

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, August 19, 2021, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 10:00 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser1-17

- 1. New Applicants for Trainee Credential
- a. T21019
- b. T21020

D. Registration as an Appraisal Management Company

E. Consideration of Compliance Matters1-4

- 1. New Grievances
- a. 21-04
- b. 21-05
- 2. Pending Grievances
- a. 20-11

F. Consideration of Other Executive Session Items1-9

- 1. 2021.09
- 2. Personnel Matters

G. Welcome and Chair's Remarks (Public Agenda 10:00 am)

H. Board Meeting Minutes

- 1. Approval of July 15, 2021 Meeting Minutes1-14

I. Director's Report

- 1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report1-4
 - b. Temporary Real Property Appraiser Report5
 - c. Supervisory Real Property Report6
 - d. AMC Report7
- 2. Director Approval of Applicants
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 - b. Appraisal Management Company Report9
 - c. Education Activity and Instructor(s) Report10
- 3. 2021-22 NRPAB Goals and Objectives + SWOT Analysis11-13

J. Financial Report and Considerations

1. July Financial Report
 - a. Budget Status Report 1-3
 - b. MTD General Ledger Detail Report 4-10
 - c. Financial Charts 11-13
2. Per Diems

K. General Public Comments

L. Consideration of Education/Instructor Requests

M. Unfinished Business

1. Real Property Appraiser National Uniform Licensing and Certification Exam Testing Service Inquiry
2. Supervisory Real Property Appraiser and Trainee Course

N. New Business

1. Renewal Season Temporary Employees

O. Legislative Report and Business

1. Nebraska Real Property Appraiser Act Update 1-42
2. Other Legislative Matters

P. Administrative Business

1. Guidance Documents
2. Internal Procedural Documents
3. Forms, Applications, and Procedures 1-2
 - a. Subject Matter Expert Services Contractor USPAP Compliance Review Report Check Sheet
 - b. Applicant Appraisal Review Services Contractor USPAP Compliance Review Report Check Sheet

Q. Other Business

1. Board Meetings
2. Conferences/Education
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
 - a. Review of Appraisal Standards and Appraiser Criteria; Focus on Fairness, Equity, Objectivity and Diversity 1-2
6. The Appraisal Foundation
 - a. TAF August Newsletter 3-4
 - b. First Exposure Draft of a Proposed General Interpretation of the Real Property Appraiser Qualification Criteria 5-11
 - c. TAF Final Results Diversity Survey 12-32
7. Association of Appraiser Regulatory Officials
 - a. AARO Quarterly Update – 8.1.2021 33-35
8. In the News

R. Adjourn

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

July 15, 2021 Meeting Minutes

A. OPENING

Chairperson Christopher Mustoe called to order the July 15, 2021 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m., 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 Mustoe 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 July 9, 2021. 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 Christopher Mustoe of Omaha, Nebraska, Wade Walkenhorst of Lincoln, Nebraska, Bonnie Downing of Dunning, Nebraska, and Cody Gerdes of Lincoln, Nebraska were present. Also present were Director Tyler Kohtz, Business and Licensing Program Manager Allison Nesper, and Administrative Specialist Katja Duerig, who are all headquartered in Lincoln, Nebraska. Board Member Thomas Luhrs of Imperial, Nebraska, was absent and excused.

ADOPTION OF THE AGENDA

Chairperson Mustoe reminded those present for the meeting that the agenda cannot be altered 24 hours prior to the meeting except for emergency items according to the Open Meetings Act. Board Member Downing moved to adopt the agenda as printed. Board Member Walkenhorst seconded the motion. With no further discussion, the motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Board Member Walkenhorst moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a 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 Downing seconded the motion. The time on the meeting clock was 9:03 a.m. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Board Member Downing moved to come out of executive session at 9:47 a.m. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Mustoe welcomed all and expressed surprise for the quick turnaround between the June and July meetings. The Chairperson then expressed regret for Board Member Luhrs' absence, and wished him well with wheat harvest. He extended well wishes to everyone and said he hopes everyone is enjoying their summers. With no further comments, Chairperson Mustoe moved on to Board Meeting Minutes. There were no members of the public present.

H. BOARD MEETING MINUTES

1. APPROVAL OF JUNE 16, 2021 STRATEGIC PLANNING MEETING MINUTES

Chairperson Mustoe asked for any additions or corrections to the June 16, 2021 strategic planning meeting minutes. With no discussion, Chairperson Mustoe called for a motion. Board Member Walkenhorst moved to adopt the June 16, 2021 strategic planning meeting minutes as presented. Board Member Downing seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. APPROVAL OF JUNE 17, 2021 MEETING MINUTES

Chairperson Mustoe asked for any additions or corrections to the June 17, 2021 meeting minutes. With no discussion, Chairperson Mustoe called for a motion. Board Member Downing moved to adopt the June 17, 2021 meeting minutes as presented. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

I. DIRECTOR'S REPORT

1. APPRAISER AND AMC REPORTS

a. Appraiser Count Report

Director Kohtz presented seven charts outlining the number of appraisers as of July 15, 2021. The Director reported that he had no specific comments and asked for questions or comments. There was no discussion.

b. Temporary Credential Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of June 30, 2021. The Director asked for any questions or comments. There was no further discussion.

c. Supervisory Appraiser Count Report

Director Kohtz presented two charts outlining the number of supervisory appraisers as of July 15, 2021. The Director reported that he had no comments, and asked for any questions or comments. There was no discussion.

d. AMC Count Report

Director Kohtz presented two charts outlining the number of AMCs as of July 15, 2021. The Director noted a surprising jump in the number of AMC registrations this month, then asked for any questions or comments. There was no discussion.

2. EXECUTIVE AUTHORITY APPROVAL REPORT

Director Kohtz presented two Executive Authority Approval Reports for the real property appraisers and applicants, and appraisal management companies, that have been approved under the executive authority granted to waive rules pertaining to examinations and applications as a result of Governor Ricketts's 2020 State of Emergency Proclamation made on March 13, 2020, for the period between June 9, 2021 and June 30, 2021. The Director asked whether the Board Members would like to continue seeing these documents as the Board moves from executive approvals granted as a result of the state of emergency declaration to executive approvals granted through new agency procedures. All board members agreed that they would like to keep seeing the executive approval reports monthly. The Director asked for any questions or comments. There was no further discussion.

3. 2021-22 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2021-22 NRPAB Goals and Objectives and SWOT Analysis to the Board for review. The Director expressed his intent to keep this as a regular agenda item to show progress on the Board's goals and objectives throughout the year. According to the Director, work has already begun on a number of the 2021-22 goals. Director Kohtz then summarized the short-term and long-term goals and objectives as established by the Board at its June 16, 2021 strategic planning meeting, and reported that the hearing for changes to Title 298 is scheduled for August 19, 2021; an estimate has been obtained for a list of eligible supervisory real property appraisers derived from a question on the Application for Renewal of Nebraska Real Property Appraiser Credential from OCIO; contact was made with two additional testing services, but only one testing service is eligible to proctor the National Uniform Licensing and Certification Examinations; the change to limit the disciplinary action reporting period has been made to most credentialing applications in accordance with the Board's criteria, with the rest of the applications on the agenda today; preliminary research has begun for establishing equipment and software needed to hold meetings by virtual conferencing; a second request has been made to OCIO for an estimate to build the translator system between the NRPAB Database and the ASC Federal Registry Extranet; and a second request has been made to OCIO for an estimate to build the online AMC renewal application and upgrade the NRPAB database AMC Interface. The Director asked the Board if the short-term and long-term goals and objectives are reported accurately as expressed by the Board during the strategic planning meeting. The board members agreed with the short-term and long-term goals as reported. Director Kohtz then requested a motion to approve the 2021-22 NRPAB Goals and Objectives + SWOT Analysis. Board Member Downing moved to approve the 2021-22 NRPAB Goals and Objectives + SWOT Analysis as presented. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

J. FINANCIAL REPORT AND CONSIDERATIONS – JULY 2021

1. APPROVAL OF JUNE RECEIPTS AND EXPENDITURES

Director Kohtz summarized the expenditures and revenues for the 2020-2021 fiscal year, which ended with \$306,089.99 in expenditures and \$425,698.78 in receipts. As of the end of June, expenses amount to 71.30 percent of the budgeted expenditures. Director Kohtz also noted that revenues finished at 111.78 percent of the projected revenues for the fiscal year. The Director then broke down expenditures by operations and one-time funded projects to give the Board a sense of its expenditures for the fiscal year. Specifically, Director Kohtz commented on the Data Processing Expense, and informed the Board that it finished with \$25,235.56 in expenditures, which is 71.45% of the budgeted amount. Director Kohtz also indicated that the Board included \$10,000.00 for the LB17 AMC Interface database update project, but no work was completed by OCIO. For general expenditures, 100% of the Data Processing Expense budget was utilized. Director Kohtz moved on to the Office Supplies Expense, and informed the Board that \$475.71 in expenditures were recorded. The Director indicated that the pandemic had a significant impact on the need and purchase of office supplies. Director Kohtz then guided the Board to the Legal Services Expense, which finished at .57% of budgeted expenditures, and the Legal Related Expense, which finished at .21% of budgeted expenditures. The Director informed the Board that the lack of expenditures in these categories were due to the low number of grievances that moved to the investigation phase during this fiscal year. Director Kohtz indicated that this is not the norm. Next, the Director moved to Educational Services, and informed the Board that only 1.27% of budgeted expenditures were utilized. This expenditure was also very low due to the Covid-19 pandemic as there were not many available opportunities for education. Finally, Director Kohtz informed the Board that Other Contractual Services expenditures finished at \$15,134.20, or 32.46% of budgeted. Director Kohtz indicated that the low number of investigations, and lower number of real property appraiser applicants due to the Covid-19 pandemic, resulted in lower than expected expenditures.

Director Kohtz then moved on to revenues for the 2020-21 fiscal year, and informed the Board that the revenues far exceeded projections. The Director indicated that the Board had one of its best revenue years in a long time, and those revenues were primarily driven by higher than expected real property appraiser credential renewal revenues and AMC registration renewal revenues. Director Kohtz then pointed to Licensed New Fees, and informed the Board that no fees were collected for new licensed residential real property appraisers. The Director expressed surprise by this as it was expected that the criteria change that created the licensed residential to certified residential simplified track would be an incentive to enter to profession at the licensed residential classification. So far, this has not proven to be the case. Director Kohtz indicated that revenue projections for Licensed New Fees have been revised down for the new fiscal year. The Director once again mentioned real property appraiser renewal fee revenues, and informed the Board that Certified General Renewal finished approximately \$13,000.00 above projected, or at 111.06% of projected revenues. Director Kohtz indicated that Certified Residential New also performed better than expected and finished at \$2,100.00 in revenues, or 140% of projected revenues. The Director moved to Temporary Certified General, and informed the Board that \$9,500.00 in revenues were collected, which is 211.11% of projected revenues. Director Kohtz reminded the Board that the projected revenues for Temporary Certified General were lower than usual because it was expected that the Covid-19 pandemic would

have a significant impact on real property appraiser travel across state lines. *(Continued on page 5)*

(Continued from page 4)

Director Kohtz then guided the Board to Application Fees and indicated that these fees exceeded projections by 169.78% as this category ebbs and flows with the Temporary Certified General category. The Director finished by indicating that all AMC revenue categories performed well, and that AMC Registered New Fees finished at \$18,000.00, or 150% of projected revenues; AMC Applications Fees finished at \$3,500.00, or 166.67% of projected revenues; and AMC Registered Renewal finished at \$127,500.00, or 198.97% of projected revenues.

Director Kohtz then turned attention to the receipts and expenditures in the Budget Status Report for June. The Director reported that there was an extra pay period in June, so all Personal Services expenses were higher than usual. Director Kohtz noted that expenditures for the month of June totaled \$29,446.58, which amounts to 71.30 percent of the budgeted expenditures for the fiscal year; 100.00 percent of the fiscal year has passed. Revenues reported for June were \$25,272.98. The Director noted that revenues for real property appraiser renewals were received through the end of the month.

The Director asked for any questions or comments concerning the expenditures or revenues for the 2020-21 fiscal year, or for the month of June. There was no further discussion.

Director Kohtz then directed attention to the General Ledger for June. The Director reported that he had no specific comments, and asked for any questions or comments. There was no further discussion.

Director Kohtz presented three graphs showing expenses, revenues, and cash balance. The Director once again announced the expenditures and revenues for the month of June for the Real Property Appraiser Program, which includes both the Appraiser Fund and the AMC Fund. The Director then remarked that the cash balance for the AMC Fund is \$311,573.94, the Appraiser Fund is \$381,085.46, and the overall cash balance for both funds is \$692,659.40. Director Kohtz commented on the current cash balance for the Appraiser Fund, the AMC Fund, and overall. The Director informed the Board that the overall cash balance and Appraiser Fund cash balance are higher than they have been during the previous five-year period. The same is almost true for the AMC Fund, except for FY17. The Director asked for any questions related to the graphs. There was no further discussion.

Board Member Walkenhorst moved to accept and file the June 2021 financial reports for audit. Board Member Downing seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. FY 2021-2022 BUDGET

Director Kohtz presented the proposed budget and projected revenues for FY 2021-22 to the Board for consideration. The Director informed the Board that nothing has changed in the proposed budget since it was presented at the strategic planning meeting, but the proposed changes to Internal Procedural Document 201709 were incorporated into the figures for the \$40,000.00 budgeted under Other Contractual Services. Director Kohtz then provided a brief summary regarding the application of budgeted expenditures to the Appraiser Fund and the AMC Fund, and informed the Board that the general expenses will be split 65% to the Appraiser Fund and 35% to the AMC Fund as discussed at the strategic planning meeting. Director Kohtz asked for any questions or comments related to the FY 2021-2022 Budget. Board Member Walkenhorst thanked the Director for his work on the budget. Board Member Downing moved to approve the FY 2021-22 Budget as presented. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

3. PER DIEMS: No discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Mustoe asked for any public comments. With no comments, Chairperson Mustoe proceeded to Consideration of Education/Instructor Requests.

L. CONSIDERATION OF EDUCATION/INSTRUCTOR REQUESTS: No discussion.

M. UNFINISHED BUSINESS: No discussion.

N. NEW BUSINESS

1. REAL PROPERTY APPRAISER CREDENTIALING CARD LANGUAGE UPDATE

Director Kohtz presented the revised credentialing card format with language updates as discussed at the June 16, 2021 strategic planning meeting. Chairperson Mustoe declared that the changes are just what he envisioned. There was no further discussion.

2. REAL PROPERTY APPRAISER NATIONAL UNIFORM LICENSING AND CERTIFICATION EXAM TESTING SERVICE INQUIRY

Director Kohtz reported that he has reached out to two testing services, Pearson Vue and Prometric. The Director indicated that Prometric is not approved by the Appraiser Qualifications Board of The Appraisal Foundation as a testing service provider, so the Board's only options are PSI and Pearson Vue. The Director noted that he has not heard back from Pearson Vue but he will keep the Board updated. Chairperson Mustoe inquired whether the agency pays the testing service to provide testing accommodations to applicants. Director Kohtz responded that it does not, the Board only has a contractual agreement with the testing service provider for that provider to administer the national exam to those approved to sit for the exam by the Board. The testing service provider establishes and collects fees from the exam takers. Board Member Walkenhorst asked if there is a state/region representative or some other contact for Pearson Vue. The Director reported that he used a generic form on the Pearson Vue website to reach out, and could

not find any other means to make contact for the purpose of inquiring about new service. The Director asked for any more questions or comments. There was no further discussion.

3. VOLUNTARY SUPERVISORY REAL PROPERTY APPRAISER ELIGIBILITY LIST ON NRPAB WEBSITE

Director Kohtz presented the cost estimate provided by OCIO for the development and implementation of a voluntary supervisory real property appraiser eligibility list on the NRPAB website. The Director walked the Board through the initial concept for how the Voluntary Supervisory Real Property Appraiser Eligibility List on NRPAB Website will look and how it will be maintained. Director Kohtz explained by answering "yes" to all three questions on the Application for Renewal of Nebraska Real Property Appraiser Credential, a certified real property appraiser agrees to be included on a list of potential supervisory real property appraisers located on the Real Property Appraiser Board's website that includes name and primary contact information. Any one "no" answer will not put them on the list. The contact information would reflect the primary contact information found in the database for each potential supervisory real property appraiser; similar to or the same as the Appraiser Listing found on the website. Director Kohtz made it very clear that the real property appraiser must acknowledge that this list is not an endorsement by the Board, nor is it an approval to engage in real property appraisal practice as a supervisory real property appraiser. This process would be automated and there would be no staff review; however, staff would have an option to remove the individual by request or by Board or Director direction through a function added in the NRPAB Database under "Appraiser" or "Credentials." Chairperson Mustoe indicated that this is a worthwhile project, and the Board has much more money than this in database projects already. The Chairperson remarked that it is important to aid prospective real property appraisers; this was a good idea that was brought to the Board by a member of the public. Board Member Walkenhorst agreed. Director Kohtz asked for any questions or comments. BLPM Nespor noted that the first two points in the concept are statements not questions, so they should be followed by a period rather than a question mark. Then, BLPM Nespor asked if a real property appraiser would be taken off the list if their credential is inactivated. The Director responded affirmatively; only real property appraisers with an active status can appear on the list according to the concept. The Director asked for any additional questions or comments. With no further discussion, Chairperson Mustoe called for a motion. Board Member Walkenhorst moved to approve \$8,400.00 in expenditures for the development and implementation of the Voluntary Supervisory Real Property Appraiser Eligibility List on NRPAB Website. Board Member Downing seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye. Director Kohtz informed the Board that the next time this item will likely appear on the agenda is after the initial testing is completed before the work is moved to production.

