtz
Director

These minutes have been made available for public inspection on March 26, 2026, in compliance with Nebraska Revised Statute § 84-1413(5).