4. SUPERVISORY REAL PROPERTY APPRAISER AND TRAINEE COURSE

Director Kohtz brought attention to a developing issue concerning the availability of the Supervisory Real Property Appraiser and Trainee Course in Nebraska. The Director reported that an education provider has cut back on their offerings, and as a result, there are no Board-approved online Supervisory Real Property Appraiser and Trainee Courses available in the state. The Director described two possible solutions to this issue: either an education provider sends an application for an online Supervisory Real Property Appraiser and Trainee Course very soon, or the Board must consider issuing a guidance document to temporarily suspend rules related to the Board's acceptance of non-approved Supervisory Real Property Appraiser and Trainee Courses. The Director reported that staff has had conversations with providers and expects to see an application soon, but can't be certain whether or when this will happen. Board Member Gerdes asked how soon the Board could have the course approved after receiving an application. Director Kohtz responded that it would not take long; the review procedures in place allow for a quick turnaround time as long as there are no extenuating circumstances requiring the Board's review. The Director informed the Board that he will plan to prepare a guidance document for the August regular meeting if an application is not received before then. According to the Director, a guidance document must be reviewed as part of a public agenda, and there was not enough time to draft one before this meeting. Director Kohtz suggested that AS Duerig could reach out to education providers again to encourage them to submit applications for the Supervisory Real Property Appraiser and Trainee Course. Chairperson Mustoe acknowledged that receiving an application would be the easiest route, but also expressed support for temporarily suspending the rules if needed. Board Member Gerdes asked if it would be possible for Nebraska to approve a national Supervisory Real Property Appraiser and Trainee Course, or a course with information specific to a different state. AS Duerig remarked that NAC Title 298 no longer requires Nebraska-specific information in Supervisory Real Property Appraiser and Trainee Course; that content is only "strongly encouraged." Director Kohtz indicated that the Board could approve a national Supervisory Real Property Appraiser and Trainee Course, or a course with information specific to a different state; however, a provider still needs to send an application for review. The Director reiterated that staff's strategy would be to encourage providers to submit applications and draft a guidance document for review at the August meeting as a backup plan. Board Member Gerdes thanked the Director. There was no further discussion.

Break from 10:37 a.m. to 10:43 a.m.

O. LEGISLATIVE REPORT AND BUSINESS

1. TITLE 298 UPDATE

Director Kohtz asked for any questions or comments related to the Title 298 update. Chairperson Mustoe asked if the provisions of guidance documents end up being incorporated into the rules, or if they exist outside of the rules. Director Kohtz replied that guidance documents exist outside of the rules and are meant to express the Board's interpretation or application of rules and/or statutes, but the intent of the guidance documents are typically incorporated into the rules at a future date for better clarity. For example, the proposed guidance document pertaining to real property appraiser, education activity, and AMC application approval will act as a stop-gap between the now and the date the Title 298 changes are adopted, because the procedural language found in the guidance document is already in the Title 298 hearing draft. Once the Title 298 changes are adopted, the guidance document can be retired as it is no longer needed for clarification of the applicable rules. Chairperson Mustoe thanked Director Kohtz for the explanation. There was no further discussion.

2. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. RESCISSION OF COVID-19 STATE OF EMERGENCY DECLARATION BY GOVERNOR RICKETTS

Director Kohtz presented Executive Order No. 21-09 to the Board for review, and reported that this executive order provides for the rescission of the state of emergency declaration in Nebraska related to the Covid-19 pandemic. The state of emergency declaration expired on June 30, 2021 at 11:59 p.m. The Director asked for any questions or comments. There was no further discussion.

2. GUIDANCE DOCUMENTS

Director Kohtz presented Guidance Document 18-02 titled, "Equivalency to Bachelor's Degree or Higher in Real Estate for Program Approved by the Appraiser Qualifications Board as Required Core Curriculum"; Guidance Document 18-03 titled, "Supervisory Appraiser and Trainee Course Instructor Completion"; Guidance Document 19-01 titled, "Supervisory Appraiser Application Approval"; Guidance Document 19-02 titled, "Clarification of Supervisory Appraiser-Trainee Course Requirement for Supervisory Appraiser Applicants"; Guidance Document 19-03 titled, "Acceptance of Supervisory Appraiser/Trainee Course or Continuing Education Activity Completed in Another Jurisdiction Online or by Correspondence"; proposed Guidance Document 21-01 titled, "Real Property Appraiser, Education Activity, and Appraisal Management Company Application Approval"; proposed Guidance Document 21-02 titled, "Real Property Appraisal Practice Experience Review and Approval for Real Property Appraiser Applicant to Sit for Exam"; and proposed Guidance Document 21-03 titled, "Real Property Appraiser and AMC Applicant CHRC Carried Out by the Board" to the Board for consideration. The Director stated that Guidance Documents 18-02, 18-03, 19-01, 19-02, and 19-03 may be retired as the content is already addressed in the statutes or rules. The Director asked for any questions or comments on that group of guidance documents; there were none.

Director Kohtz moved on to proposed Guidance Document 21-01, and indicated that the intent of this guidance document is to express the Board's interpretation or application of rules related to real property appraiser, education activity, and AMC registration application approval. This guidance document will act as a stop-gap between now and the date the Title 298 changes are adopted, because the procedural language found in the guidance document is already in the Title 298 hearing draft. Once the Title 298 changes are adopted, the guidance document can be retired as it would no longer be needed for clarification of the applicable rules. The Director noted that the procedure will remain the same for real property appraiser, education activity, and AMC registration application approvals as what was in place under the Governor's state of emergency declaration.

The Director then brought attention to proposed Guidance Document 21-02. This guidance document is similar to 21-01, but applies to real property appraisal practice experience review and approval for real property appraiser applicant to sit for exam. Once again, the procedure will remain the same for real property appraisal practice experience review and approval for real property appraiser applicant to sit for exam as what was in place under the Governor's state of emergency declaration. Director Kohtz noted that the procedural language found in this guidance document is not included in the Title 298 hearing draft, which is a good thing because it gives the Board the opportunity to work out any changes that it may want to see while drafting the next round of Title 298 changes.

Last, the Director discussed proposed Guidance Document 21-03, which pertains to real property appraiser and AMC registration applicant CHRCs carried out by the Board. Director Kohtz reported that during development of Guidance Documents 21-01 and 21-02, he had a conversation with AAG Nigro regarding the unlawful delegation of authority. Specifically, Director Kohtz expressed his concern that the statutes pertaining to CHRCs say that the CHRCs must be carried out by the Board. The Director informed the Board that this is the only place in statute that specifically calls on the Board to carry out a function of applicant review. Director Kohtz indicated that he described the process that has always been in place for CHRC reviews to AAG Nigro, and asked if the current procedure is acceptable under the language in the Real Property Appraiser Act. AAG Nigro indicated that the Board has the necessary authority to delegate its administrative responsibilities to staff through Neb. Rev. Stat. §§ 76-2223(1)(n) and 76-2224. AAG Nigro recommended that the Board issue a guidance document describing the procedures for CHRC review for the purpose of public transparency. Director Kohtz asked for any questions regarding proposed Guidance Documents 21-01, 21-02, and 21-03.

With no further discussion, Board Member Downing moved to retire Guidance Documents 18-02, 18-03, 19-01, 19-02, and 19-03, and adopt Guidance Documents 21-01, 21-02, and 21-03. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

3. INTERNAL PROCEDURAL DOCUMENTS

a. 201709: Appraisal Review Services Contractor Fees

Director Kohtz presented amended Internal Procedure Document 201709 titled, “Appraisal Review Services Contactor Fees” to the Board for consideration. The Director reported that the procedure is amended to update the standard fees for USPAP compliance reviews as established during the Board’s strategic planning meeting, and to also modernize the language to better harmonize with language used in the Board’s USPAP Compliance Review Contractor Program. Chairperson Mustoe inquired whether contractors could still request additional funding if needed. Director Kohtz confirmed this, adding that any such request must be approved by the Board since it is outside of the Board-approved fees. The Director asked for any questions or comments. With no further discussion, Board Member Walkenhorst moved to approve Internal Procedure 201709 as presented. Board Member Downing seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

4. FORMS, APPLICATIONS, AND PROCEDURES

Director Kohtz presented the revised Application for Nebraska Trainee Real Property Appraiser Credential and Application for Registration as Nebraska Supervisory Real Property Appraiser to the Board for consideration. BLPM Nespor summarized the changes to the documents, including adding “Nebraska” in the title, and changing the disciplinary action reporting period requirements as requested by the Board at its strategic planning meeting. Board Member Downing moved to approve the Application for Nebraska Trainee Real Property Appraiser Credential and the Application for Registration as Nebraska Supervisory Real Property Appraiser as presented. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Q. OTHER BUSINESS

1. BOARD MEETINGS: No discussion.

2. CONFERENCES/EDUCATION

a. Fall AARO Conference; October 15-18, 2021

Director Kohtz reported that the Fall AARO Conference would take place in-person in Washington, D.C., on October 15-18, 2021. The Director informed the Board that he plans to attend, and asked for approval for attendance. No board members expressed interest in attending. Board Member Downing moved to approve Director Kohtz for attendance at the Fall 2021 AARO Conference on October 15-18, 2021. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER: No discussion.

5. APPRAISAL SUBCOMMITTEE: No discussion.

6. THE APPRAISAL FOUNDATION

a. TAF July Newsletter

Director Kohtz presented The Appraisal Foundation's July newsletter to the Board for review. The Director asked for any questions or comments. There was no discussion.

b. The Appraisal Foundation Seeks Candidates for the Appraiser Qualifications Board and the Appraisal Standards Board

Director Kohtz announced that The Appraisal Foundation is seeking candidates for the Appraiser Qualifications Board and the Appraisal Standards Board. The Director asked for any questions or comments. There was no discussion.

c. Appraiser Qualifications Board

i. AQB Public Meeting: August 24, 2021 – Virtual

Director Kohtz reported that the AQB will hold a virtual public meeting on August 24, 2021. The Director asked for any questions or comments. There was no further discussion.

d. Appraiser Standards Board

i. ASB Public Meeting: October 28, 2021 – Virtual

Director Kohtz reported that the ASB will hold a virtual public meeting on October 28, 2021. The Director asked for any questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. IN THE NEWS: No discussion.

Board Member Walkenhorst moved that the Board go into executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a 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 Downing seconded the motion. The time on the meeting clock was 10:59 a.m. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Board Member Downing moved to come out of executive session at 11:27 a.m. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed four applicants for credentialing as a Nebraska Real Property Appraiser, and two applicants for renewal of a Nebraska Real Property Appraiser credential. Board Member Walkenhorst moved to take the following actions for the applicants as listed:

- CR21004 / Approve to sit for exam. Send notice of unsatisfactory performance to Applicant Appraisal Review Services Contactor.**
- CG21010 / Request real property appraisal practice experience log with 70 additional hours before October 8, 2021. Select reports and send for USPAP compliance review according to standard review policy. Authorize Director to approve to sit for exam in accordance with the procedures in Guidance Document 21-02.**
- L20003 / Approve to sit for exam. Send advisory letter and provide a redacted copy of USPAP Compliance Review Report.**
- CR21001 / Approve to sit for exam. Send advisory letter and provide redacted copy of USPAP Compliance Review Report.**
- CG2017030R / Approve renewal of Certified General credential.**
- CG290036 / Approve renewal of Certified General credential. Send advisory letter.**

Board Member Gerdes seconded the motion. Motion carried with Walkenhorst, Gerdes, and Mustoe voting aye. Downing abstained.

D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY: No discussion.

E. CONSIDERATION OF COMPLIANCE MATTERS

Board Member Walkenhorst moved to take the following actions for compliance matters:

- 21-03 / Dismiss without prejudice.**
- 20-11 / Ongoing.**
- 20-01 Close.**

Board Member Downing seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. 2021.05

The Board reviewed documentation sent by an education provider showing compliance with NAC Title 298, Chapter 6, § 001.04. Board Member Walkenhorst moved to close this matter. Board Member Downing seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. PERSONNEL MATTERS: No discussion.

R. ADJOURNMENT

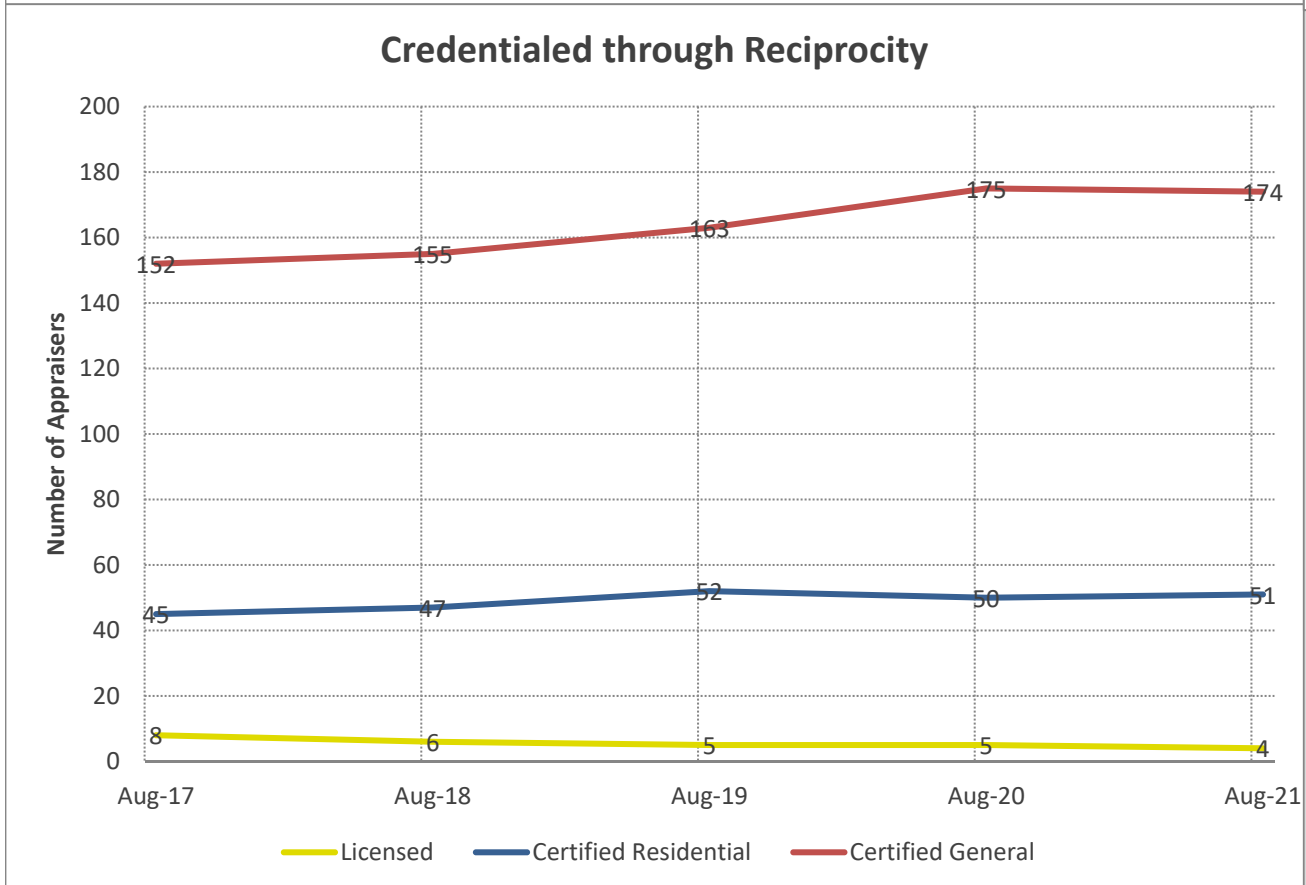
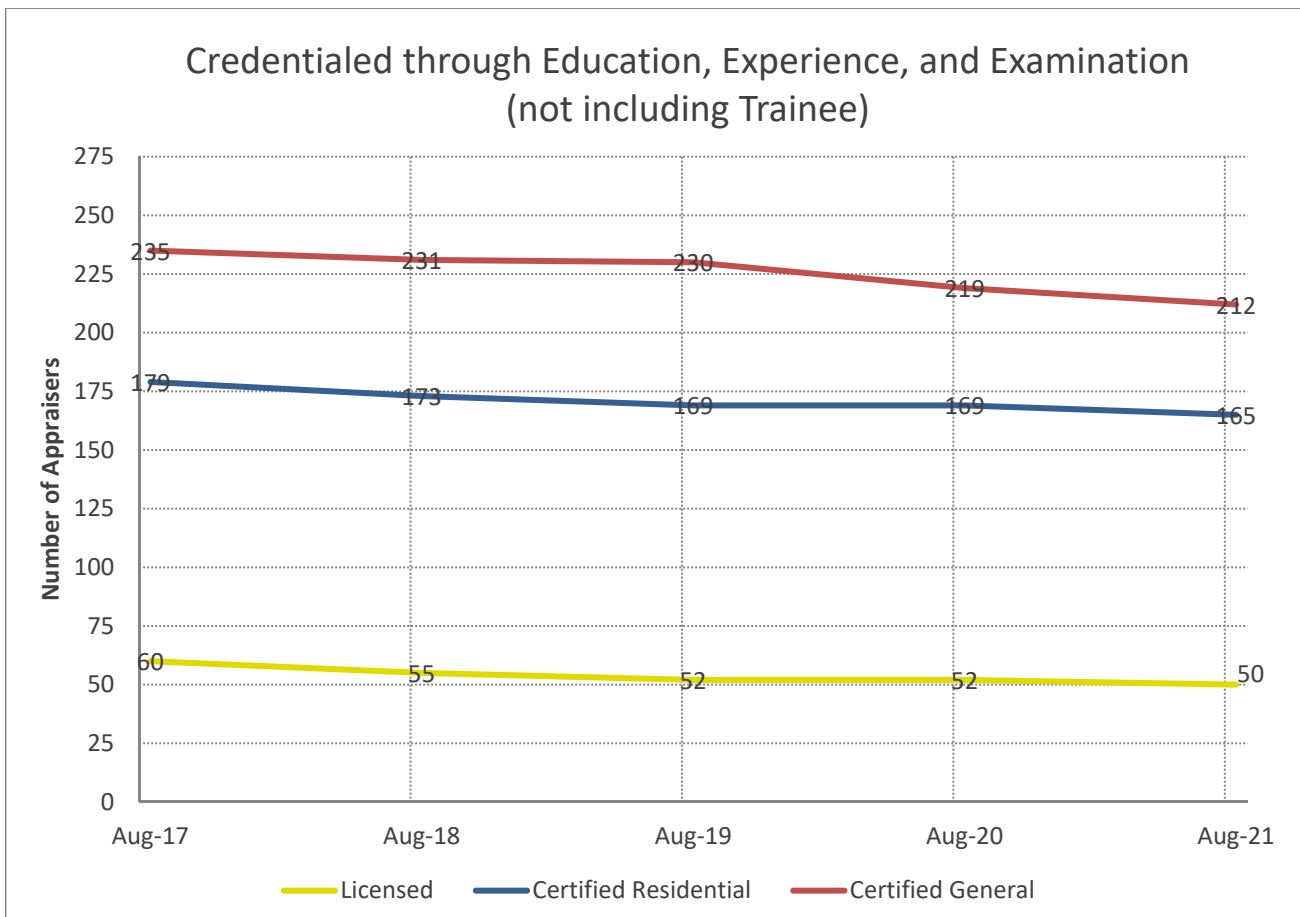
Board Member Downing moved to adjourn the meeting. Board Member Walkenhorst seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye. At 11:33 a.m., Chairperson Mustoe adjourned the July 15, 2021 meeting of the Real Property Appraiser Board.

Respectfully submitted,

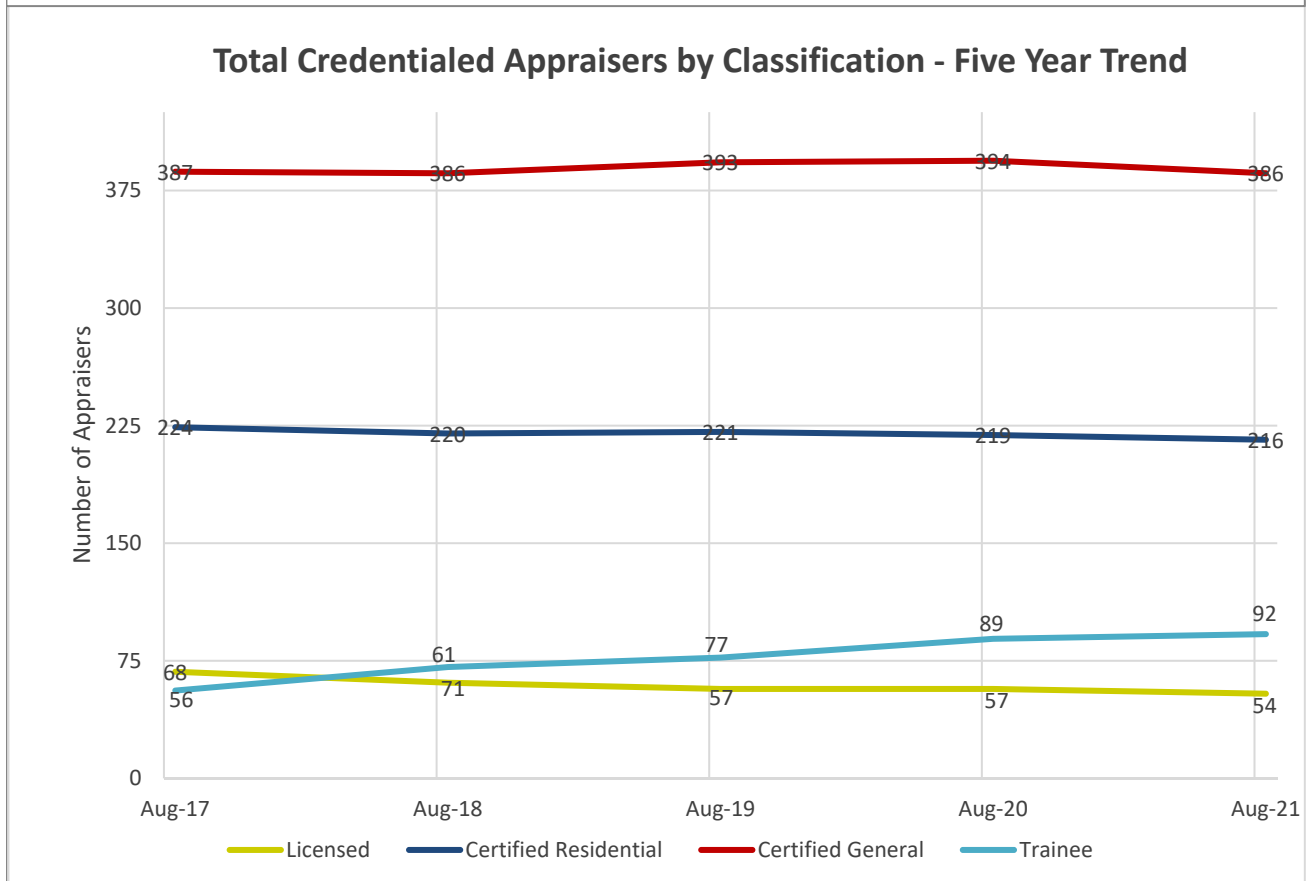
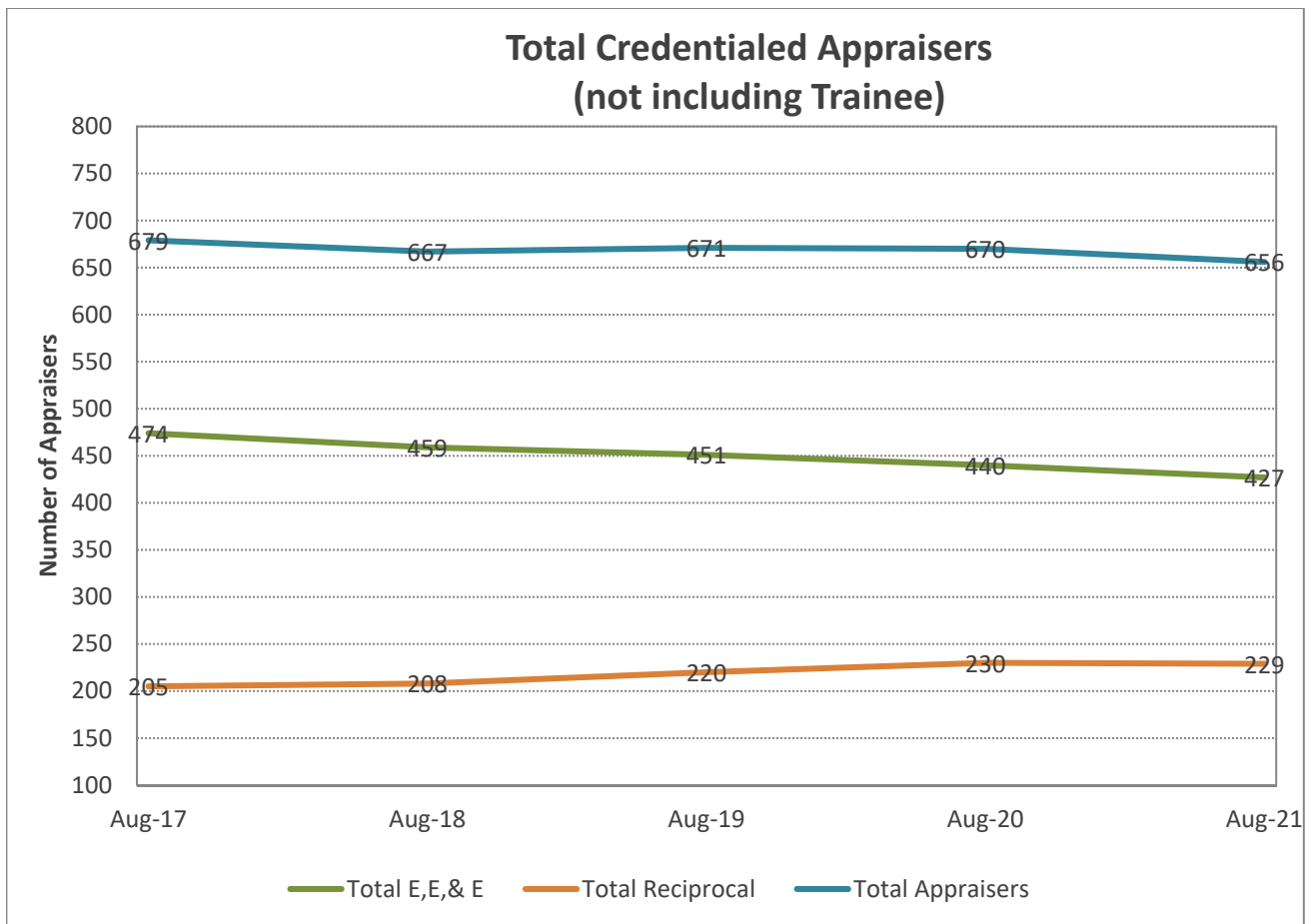
Tyler N. Kohtz
Director

These minutes were available for public inspection on July 28, 2021, in compliance with Nebraska Revised Statute § 84-1413 (5).

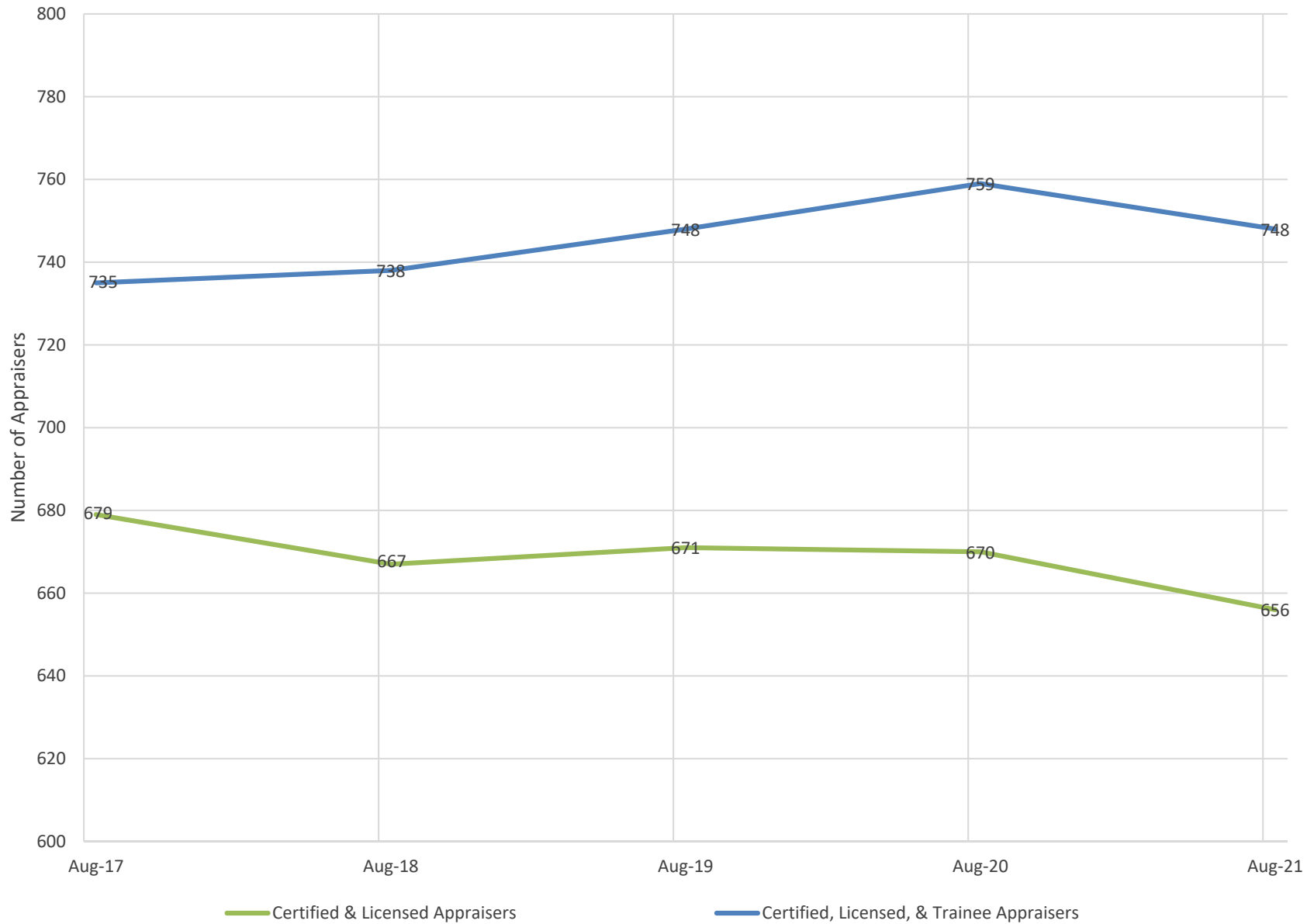
Appraiser Counts as of August 19, 2021 - 5 Year Trend



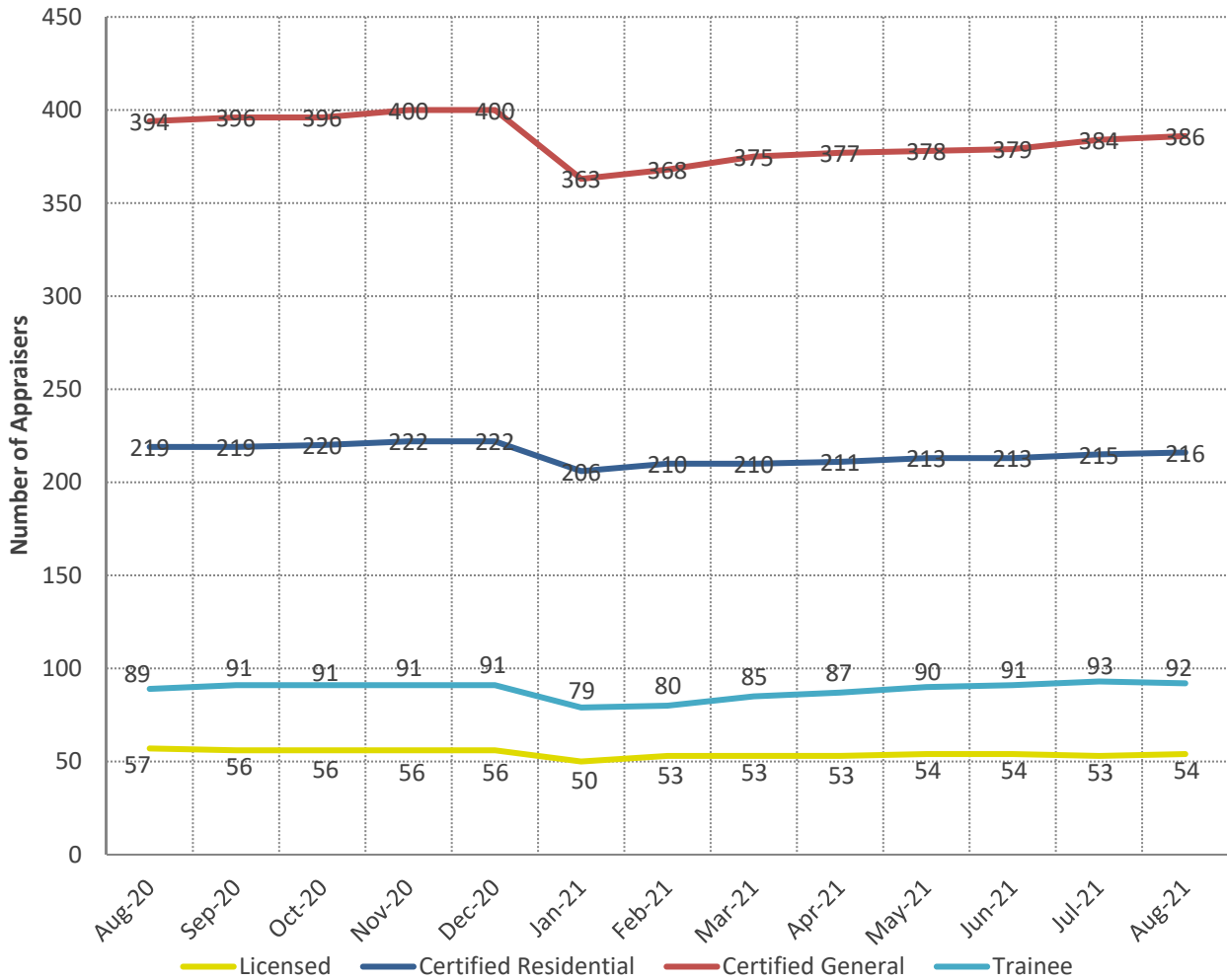
Appraiser Counts as of August 19, 2021 - 5 Year Trend



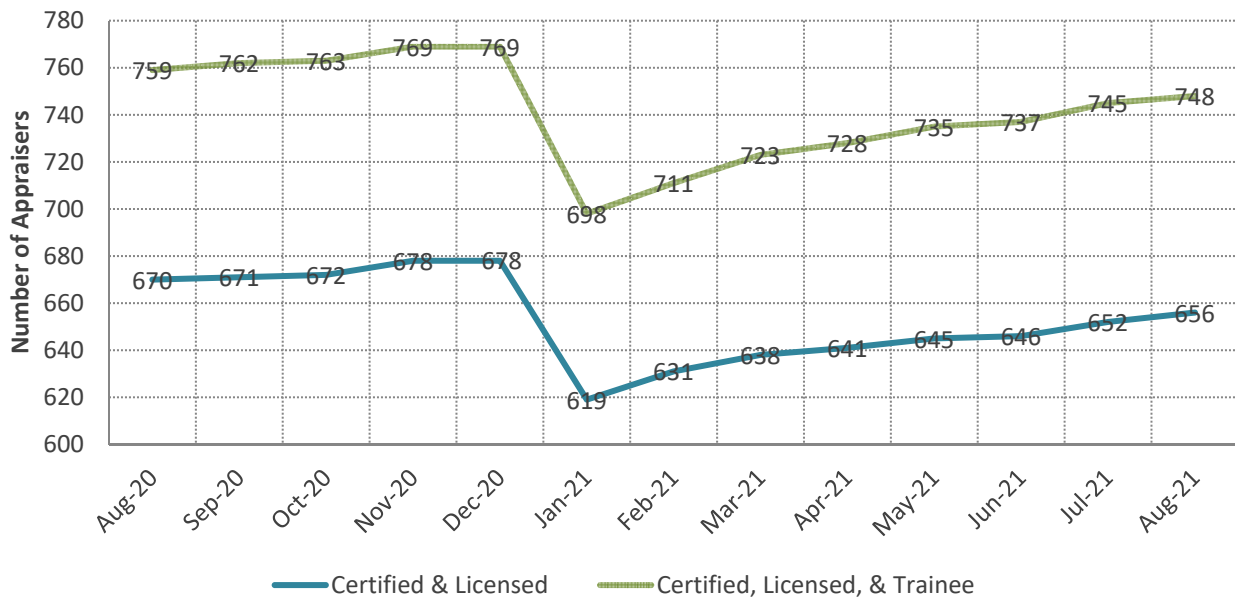
Total Credentialed Appraisers - Five Year Trend



Number of Appraisers by Credential

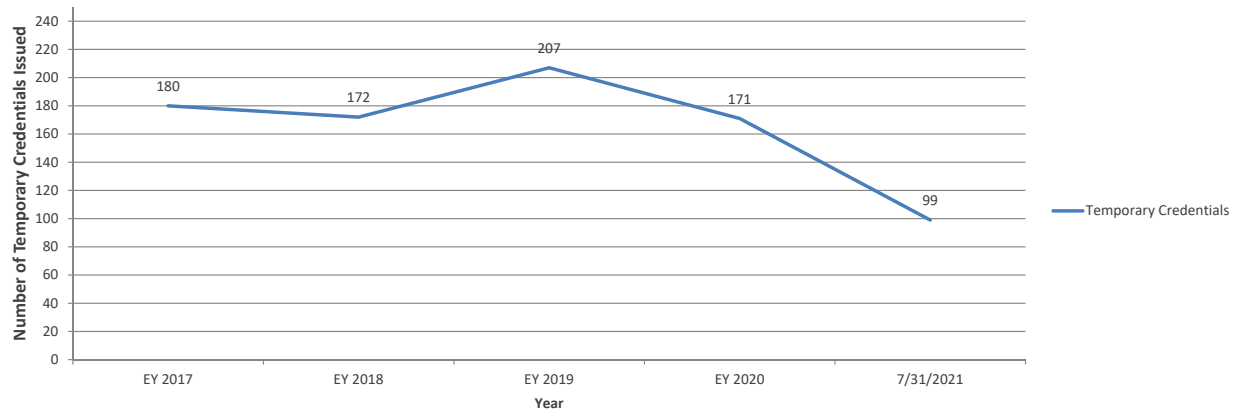


Total Number of Appraisers

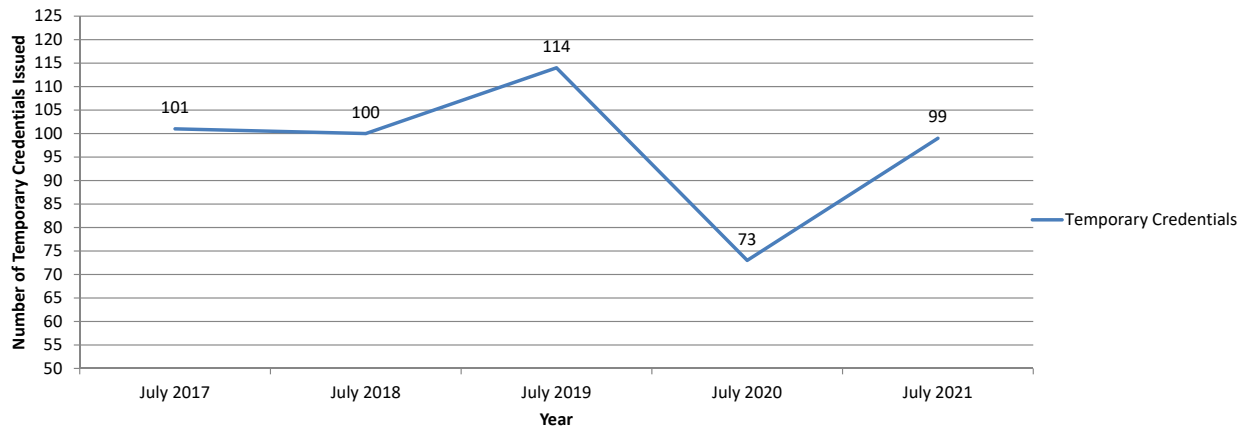


Temporary Credentials - July 31, 2021

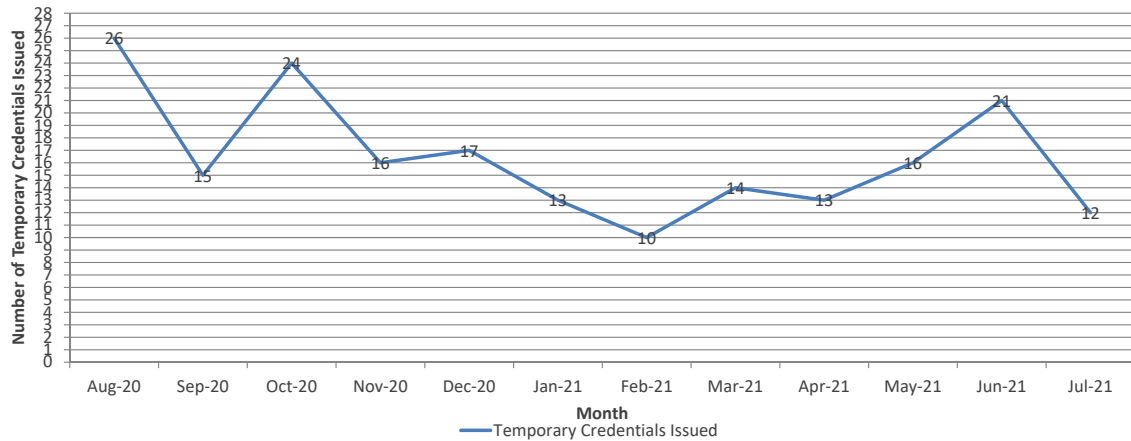
Calendar Year Temporary Credential Totals



Year-to-date Temporary Credentials Totals

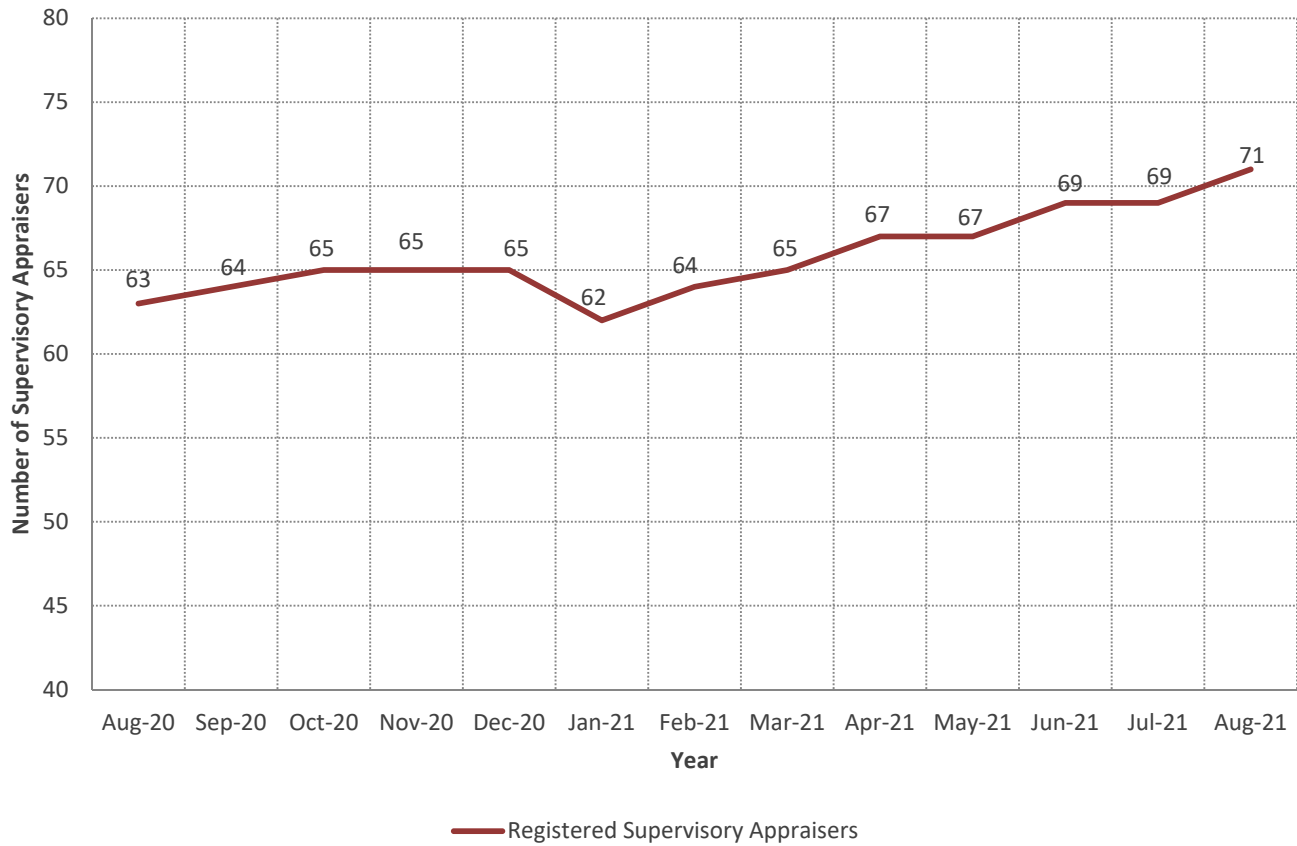


Temporary Credentials - Twelve Month Period

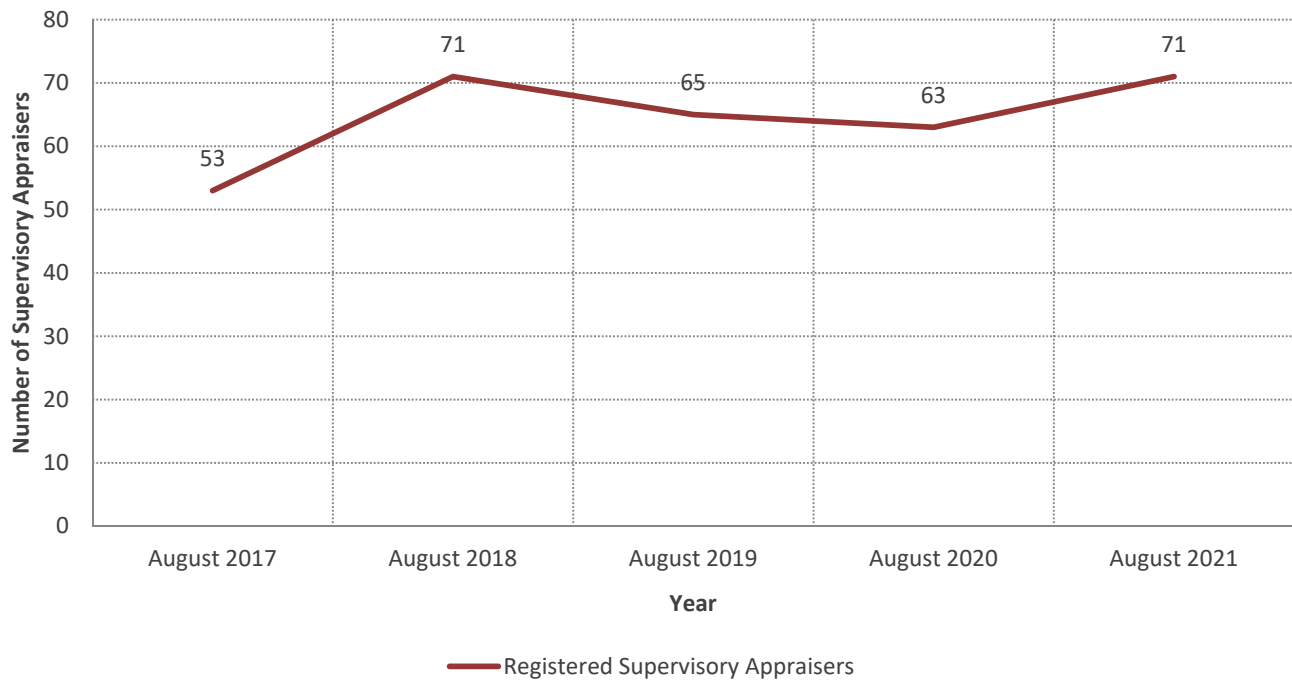


Supervisory Appraiser Registration

Number of Active Registered Supervisory Appraisers - 13 Month

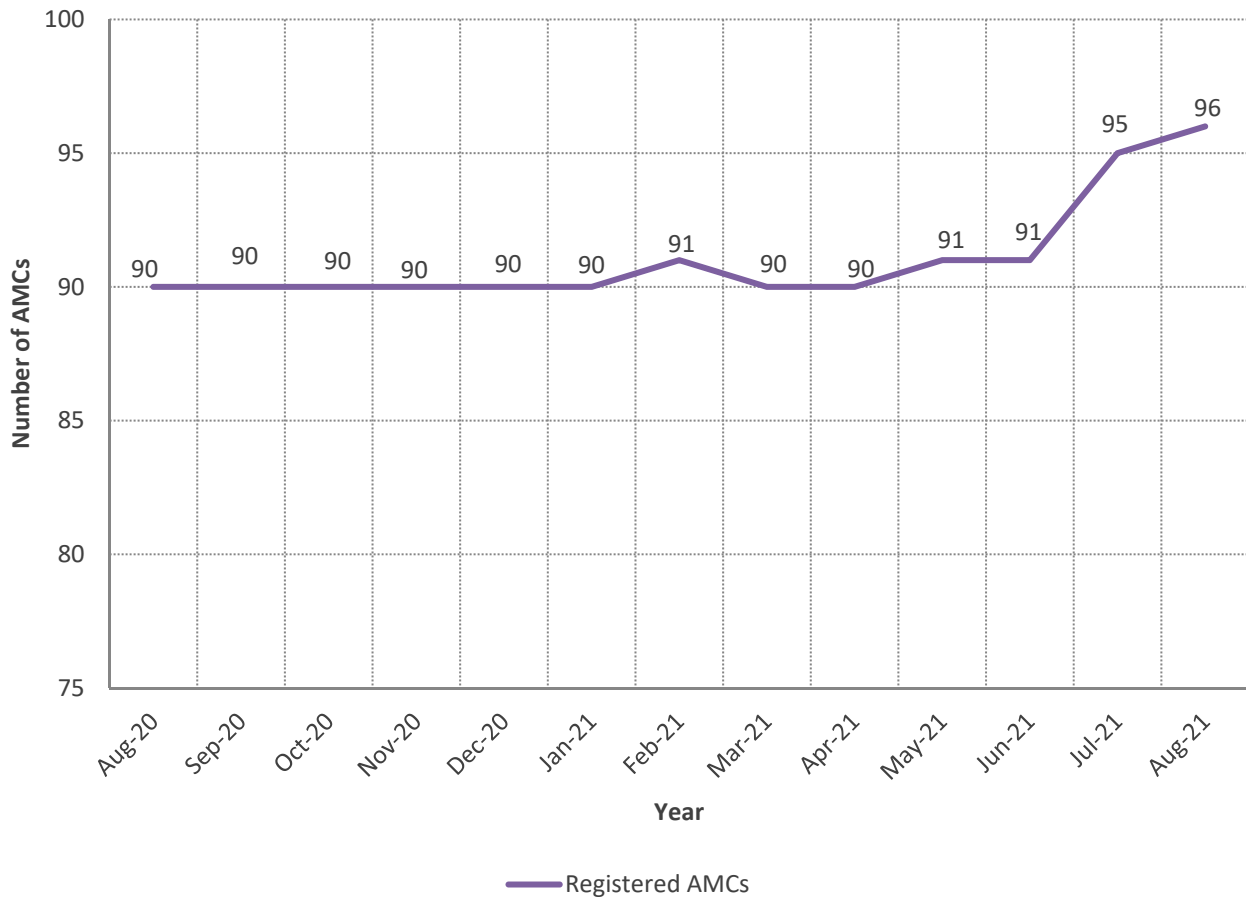


Number of Registered Supervisory Appraisers - 5 Year Trend

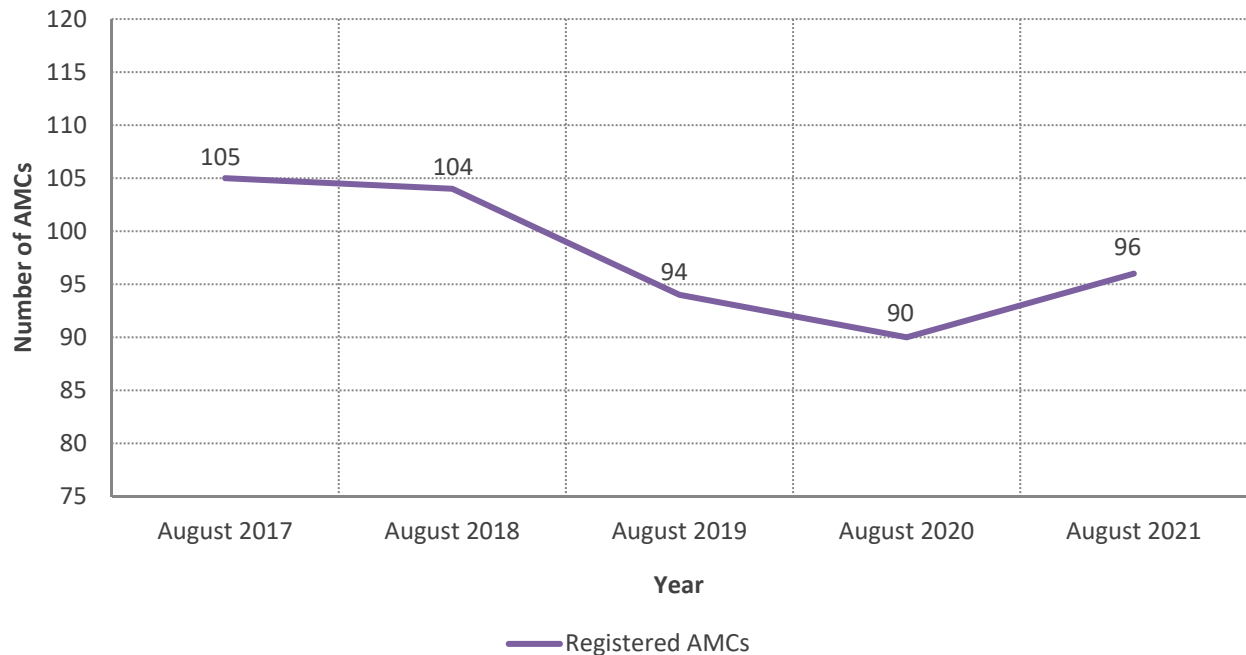


Appraisal Management Company Registration

Number of Registered AMCs - 13 Month



Number of Registered AMCs - 5 Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

July 1, 2021 – August 10, 2021

<i>New Trainee Real Property Appraisers</i>		
T2021020	Nicholas Smith	Approved July 15, 2021
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG2021011R	Blair Giboney	Approved July 18, 2021
CG21013R	Michael Minix	Approved August 4, 2021

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF AMC APPLICANTS

July 1, 2021 – August 10, 2021

New AMCs		
NE2021006	Consolidated Analytics, Inc.	Approved July 30, 2021

NEBRASKA REAL PROPERTY APPRAISER BOARD

EXECUTIVE AUTHORITY EDUCATION ACTIVITY-INSTRUCTOR APPLICANTS

July 1, 2021 – August 9, 2021

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
Appraisal Institute	2211436.02	7	Inconsistency: It's Hiding in Plain Sight in Your Appraisal	Rick Carlile	July 26, 2021
Planit Omaha	2211437.14	6.5	2021 Commercial Real Estate Summit	Jerry Slusky	July 28, 2021
<i>New Qualifying Education Activities and Instructors</i>					
Dynasty School	1212430.28	15	Advanced Residential Applications & Case Studies	Robert Abelson	July 26, 2021
	1212431.28	15	General Market Analysis & Highest & Best Use	Robert Abelson	July 26, 2021
	1212432.28	15	Residential Market Analysis & Highest & Best Use	Robert Abelson	July 26, 2021
	1212433.28	15	Statistics, Modeling, & Finance	Robert Abelson	July 26, 2021
	1212434.28	30	General Site Valuation & Cost Approach	Robert Abelson	July 26, 2021
	1212435.28	60	Real Estate Appraisal - Principles & Procedures	Robert Abelson	July 26, 2021

2021-22 Nebraska Real Property Appraiser Board Goals and Objectives
June 16, 2021 Strategic Planning Meeting

	SHORT TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	STATUS/GOAL MET	LONG TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	NOTES
LAWS, RULES, AND GUIDANCE DOCUMENTS	Work with the Banking Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill to be introduced addressing the changes needed in the Real Property Appraiser Act, which includes but is not limited to the incorporation of PAREA as an alternative to real property appraisal practice experience and removing the limitation that a real property appraiser cannot represent him or herself as a property owner for property tax purposes.	12/31/2021	First draft of RPAA completed.	Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	Ongoing.	
	Remove engagement letter completion date requirement for issuance of a temporary real property appraiser credential from the Real Property Appraiser Act.	12/31/2021	First draft of RPAA completed.	Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
	Adopt Title 298 changes to reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession, provide for better clarification and administration, and harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act through LB808 in 2020 and LB23 in 2021.	12/31/2021	Hearing set for August 19, 2021.	Continue to monitor the effectiveness of regulations to reduce unnecessary regulatory burden, remove barriers to entry into the real property appraiser profession, maintain an effective education program, and provide for better clarification and administration.	Ongoing.	
				Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant.	Ongoing.	
				Continue to adopt internal procedures as needed to assist with the Board's administration of its programs, and retire internal procedures that are no longer relevant.	Ongoing.	
COMPLIANCE	None			Continue monitoring the effectiveness and efficiency of the Compliance Program.	Ongoing	
CREDENTIALING AND REGISTRATION	Explore development of a supervisory real property appraiser eligibility list derived from a question on the Application for Renewal of Nebraska Real Property Appraiser Credential.	6/30/2022	Estimate received from CIO on June 24, 2021 (20392-Potential Supervisory Real Property Appraiser List Derived from Application for Renewal of Nebraska Real Property Appraiser Credential Question). Board approved project at July 15, 2021 meeting.	Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
	Explore change to testing service provider.	12/31/2021	Contacted Pearson Vue and Prometric. After discussion with TAF, it was discovered that Pearson Vue and PSI are the only approved testing service providers for the national appraiser exam administration. Response from Pearson Vue will be presented to the Board for review when received. Second contact attempt made on August 9, 2021.			
	Limit the disciplinary action reporting requirement to a set number of years based on reasonableness on the applications for credentialing.	12/31/2021	Completed July 15, 2021.			
EDUCATION	None.			None.		
PERSONNEL	None.			Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes, and to address general work environment needs and/or changes.	Ongoing.	
				Continue utilization of two interns to assist with processing real property appraiser renewal applications.	Ongoing.	

2021-22 Nebraska Real Property Appraiser Board Goals and Objectives
June 16, 2021 Strategic Planning Meeting

PUBLIC INFORMATION	Explore addition of a solid or scrolling message screen at the top of the NRPAB website for use to disseminate relevant timely information, such as notices of meetings.	6/30/2022		Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the appraiser community.	Ongoing.	
				Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser, and Memos from the Board to disseminate relevant and important information to the appraisal business community and the general public in a timely manner. This includes information related to state and federal regulations, credentialing and registration requirements, renewal information, education information, Board policies and procedures, and other information that affects the industry.	Ongoing.	
				Continue utilization of Memos from the Board to disseminate important information in a timely manner that should not be held for the next release of The Nebraska Appraiser.	Ongoing.	
				Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner.	Ongoing.	
				Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner.	Ongoing.	
				Continue to monitor the effectiveness of current NRPAB website, and repair bugs and make improvements and add enhancements needed to address functionality or use.	Ongoing.	
				Explore the development and implementation of an updated NRPAB logo.	None.	
ADMINISTRATION	Explore the purchase and installation of video equipment and software needed to hold NRPAB meetings by virtual conferencing under the Open Meetings Act.	6/30/2022	Note: State Contract 15555 - B & H Photo & Electronics	Continue to monitor the effectiveness of current processes and procedures, and update processes and procedures as needed to maintain effectiveness and efficiency of the administration of the Board's programs.	Ongoing.	
	Explore use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system.	6/30/2022	Additional request for estimate made to CIO on June 23, 2021 (20397 - Develop API Translator between NRPAB Database and the ASC Federal Registries for Real Property Appraisers and AMCs).	Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes.	Ongoing.	
	Explore online AMC renewal application and upgrade to the AMC Interface in the NRPAB Database.	6/30/2022	Additional request for estimate made to CIO on June 23, 2021 (14261 - AMC Renewal Online Application and Interface).	Explore online real property appraiser initial applications (Reciprocity; E,E&E; Temporary) AMC initial applications, education activity applications, and other services that require payment of a fee.	None.	
				Continue to transfer remaining paper files to electronic file format.	Ongoing.	
FINANCIALS	None.			None.		

2021-22 NRPAB SWOT Analysis			
STRENGTHS: <ul style="list-style-type: none"> - Customer service - Organization - Staff depth - Staff knowledge - Adaptability - Professional Diversity of Board - Modernization of Accessibility 	WEAKNESSES: <ul style="list-style-type: none"> - Inability to grow the industry - Efficiency loss due to database - Size of agency - Regulatory and statutory regulations 	OPPORTUNITIES: <ul style="list-style-type: none"> - Growth in appraiser field - Continually evaluate how the Board and Agency operate 	THREATS: <ul style="list-style-type: none"> - Agency turnover - Federal agency oversight - State economic climate - Aging appraiser population

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STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 07/31/21

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- Indicates Credit

Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 8.49

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES							
510000 PERSONAL SERVICES							
511100	PERMANENT SALARIES-WAGES	140,527.00	11,324.43	11,324.43	8.06	4,645.60	124,556.97
511300	OVERTIME PAYMENTS	1,503.00	221.54	221.54	14.74		1,281.46
511600	PER DIEM PAYMENTS	9,100.00	400.00	400.00	4.40		8,700.00
511700	EMPLOYEE BONUSES	1,000.00					1,000.00
511800	COMP TIME PAYMENT	1,502.00					1,502.00
512100	VACATION LEAVE EXPENSE	11,267.00	477.74	477.74	4.24	279.95	10,509.31
512200	SICK LEAVE EXPENSE	3,136.00					3,136.00
512300	HOLIDAY LEAVE EXPENSE	8,154.00	627.24	627.24	7.69		7,526.76
Personal Services Subtotal		176,189.00	13,050.95	13,050.95	7.41	4,925.55	158,212.50
515100	RETIREMENT PLANS EXPENSE	12,532.00	947.30	947.30	7.56	368.83	11,215.87
515200	FICA EXPENSE	13,479.00	909.04	909.04	6.74	341.06	12,228.90
515500	HEALTH INSURANCE EXPENSE	32,903.00	2,741.90	2,741.90	8.33		30,161.10
516300	EMPLOYEE ASSISTANCE PRO	37.08	37.08	37.08	100.00		
516500	WORKERS COMP PREMIUMS	1,528.00					1,528.00
Major Account 510000 Total		236,668.08	17,686.27	17,686.27	7.47	5,635.44	213,346.37
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	2,500.00	488.99	488.99	19.56		2,011.01
521300	FREIGHT	200.00					200.00
521400	DATA PROCESSING EXPENSE	29,890.00	1,846.82	1,846.82	6.18		28,043.18
521500	PUBLICATION & PRINT EXPENSE	3,000.00					3,000.00
521900	AWARDS EXPENSE	150.00					150.00
522100	DUES & SUBSCRIPTION EXPENSE	350.00					350.00
522200	CONFERENCE REGISTRATION	1,080.00					1,080.00
524600	RENT EXPENSE-BUILDINGS	11,279.00	1,012.36	1,012.36	8.98		10,266.64
524900	RENT EXP-DUPR SURCHARGE	3,859.00	321.59	321.59	8.33		3,537.41
527100	REP & MAINT-OFFICE EQUIP	500.00					500.00
531100	OFFICE SUPPLIES EXPENSE	2,000.00	1,014.40	1,014.40	50.72		985.60
532100	NON CAPITALIZED EQUIP PU	500.00					500.00
533100	HOUSEHOLD & INSTIT EXP	235.00					235.00
534900	MISCELLANEOUS SUPPLIES EXPENSE	50.00					50.00
541100	ACCTG & AUDITING SERVICES	1,037.00	1,037.00	1,037.00	100.00		

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ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
541200	PURCHASING ASSESSMENT	90.00					90.00
541500	LEGAL SERVICES EXPENSE	35,000.00					35,000.00
541700	LEGAL RELATED EXPENSE	7,000.00	13.50	13.50	.19		6,986.50
542100	SOS TEMP SERV-PERSONNEL	7,680.00					7,680.00
547100	EDUCATIONAL SERVICES	1,500.00					1,500.00
554900	OTHER CONTRACTUAL SERVICE	40,000.00	2,786.00	2,786.00	6.97		37,214.00
556100	INSURANCE EXPENSE	21.00					21.00
556300	SURETY & NOTARY BONDS	26.00					26.00
559100	OTHER OPERATING EXP	1,197.92					1,197.92
Major Account 520000 Total		149,144.92	8,520.66	8,520.66	5.71	0.00	140,624.26
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	4,850.00	288.00	288.00	5.94		4,562.00
571600	MEALS-NOT TRAVEL STATUS	100.00					100.00
571800	TAXABLE TRAVEL EXPENSES	1,871.00	96.26	96.26	5.14		1,774.74
572100	COMMERCIAL TRANSPORTATION	1,950.00					1,950.00
573100	STATE-OWNED TRANSPORT	200.00					200.00
574500	PERSONAL VEHICLE MILEAGE	9,736.00	287.84	287.84	2.96		9,448.16
575100	MISC TRAVEL EXPENSES	966.00	38.75	38.75	4.01		927.25
Major Account 570000 Total		19,673.00	710.85	710.85	3.61	0.00	18,962.15
BUDGETED EXPENDITURES TOTAL		405,486.00	26,917.78	26,917.78	6.64	5,635.44	372,932.78

SUMMARY BY FUND TYPE - EXPENDITURES

2	CASH FUNDS	405,486.00	26,917.78	26,917.78	6.64	5,635.44	372,932.78
BUDGETED EXPENDITURES TOTAL		405,486.00	26,917.78	26,917.78	6.64	5,635.44	372,932.78

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100	SALE OF SERVICES	350.00-	25.00-	25.00-	7.14		325.00-
471120	QUALIFYING ED COURSE FEES	750.00-	300.00-	300.00-	40.00		450.00-
471121	CONTINUING ED NEW FEES	1,250.00-	50.00-	50.00-	4.00		1,200.00-
471122	CONTINUING ED RENEWAL FEES	100.00-	20.00-	20.00-	20.00		80.00-
475150	CERTIFIED GENERAL NEW FEES	7,500.00-	600.00-	600.00-	8.00		6,900.00-

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ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475151	LICENSED NEW FEES	300.00-	300.00-	300.00-	100.00		
475152	FINGERPRINT FEES	2,580.00-	316.75-	316.75-	12.28		2,263.25-
475153	CERTIFIED RESIDENTIAL NEW	2,400.00-	600.00-	600.00-	25.00		1,800.00-
475154	CERTIFIED GENERAL RENEWAL	80,025.00-	5,225.00-	5,225.00-	6.53		74,800.00-
475155	LICENSED RENEWAL	11,000.00-					11,000.00-
475156	FINGERPRINT AUDIT PROGRAM FEES	2,900.00-	120.00-	120.00-	4.14		2,780.00-
475157	CERTIFIED RESIDENTIAL RENEWAL	50,875.00-	275.00-	275.00-	.54		50,600.00-
475161	TEMPORARY CERTIFIED GENERAL	9,000.00-	650.00-	650.00-	7.22		8,350.00-
475163	AMC REGISTERED NEW FEES	12,000.00-	6,500.00-	6,500.00-	54.17		5,500.00-
475164	AMC APPLICATION FEES	2,100.00-	700.00-	700.00-	33.33		1,400.00-
475165	AMC REGISTERED RENEWAL	126,000.00-	6,000.00-	6,000.00-	4.76		120,000.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	26,550.00-	2,350.00-	2,350.00-	8.85		24,200.00-
Major Account 470000 Total		336,280.00-	24,031.75-	24,031.75-	7.15	0.00	312,248.25-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	6,250.00-	844.38-	844.38-	13.51		5,405.62-
481101	AMC INVESTMENT INCOME	5,750.00-					5,750.00-
484500	REIMB NON-GOVT SOURCES	5,000.00-	173.59-	173.59-	3.47		4,826.41-
Major Account 480000 Total		17,000.00-	1,017.97-	1,017.97-	5.99	0.00	15,982.03-
BUDGETED REVENUE TOTAL		353,280.00-	25,049.72-	25,049.72-	7.09	0.00	328,230.28-
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	353,280.00-	25,049.72-	25,049.72-	7.09		328,230.28-
BUDGETED REVENUE TOTAL		353,280.00-	25,049.72-	25,049.72-	7.09	0.00	328,230.28-

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25310	079	000	53105018.471100.		396737	07/07/21	RC	RB	NRPAB DEPOSIT 210707	6399336		25.00-
Total for Object			471100 SALE OF SERVICES									25.00-
25310	079	000	53105018.471120.		396925	07/08/21	RC	RB	NRPAB DEPOSIT 210708	6400641		300.00-
Total for Object			471120 QUALIFYING ED COURSE FEES									300.00-
25310	079	000	53105018.471121.		398763	07/20/21	RC	RB	NRPAB DEPOSIT 210720	6411400		25.00-
25310	079	000	53105018.471121.		399323	07/22/21	RC	RB	NRPAB DEPOSIT 210722	6415125		25.00-
Total for Object			471121 CONTINUING ED NEW FEES									50.00-
25310	079	000	53105018.471122.		399981	07/27/21	RC	RB	NRPAB DEPOSIT 210727	6419429		20.00-
Total for Object			471122 CONTINUING ED RENEWAL FEES									20.00-
25310	079	000	53105018.475150.		396116	07/01/21	RC	RB	NRPAB DEPOSIT 210701	6395417		300.00-
25310	079	000	53105018.475150.		399981	07/27/21	RC	RB	NRPAB DEPOSIT 210727	6419429		300.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									600.00-
25310	079	000	53105018.475151.		400494	07/29/21	RC	RB	NRPAB DEPOSIT 210729	6422532		300.00-
Total for Object			475151 LICENSED NEW FEES									300.00-
25310	079	000	53105018.475152.		396236	07/02/21	RC	RB	NRPAB DEPOSIT 210702	6396584		45.25-
25310	079	000	53105018.475152.		397352	07/12/21	RC	RB	NRPAB DEPOSIT 210712	6404054		90.50-
25310	079	000	53105018.475152.		398763	07/20/21	RC	RB	NRPAB DEPOSIT 210720	6411400		90.50-
25310	079	000	53105018.475152.		399981	07/27/21	RC	RB	NRPAB DEPOSIT 210727	6419429		45.25-
25310	079	000	53105018.475152.		400494	07/29/21	RC	RB	NRPAB DEPOSIT 210729	6422532		45.25-
Total for Object			475152 FINGERPRINT FEES									316.75-
25310	079	000	53105018.475153.		396737	07/07/21	RC	RB	NRPAB DEPOSIT 210707	6399336		300.00-
25310	079	000	53105018.475153.		398763	07/20/21	RC	RB	NRPAB DEPOSIT 210720	6411400		300.00-
Total for Object			475153 CERTIFIED RESIDENTIAL NEW									600.00-
25310	079	000	53105018.475154.		396553	07/02/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210702	6397336		550.00-
25310	079	000	53105018.475154.		396940	07/07/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210707	6400083		550.00-
25310	079	000	53105018.475154.		396925	07/08/21	RC	RB	NRPAB DEPOSIT 210708	6400641		275.00-
25310	079	000	53105018.475154.		397352	07/12/21	RC	RB	NRPAB DEPOSIT 210712	6404054		550.00-
25310	079	000	53105018.475154.		397734	07/12/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210712	6404758		550.00-
25310	079	000	53105018.475154.		398211	07/14/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210714	6407463		550.00-
25310	079	000	53105018.475154.		398093	07/15/21	RC	RB	NRPAB DEPOSIT 210715	6407912		550.00-
25310	079	000	53105018.475154.		398590	07/16/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210716	6410205		550.00-

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25310	079	000	53105018.475154.		399236	07/21/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210721	6415103		275.00-
25310	079	000	53105018.475154.		399983	07/27/21	RC	RB	NRPAB RENEWALS DEPOSIT 210727	6419414		825.00-
Total for Object			475154	CERTIFIED GENERAL RENEWAL								5,225.00-
25310	079	000	53105018.475156.		396553	07/02/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210702	6397336		20.00-
25310	079	000	53105018.475156.		396940	07/07/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210707	6400083		10.00-
25310	079	000	53105018.475156.		396925	07/08/21	RC	RB	NRPAB DEPOSIT 210708	6400641		5.00-
25310	079	000	53105018.475156.		397362	07/09/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210709	6402902		10.00-
25310	079	000	53105018.475156.		397352	07/12/21	RC	RB	NRPAB DEPOSIT 210712	6404054		10.00-
25310	079	000	53105018.475156.		397734	07/12/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210712	6404758		10.00-
25310	079	000	53105018.475156.		398211	07/14/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210714	6407463		10.00-
25310	079	000	53105018.475156.		398093	07/15/21	RC	RB	NRPAB DEPOSIT 210715	6407912		10.00-
25310	079	000	53105018.475156.		398590	07/16/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210716	6410205		10.00-
25310	079	000	53105018.475156.		399236	07/21/21	RC	RB	NRPAB RENEW EFW DEPOSIT 210721	6415103		5.00-
25310	079	000	53105018.475156.		399983	07/27/21	RC	RB	NRPAB RENEWALS DEPOSIT 210727	6419414		15.00-
25310	079	000	53105018.475156.		400495	07/29/21	RC	RB	NRPAB RENEWALS DEPOSIT 210729	6422537		5.00-
Total for Object			475156	FINGERPRINT AUDIT PROGRAM FEES								120.00-
25310	079	000	53105018.475157.		400495	07/29/21	RC	RB	NRPAB RENEWALS DEPOSIT 210729	6422537		275.00-
Total for Object			475157	CERTIFIED RESIDENTIAL RENEWAL								275.00-
25310	079	000	53105018.475161.		396116	07/01/21	RC	RB	NRPAB DEPOSIT 210701	6395417		50.00-
25310	079	000	53105018.475161.		396236	07/02/21	RC	RB	NRPAB DEPOSIT 210702	6396584		100.00-
25310	079	000	53105018.475161.		396737	07/07/21	RC	RB	NRPAB DEPOSIT 210707	6399336		50.00-
25310	079	000	53105018.475161.		397718	07/13/21	RC	RB	NRPAB DEPOSIT 210713	6405286		50.00-
25310	079	000	53105018.475161.		397857	07/14/21	RC	RB	NRPAB DEPOSIT 210714	6406576		50.00-
25310	079	000	53105018.475161.		398093	07/15/21	RC	RB	NRPAB DEPOSIT 210715	6407912		50.00-
25310	079	000	53105018.475161.		398763	07/20/21	RC	RB	NRPAB DEPOSIT 210720	6411400		50.00-
25310	079	000	53105018.475161.		399058	07/21/21	RC	RB	NRPAB DEPOSIT 210721	6413186		100.00-
25310	079	000	53105018.475161.		399323	07/22/21	RC	RB	NRPAB DEPOSIT 210722	6415125		100.00-
25310	079	000	53105018.475161.		400494	07/29/21	RC	RB	NRPAB DEPOSIT 210729	6422532		50.00-
Total for Object			475161	TEMPORARY CERTIFIED GENERAL								650.00-
25310	079	000	53105018.475234.		396116	07/01/21	RC	RB	NRPAB DEPOSIT 210701	6395417		100.00-
25310	079	000	53105018.475234.		396236	07/02/21	RC	RB	NRPAB DEPOSIT 210702	6396584		350.00-
25310	079	000	53105018.475234.		396737	07/07/21	RC	RB	NRPAB DEPOSIT 210707	6399336		100.00-
25310	079	000	53105018.475234.		397352	07/12/21	RC	RB	NRPAB DEPOSIT 210712	6404054		300.00-
25310	079	000	53105018.475234.		397718	07/13/21	RC	RB	NRPAB DEPOSIT 210713	6405286		100.00-
25310	079	000	53105018.475234.		397857	07/14/21	RC	RB	NRPAB DEPOSIT 210714	6406576		100.00-

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25310	079	000	53105018.475234.		398093	07/15/21	RC	RB	NRPAB DEPOSIT 210715	6407912		100.00-
25310	079	000	53105018.475234.		398763	07/20/21	RC	RB	NRPAB DEPOSIT 210720	6411400		400.00-
25310	079	000	53105018.475234.		399058	07/21/21	RC	RB	NRPAB DEPOSIT 210721	6413186		200.00-
25310	079	000	53105018.475234.		399323	07/22/21	RC	RB	NRPAB DEPOSIT 210722	6415125		200.00-
25310	079	000	53105018.475234.		399981	07/27/21	RC	RB	NRPAB DEPOSIT 210727	6419429		150.00-
25310	079	000	53105018.475234.		400494	07/29/21	RC	RB	NRPAB DEPOSIT 210729	6422532		250.00-
Total for Object			475234 APPLICATION FEES									2,350.00-
25310	079	000	53105018.481100.		16384988	07/26/21	JE	G	OIP JUNE 2021 1.48300%	6419360		468.82-
Total for Object			481100 INVESTMENT INCOME									468.82-
25310	079	000	53105018.484500.		16340951	07/19/21	JE	G	P Card Rebate for 2nd Qtr 2021	6412302		23.59-
Total for Object			484500 REIMBURSEMENT FREIGHT									23.59-
25310	079	000	53105018.511100.		3158075	07/14/21	T2	7	PAYROLL LABOR DISTRIBUTION	6400413		3,774.55
25310	079	000	53105018.511100.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		3,586.33
Total for Object			511100 PERMANENT SALARIES-WAGES									7,360.88
25310	079	000	53105018.511300.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		144.00
Total for Object			511300 OVERTIME PAYMENTS									144.00
25310	079	000	53105018.511600.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		260.00
Total for Object			511600 PER DIEM PAYMENTS									260.00
25310	079	000	53105018.512100.		3158075	07/14/21	T2	7	PAYROLL LABOR DISTRIBUTION	6400413		227.46
25310	079	000	53105018.512100.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		83.07
Total for Object			512100 VACATION LEAVE EXPENSE									310.53
25310	079	000	53105018.512300.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		407.71
Total for Object			512300 HOLIDAY LEAVE EXPENSE									407.71
25310	079	000	53105018.515100.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		299.66
25310	079	000	53105018.515100.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		316.08
Total for Object			515100 RETIREMENT PLANS EXPENSE									615.74
25310	079	000	53105018.515200.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		277.10
25310	079	000	53105018.515200.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		313.74
Total for Object			515200 FICA EXPENSE									590.84

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25310	079	000	53105018.515500.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		891.10
25310	079	000	53105018.515500.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		891.12
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,782.22
25310	079	000	53105018.516300.		16280036	07/14/21	JE	G	FY 21-22 EAP	6401085		37.08
Total for Object			516300 EMPLOYEE ASSISTANCE PRO									37.08
25310	079	000	53105018.521100.		16328489	07/16/21	J9	G	POSTAGE DUE JUN 2021	6410267		488.99
Total for Object			521100 POSTAGE EXPENSE									488.99
25310	079	000	53105018.521400.		47373822	07/01/21	P9	V	AS - OCIO - COMMUNICATIONS	6389267		102.05
25310	079	000	53105018.521400.		47476154	07/12/21	P9	V	AS - OCIO - IMSERVICES	6405522		1,222.18
Total for Object			521400 CIO CHARGES									1,324.23
25310	079	000	53105018.524600.		47363043	07/01/21	P9	V	SECRETARY OF STATE	6387850		21.73
25310	079	000	53105018.524600.		47487512	07/14/21	P9	V	SECRETARY OF STATE	6408494		21.73
25310	079	000	53105018.524600.		16323992	07/16/21	JE	G	RENT & LB530 JUL 2021 - OTHER	6409052		939.94
Total for Object			524600 RENT EXPENSE-BUILDINGS									983.40
25310	079	000	53105018.524900.		16323992	07/16/21	JE	G	RENT & LB530 JUL 2021 - OTHER	6409052		321.59
Total for Object			524900 RENT EXP-DEPR SURCHARGE									321.59
25310	079	000	53105018.531100.		16113494	07/07/21	J9	G	OFFICE DEPOT MAY 2021	6365737		93.40
25310	079	000	53105018.531100.		16271415	07/02/21	J9	G	PURCHASE CARD TRANSACTION	6397744		921.00
Total for Object			531100 OFFICE SUPPLIES EXPENSE									1,014.40
25310	079	000	53105018.539500.		47443951	07/02/21	P9	V	Purchase Card Offset	6397608		1,222.50
25310	079	000	53105018.539500.		16271415	07/02/21	J9	G	PURCHASE CARD TRANSACTION	6397744		1,222.50-
Total for Object			539500 PURCHASING CARD SUSPENSE									
25310	079	000	53105018.541100.		47468808	07/09/21	PV	V	AS - ACCOUNTING DIVISION	6404471		674.05
Total for Object			541100 ACCTG & AUDITING SERVICES									674.05
25310	079	000	53105018.554900.		47450605	07/06/21	P9	V	PATROL, NEBRASKA STATE	6399803		316.75
25310	079	000	53105018.554900.		47456517	07/07/21	PV	V	REALCORP	6401075		510.00
25310	079	000	53105018.554900.		47456521	07/07/21	PV	V	REALCORP	6401093		340.00
25310	079	000	53105018.554900.		47492004	07/15/21	PV	V	HANEY, JOHN J	6409241		510.00
25310	079	000	53105018.554900.		47492024	07/15/21	PV	V	HANEY, JOHN J	6409257		340.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									2,016.75

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25310	079	000	53105018.571100.		16271415	07/02/21	J9	G	PURCHASE CARD TRANSACTION	6397744		172.80
Total for Object			571100 LODGING									172.80
25310	079	000	53105018.571800.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		57.76
Total for Object			571800 MEALS - TRAVEL STATUS									57.76
25310	079	000	53105018.574500.		47430091	07/01/21	P9	V	WALKENHORST, WADE	6395511		8.06
25310	079	000	53105018.574500.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		164.64
Total for Object			574500 PERSONAL VEHICLE MILEAGE									172.70
25310	079	000	53105018.575100.		47430091	07/01/21	P9	V	WALKENHORST, WADE	6395511		5.25
25310	079	000	53105018.575100.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		18.00
Total for Object			575100 MISC TRAVEL EXPENSE									23.25
Total for Business Unit			53105018 NE REAL PROPERTY APPRAISER									7,434.76
25320	079	000	53105200.475163.		396738	07/07/21	RC	RB	NRPAB AMC DEPOSIT 210707	6399349		2,000.00-
25320	079	000	53105200.475163.		398762	07/20/21	RC	RB	NRPAB AMC DEPOSIT 210720	6411378		4,500.00-
Total for Object			475163 AMC REGISTERED NEW FEES									6,500.00-
25320	079	000	53105200.475164.		396112	07/01/21	RC	RB	NRPAB AMC DEPOSIT 210701	6395415		350.00-
25320	079	000	53105200.475164.		399982	07/27/21	RC	RB	NRPAB AMC DEPOSIT 210727	6419440		350.00-
Total for Object			475164 AMC APPLICATION FEES									700.00-
25320	079	000	53105200.475165.		396926	07/08/21	RC	RB	NRPAB AMC DEPOSIT 210708	6400656		1,500.00-
25320	079	000	53105200.475165.		397353	07/12/21	RC	RB	NRPAB AMC DEPOSIT 210712	6404067		1,500.00-
25320	079	000	53105200.475165.		399982	07/27/21	RC	RB	NRPAB AMC DEPOSIT 210727	6419440		3,000.00-
Total for Object			475165 AMC REGISTERED RENEWAL									6,000.00-
25320	079	000	53105200.481100.		16384988	07/26/21	JE	G	OIP JUNE 2021 1.48300%	6419360		375.56-
Total for Object			481100 INVESTMENT INCOME									375.56-
25320	079	000	53105200.484500.		398762	07/20/21	RC	RB	NRPAB AMC DEPOSIT 210720	6411378		100.00-
25320	079	000	53105200.484500.		399982	07/27/21	RC	RB	NRPAB AMC DEPOSIT 210727	6419440		50.00-
Total for Object			484500 REIMBURSEMENT FREIGHT									150.00-
25320	079	000	53105200.511100.		3158075	07/14/21	T2	7	PAYROLL LABOR DISTRIBUTION	6400413		2,032.45
25320	079	000	53105200.511100.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		1,981.00

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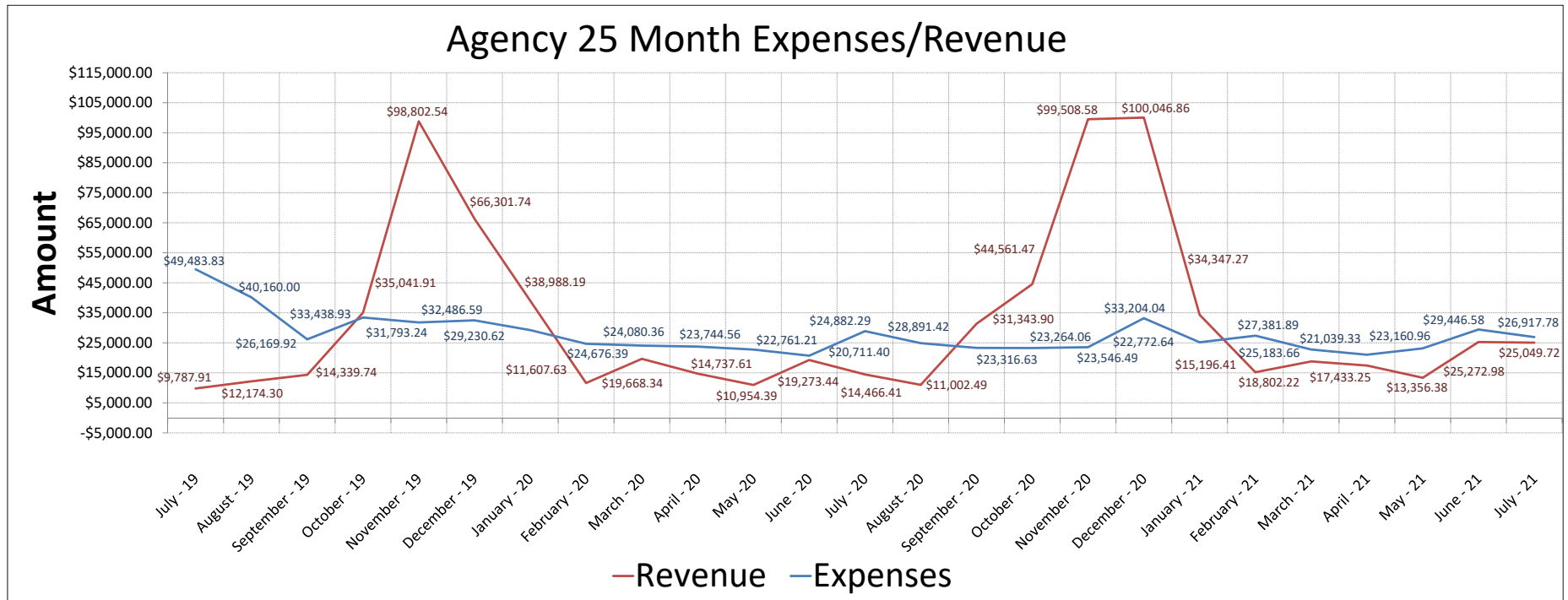
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Total for Object			511100	PERMANENT SALARIES-WAGES								3,963.55
25320	079	000	53105200.511300.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		77.54
Total for Object			511300	OVERTIME PAYMENTS								77.54
25320	079	000	53105200.511600.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		140.00
Total for Object			511600	PER DIEM PAYMENTS								140.00
25320	079	000	53105200.512100.		3158075	07/14/21	T2	7	PAYROLL LABOR DISTRIBUTION	6400413		122.48
25320	079	000	53105200.512100.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		44.73
Total for Object			512100	VACATION LEAVE EXPENSE								167.21
25320	079	000	53105200.512300.		3158319	07/28/21	T2	7	PAYROLL LABOR DISTRIBUTION	6411457		219.53
Total for Object			512300	HOLIDAY LEAVE EXPENSE								219.53
25320	079	000	53105200.515100.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		161.37
25320	079	000	53105200.515100.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		170.19
Total for Object			515100	RETIREMENT PLANS EXPENSE								331.56
25320	079	000	53105200.515200.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		149.22
25320	079	000	53105200.515200.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		168.98
Total for Object			515200	FICA EXPENSE								318.20
25320	079	000	53105200.515500.		3158076	07/14/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6400413		479.85
25320	079	000	53105200.515500.		3158320	07/28/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6411457		479.83
Total for Object			515500	HEALTH INSURANCE EXPENSE								959.68
25320	079	000	53105200.521400.		47373822	07/01/21	P9	V	AS - OCIO - COMMUNICATIONS	6389267		68.03
25320	079	000	53105200.521400.		47476154	07/12/21	P9	V	AS - OCIO - IMSERVICES	6405522		454.56
Total for Object			521400	CIO CHARGES								522.59
25320	079	000	53105200.524600.		47363043	07/01/21	P9	V	SECRETARY OF STATE	6387850		14.48
25320	079	000	53105200.524600.		47487512	07/14/21	P9	V	SECRETARY OF STATE	6408494		14.48
Total for Object			524600	RENT EXPENSE-BUILDINGS								28.96
25320	079	000	53105200.541100.		47468808	07/09/21	PV	V	AS - ACCOUNTING DIVISION	6404471		362.95
Total for Object			541100	ACCTG & AUDITING SERVICES								362.95
25320	079	000	53105200.541700.		16271415	07/02/21	J9	G	PURCHASE CARD TRANSACTION	6397744		

Agency 053 REAL PROPERTY APPRAISER BD
 Division 000 AGENCY DEFINED DIVISION
 Grant

STATE OF NEBRASKA
 MTD General Ledger Detail
 All Objects
 As of 07/31/21

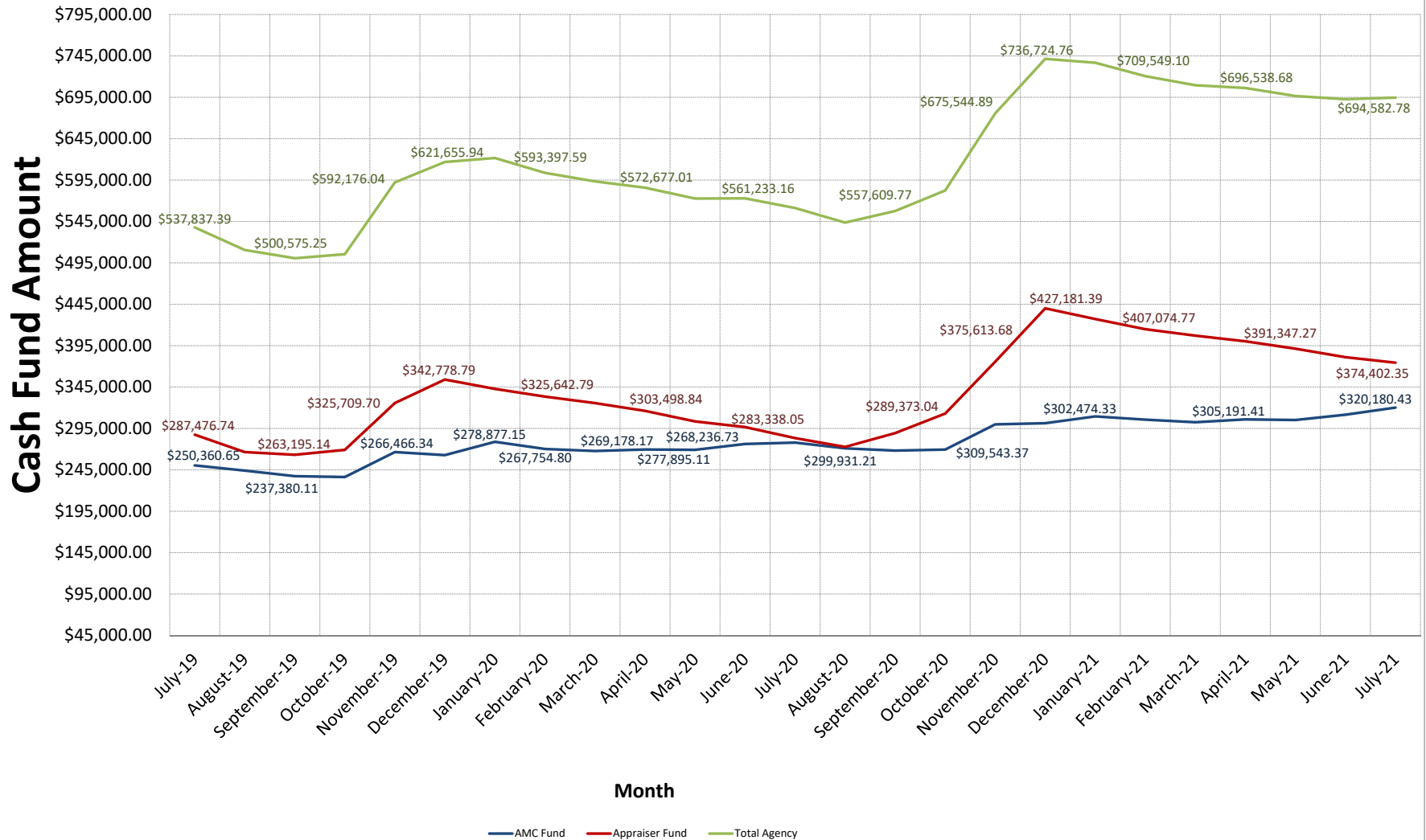
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			541700	LEGAL RELATED EXPENSE								13.50
25320	079	000	53105200.554900.		47450605	07/06/21	P9	V	PATROL, NEBRASKA STATE	6399803		769.25
Total for Object			554900	OTHER CONTRACTUAL SERVICES								769.25
25320	079	000	53105200.571100.		16271415	07/02/21	J9	G	PURCHASE CARD TRANSACTION	6397744		115.20
Total for Object			571100	LODGING								115.20
25320	079	000	53105200.571800.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		38.50
Total for Object			571800	MEALS - TRAVEL STATUS								38.50
25320	079	000	53105200.574500.		47430091	07/01/21	P9	V	WALKENHORST, WADE	6395511		5.38
25320	079	000	53105200.574500.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		109.76
Total for Object			574500	PERSONAL VEHICLE MILEAGE								115.14
25320	079	000	53105200.575100.		47430091	07/01/21	P9	V	WALKENHORST, WADE	6395511		3.50
25320	079	000	53105200.575100.		47476189	07/12/21	P9	V	DOWNING, BONNIE M	6405577		12.00
Total for Object			575100	MISC TRAVEL EXPENSE								15.50
Total for Business Unit			53105200	AMC LICENSING								5,566.70-
Total for Division			000									1,868.06
Total for Agency			053	REAL PROPERTY APPRAISER BD								1,868.06

Real Property Appraiser Board Financial Report



Real Property Appraiser Board Financial Report

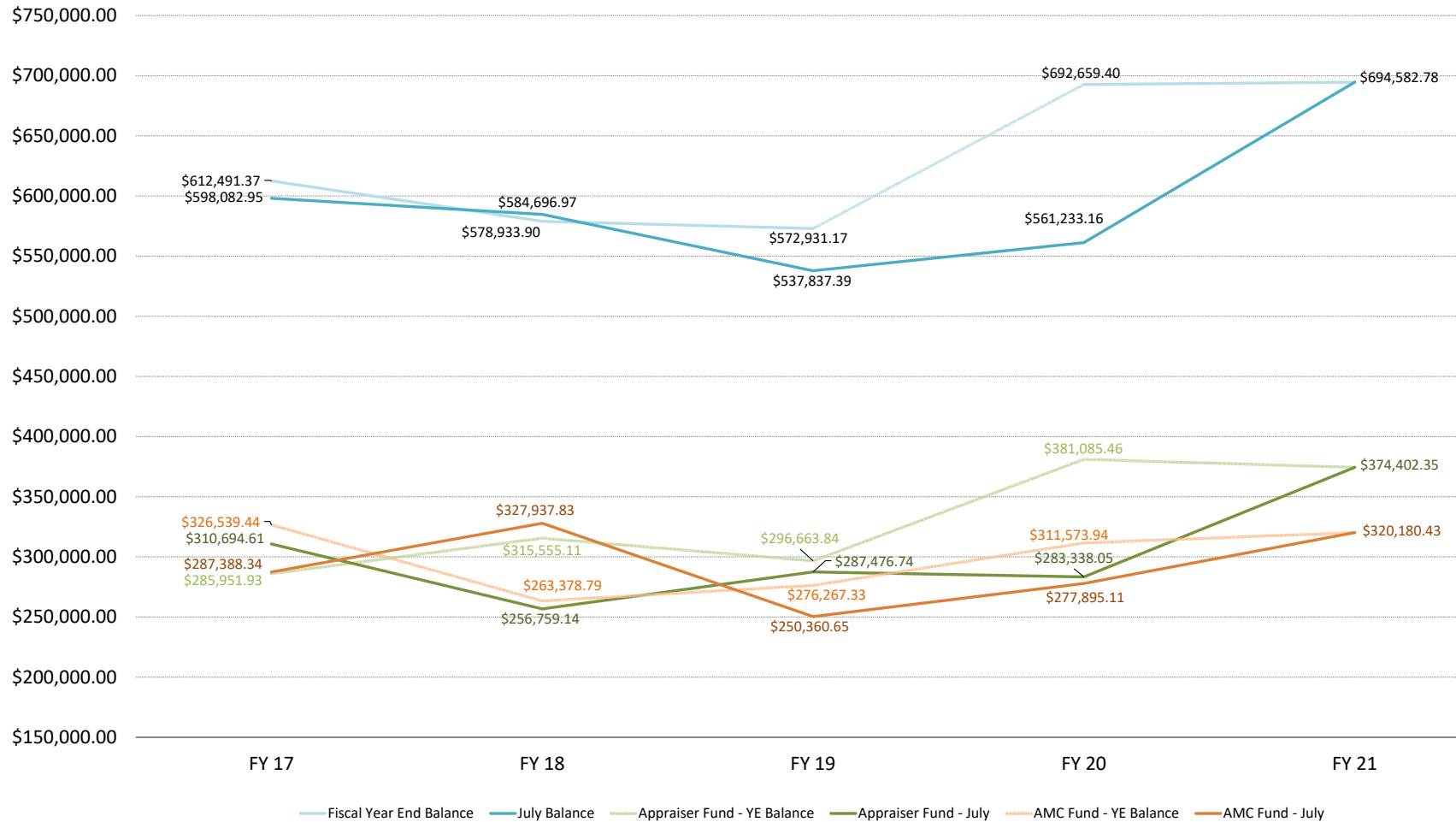
Agency 25 Month Cash Balance



Real Property Appraiser Board Financial Report

Agency Historic Cash Balance

Cash Fund Amount



STATE OF NEBRASKA REAL PROPERTY APPRAISER ACT



Draft August 2, 2021

**Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
P.O. Box 94963
Lincoln, NE 68509-4963**

Phone: 402-471-9015

Website: <https://appraiser.ne.gov>

Tyler N. Kohtz, Director

STATUTES

76-2201. Act, how cited.

Sections 76-2201 to 76-2250 shall be known and may be cited as the Real Property Appraiser Act.

Source: Laws 1990, LB 1153, § 1; Laws 1991, LB 203, § 6; Laws 1994, LB 1107, § 6; Laws 1999, LB 618, § 1; Laws 2001, LB 162, § 1; Laws 2006, LB 778, § 13; Laws 2014, LB717, § 1; Laws 2015, LB139, § 1.; Laws 2018, LB741, § 1.

76-2202. Legislative findings.

The Legislature finds that as a result of the enactment of the [Dodd-Frank Wall Street Reform and Consumer Protection Act and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#), Nebraska's laws providing for regulation of real property appraisers require restructuring and updating in order to comply with such acts. Compliance with the acts is necessary to ensure an adequate number of real property appraisers in Nebraska to conduct appraisals of real estate involved in federally related transactions as defined in such acts.

Source: Laws 1990, LB 1153, § 2; Laws 1991, LB 203, § 7; Laws 1994, LB 1107, § 7; Laws 2006, LB 778, § 14; Laws 2010, LB931, § 1; Laws 2012, LB714, § 1; Laws 2014, LB717, § 2; Laws 2015, LB139, § 2; Laws 2016, LB731, § 1; Laws 2018, LB741, § 2; Laws 2020, LB808, § 53.

76-2203. Definitions, where found.

For purposes of the Real Property Appraiser Act, the definitions found in sections 76-2203.01 to 76-2219.02 shall be used.

Source: Laws 1990, LB 1153, § 3; Laws 1991, LB 203, § 8; Laws 1994, LB 1107, § 8; Laws 1999, LB 618, § 2; Laws 2001, LB 162, § 2; Laws 2006, LB 778, § 15; Laws 2014, LB717, § 3; Laws 2015, LB139, § 3.; Laws 2018, LB741, § 3.

76-2203.01. Accredited degree-awarding community college, college, or university, defined.

Accredited degree-awarding community college, college, or university means an institution that is approved or accredited by an accreditation association or agency recognized by the United States Secretary of Education.

Source: Laws 2014, LB717, § 4; Laws 2021, LB528, § 17, **Operative Date: August 28, 2021.**

76-2204. Appraisal, defined.

Appraisal means (1) as a noun, an opinion of value or the act or process of developing an opinion of value or (2) as an adjective, pertaining to appraising and related functions such as real property appraisal practice. An appraisal is numerically expressed as a specific amount, as a range of numbers, or as a relationship to a previous value opinion or numerical benchmark.

Source: Laws 1990, LB 1153, § 4; Laws 2001, LB 162, § 3; Laws 2006, LB 778, § 16; Laws 2015, LB139, § 4; Laws 2020, LB808, § 54.

76-2205. Appraisal Foundation, defined.

Appraisal Foundation means [The Appraisal Foundation](#) that was incorporated as an Illinois not-for-profit corporation on November 30, 1987.

Source: Laws 1990, LB 1153, § 5; Laws 2006, LB 778, § 17; Laws 2015, LB139, § 5.

76-2205.01. Repealed. Laws 2020, LB808, § 101.

76-2205.02. Appraisal review, defined.

Appraisal review means (1) as a noun, the act or process of developing an opinion about the quality of a real property appraiser's work that was performed as part of real property appraisal practice or (2) as an adjective, of or pertaining to an opinion about the quality of another real property appraiser's work that was performed as part of real property appraisal practice.

Source: Laws 2015, LB139, § 7; Laws 2018, LB741, § 4; Laws 2020, LB808, § 55.

76-2205.03. Appraiser Qualifications Board, defined.

Appraiser Qualifications Board means the Appraiser Qualifications Board of the Appraisal Foundation.

Source: Laws 2015, LB139, § 8.

76-2206. Transferred to section 76-2216.02.

76-2207. Repealed. Laws 2010, LB 931, § 30.

76-2207.01. Assignment, defined.

Assignment means a valuation service that is performed by a real property appraiser as a consequence of an agreement with a client.

Source: Laws 2015, LB139, § 9; Laws 2018, LB741, § 5; Laws 2020, LB808, § 56.

76-2207.02. Transferred to section 76-2207.18.

76-2207.03. Transferred to section 76-2207.19.

76-2207.04. Transferred to section 76-2207.20.

76-2207.05. Transferred to section 76-2207.21.

76-2207.06. Transferred to section 76-2207.22.

76-2207.07. Transferred to section 76-2207.23.

76-2207.08. Transferred to section 76-2207.24.

76-2207.09. Transferred to section 76-2207.25.

76-2207.10. Transferred to section 76-2207.26.

76-2207.11. Transferred to section 76-2207.27.

76-2207.12. Transferred to section 76-2207.28.

76-2207.13. Transferred to section 76-2207.29.

76-2207.14. Transferred to section 76-2207.30.

76-2207.15. Transferred to section 76-2207.31.

76-2207.16. Transferred to section 76-2207.32.

76-2207.17 Assignment results, defined.

Assignment results means the opinions or conclusions, not limited to value, developed by a real property appraiser when performing valuation services specific to real property appraisal practice.

Laws 2018, LB741, § 6; Laws 2020, LB808, § 57.

76-2207.18 Board, defined.

Board means the Real Property Appraiser Board.

Source: Laws 1990, LB 1153, § 8; Laws 1991, LB 203, § 11; Laws 2006, LB 778, § 21; R.S.1943, (2009), § 76-2208; Laws 2015, LB139, § 10; Laws 2018, LB741, § 7.

76-2207.19 Certified general real property appraiser, defined.

Certified general real property appraiser means a person who holds a valid credential as a certified general real property appraiser issued under the Real Property Appraiser Act.

Source: Laws 1990, LB 1153, § 10; Laws 1991, LB 203, § 13; Laws 1994, LB 1107, § 10; Laws 2006, LB 778, § 23; Laws 2007, LB186, § 1; R.S.1943, (2009), § 76-2210; Laws 2015, LB139, § 11; Laws 2018, LB741, § 8.

76-2207.20. Certified real property appraiser, defined.

Certified real property appraiser means a person who holds a valid credential as a certified general real property appraiser or a valid credential as a certified residential real property appraiser issued under the Real Property Appraiser Act.

Source: Laws 1994, LB 1107, § 11; Laws 2006, LB 778, § 24; Laws 2007, LB186, § 2; R.S.1943, (2009), § 76-2210.01; Laws 2015, LB139, § 12.; Laws 2018, LB741, § 9.

76-2207.21. Certified residential real property appraiser, defined.

Certified residential real property appraiser means a person who holds a valid credential as a certified residential real property appraiser issued under the Real Property Appraiser Act.

Source: Laws 1994, LB 1107, § 12; Laws 2006, LB 778, § 25; Laws 2007, LB186, § 3; R.S.1943, (2009), § 76-2210.02; Laws 2015, LB139, § 13.; Laws 2018, LB741, § 10.

76-2207.22. Client, defined.

Client means the person or persons who engage a real property appraiser by employment or contract in a specific assignment whether directly or through an agent.

Source: Laws 2015, LB139, § 14; Laws 2018, LB741, § 11; Laws 2020, LB808, § 58.

76-2207.23. Completed application, defined.

Completed application means an application for credentialing has been processed, all statutory requirements for a credential to be awarded have been met by the applicant, and all required documentation is submitted to the board for final consideration.

Source: Laws 2014, LB717, § 5; R.S.Supp.,2014, § 76-2210.03; Laws 2015, LB139, § 15.; Laws 2018, LB741, § 12.

76-2207.24. Complex residential real property, defined.

Complex residential real property means residential property in which the property to be appraised, the form of ownership, or the market conditions are complicated or atypical.

Source: Laws 2014, LB717, § 6; R.S.Supp.,2014, § 76-2211; Laws 2015, LB139, § 16.; Laws 2018, LB741, § 13.

76-2207.25. Credential, defined.

Credential means a registration, license, or certificate.

Source: Laws 2001, LB 162, § 6; Laws 2006, LB 778, § 28; R.S.1943, (2009), § 76-2211.02; Laws 2015, LB139, § 17; Laws 2018, LB741, § 14.

76-2207.26. Credential holder, defined.

Credential holder means (1) any person who holds a valid credential as a trainee real property appraiser, licensed real property appraiser, certified residential real property appraiser, or certified general real property appraiser and (2) any person who holds a temporary credential to engage in real property appraisal practice within this state.

Source: Laws 2015, LB139, § 18; Laws 2018, LB741, § 15; Laws 2020, LB808, § 59.

76-2207.27. Education provider, defined.

Education provider means: Any real property appraisal or real-estate-related organization; proprietary school; accredited degree-awarding community college, college, or university; state or federal agency; or such other provider that may be approved by the board that provides real property appraiser training or education.

Source: Laws 2015, LB139, § 19; Laws 2018, LB741, § 16; Laws 2019, LB77, § 1; Laws 20202, LB808, § 60.

76-2207.28. Evaluation assignment, defined.

Evaluation assignment means an assignment that relates to the nature, quality, or utility of identified real estate or identified real property and typically does not include an opinion of value. Evaluation assignment does not include reports prepared by experts from professional disciplines other than real property appraisal such as: A soil test or soil analysis of identified real estate prepared by a civil engineer; a title opinion or zoning analysis of identified real estate prepared by a lawyer; an architectural analysis of identified improved real estate prepared by an architect; and a property management analysis of identified improved real estate prepared by a property manager or property management consultant.

Source: Laws 1990, LB 1153, § 12; Laws 1991, LB 203, § 15; Laws 1994, LB 1107, § 13; Laws 2006, LB 778, § 29; R.S.1943, (2009), § 76-2212; Laws 2015, LB139, § 20; Laws 2018, LB741, § 17.

76-2207.29. Fifteen-hour National Uniform Standards of Professional Appraisal Practice Course, defined.

Fifteen-hour National Uniform Standards of Professional Appraisal Practice Course means the course as approved by the Appraiser Qualifications Board.

Source: Laws 2014, LB717, § 7; R.S.Supp.,2014, § 76-2212.01; Laws 2015, LB139, § 21; Laws 2016, LB731, § 2.; Laws 2018, LB741, § 18.

76-2207.30. Financial Institutions Reform, Recovery, and Enforcement Act of 1989, defined.

[Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#) means the act as it existed on January 1, 2020.

Source: Laws 2014, LB717, § 8; R.S.Supp.,2014, § 76-2212.02; Laws 2015, LB139, § 22; Laws 2016, LB731, § 3; Laws 2018, LB741, § 19; Laws 2019, LB77, § 2; Laws 2020, LB808, § 61; Laws 2021, LB23, § 1.

76-2207.31. Instructor, defined.

Instructor means a person approved by the board that meets or exceeds the instructor requirements specified in the Real Property Appraiser Act and rules and regulations of the board and is responsible for ensuring that the education activity content is communicated to the activity's audience as presented to the board for approval and that the education activity contributes to the quality of real property valuation services provided to the public. A person that communicates assigned materials or a portion of the education activity content under the authorization of the education provider, but is not responsible for the education activity content, is not an instructor.

Source: Laws 2015, LB139, § 23; Laws 2018, LB741, § 20.

76-2207.32. Jurisdiction, defined.

Jurisdiction means a state of the United States, the District of Columbia, Puerto Rico, the United States Virgin Islands, or any territory or insular possession subject to the jurisdiction of the United States.

Source: Laws 2015, LB139, § 24; Laws 2018, LB741, § 21.

76-2208. Transferred to section 76-2207.02.

76-2209. Repealed. Laws 2010, LB 931, § 30.

76-2210. Transferred to section 76-2207.03.

76-2210.01. Transferred to section 76-2207.04.

76-2210.02. Transferred to section 76-2207.05.

76-2210.03. Transferred to section 76-2207.07.

76-2211. Transferred to section 76-2207.08.

76-2211.01. Repealed. Laws 2015, LB 139, § 78.

76-2211.02. Transferred to section 76-2207.09.

76-2212. Transferred to section 76-2207.12.

76-2212.01. Transferred to section 76-2207.13.

76-2212.02. Transferred to section 76-2207.14.

76-2212.03. Jurisdiction of practice, defined.

Jurisdiction of practice means any jurisdiction in which an appraiser devotes his or her time engaged in real property appraisal practice.

Source: Laws 2014, LB717, § 9; Laws 2015, LB139, § 25; Laws 2020, LB808, § 62.

76-2213. Licensed residential real property appraiser, defined.

Licensed residential real property appraiser means a person who holds a valid credential as a licensed residential real property appraiser issued under the Real Property Appraiser Act.

Source: Laws 1990, LB 1153, § 13; Laws 1991, LB 203, § 16; Laws 2006, LB 778, § 30; Laws 2007, LB186, § 4; Laws 2010, LB931, § 3; Laws 2015, LB139, § 26.

76-2213.01. Transferred to section 76-2218.02.

76-2213.02. Person, defined.

Person means an individual or a firm, a partnership, a limited partnership, a limited liability company, an association, a corporation, or any other group engaged in joint business activities, however organized.

Source: Laws 2015, LB139, § 27.

76-2213.03. PAREA, defined.

PAREA means the practical applications of real estate appraisal.

76-2214. Real estate, defined.

Real estate means a parcel or tract of land, including improvements, if any.

Source: Laws 1990, LB 1153, § 14; Laws 2006, LB 778, § 32.

76-2214.01. Real property, defined.

Real property means one or more defined interests, benefits, or rights inherent in the ownership of real estate.

Source: Laws 1990, LB 1153, § 17; Laws 2006, LB 778, § 35; R.S.1943, (2009), § 76-2217; Laws 2015, LB139, § 28.

76-2215. Real property appraisal practice, defined.

Real property appraisal practice means any act or process performed by a real property appraiser involved in developing and reporting an analysis, opinion, or conclusion relating to the specified interests in or aspects of identified real estate or real property or an appraisal review. Real property appraisal practice includes, but is not limited to, evaluation assignments, valuation assignments, and appraisal review assignments.

Source: Laws 1990, LB 1153, § 15; Laws 2001, LB 162, § 7; Laws 2006, LB 778, § 33; Laws 2015, LB139, § 29; Laws 2018, LB741, § 22; Laws 2020, LB808, § 63.

76-2216. Real property appraiser, defined.

Real property appraiser means a person who is a credential holder.

Source: Laws 1990, LB 1153, § 16; Laws 2001, LB 162, § 8; Laws 2006, LB 778, § 34; Laws 2010, LB931, § 5; Laws 2015, LB139, § 30; Laws 2020, LB808, § 64.

76-2216.01. Repealed. Laws 2018, LB741, § 39.

76-2216.02. Report, defined.

Report means any communication, written, oral, or by electronic means, of assignment results transmitted to the client or a party authorized by the client upon completion of an assignment. Testimony related to assignment results is deemed to be an oral report.

Source: Laws 1990, LB 1153, § 6; Laws 2006, LB 778, § 19; Laws 2010, LB931, § 2; R.S.Supp.,2014, § 76-2206; Laws 2015, LB139, § 32.; Laws 2018, LB741, § 23; Laws 2020, LB808, § 65.

76-2216.03. Repealed. Laws 2020, LB808, § 101.

76-2217. Transferred to section 76-2214.01.

76-2217.01. Repealed. Laws 2015, LB 139, § 78.

76-2217.02. Transferred to section 76-2217.04.

76-2217.03. Signature, defined.

Signature means personalized evidence indicating authentication of the work performed by the real property appraiser and the acceptance of the responsibility for content, analyses, conclusions, and compliance with the Uniform Standards of Professional Appraisal Practice in a report.

Source: Laws 2014, LB717, § 11; Laws 2016, LB731, § 5.

76-2217.04. Trainee real property appraiser, defined.

Trainee real property appraiser means a person who holds a valid credential as a trainee real property appraiser issued under the Real Property Appraiser Act.

Source: Laws 2006, LB 778, § 37; Laws 2008, LB1011, § 3; R.S.1943, (2009), § 76-2217.02; Laws 2014, LB717, § 12; Laws 2015, LB139, § 34.

76-2218. Two-year continuing education period, defined.

- (1) Except as provided in subsections (2), ~~(3) (4)~~ and ~~(53)~~ of this section, two-year continuing education period means the period of twenty-four months commencing on January 1 and completed on December 31 of the following year.
- (2) In the case of new ~~real property appraisers~~~~credential holders~~ credentialed prior to July 1 ~~pursuant to section 76-2228.01, 76-2230, 76-2231.01, or 76-2232~~, two-year continuing education period means the period commencing on the date of initial credentialing and completed on December 31 of the following year.
- (3) In the case of new ~~real property appraisers~~~~credential holders~~ credentialed on and after July 1 ~~pursuant to section 76-2228.01, 76-2230, 76-2231.01, or 76-2232~~, two-year continuing education period means the period of twenty-four months commencing on January 1 of the following year.
- ~~(4) In the case of new real property appraisers credentialed pursuant to section 76-2233, who held a valid credential to engage in real property appraisal practice under the laws of another jurisdiction at the current real property appraiser classification level on January 1 of the year in which the credential was awarded by the board, two-year continuing education period means the period of twenty-four months commencing on January 1 of the year in which the credential was awarded by the board.~~
- ~~(5) In the case of new real property appraisers credentialed pursuant to section 76-2233, who did not hold a valid credential to engage in real property appraisal practice under the laws of another jurisdiction at the current real property appraiser classification level on January 1 of the year in which the credential was awarded by the board, two-year continuing education period means the same as for new real property appraisers credentialed pursuant to section 76-2228.01, 76-2230, 76-2231.01, or 76-2232 in subsections (2) and (3).~~

Source: Laws 1990, LB 1153, § 18; Laws 1991, LB 203, § 19; Laws 1994, LB 1107, § 15; Laws 2001, LB 162, § 10; Laws 2006, LB 778, § 38; Laws 2015, LB139, § 35.

76-2218.01. Transferred to section 76-2213.01.

76-2218.02. Uniform Standards of Professional Appraisal Practice, defined.

[Uniform Standards of Professional Appraisal Practice](#) means the standards adopted and promulgated by The Appraisal Foundation as the standards existed on January 1, 2021.

Source: Laws 2001, LB 162, § 11; R.S.1943, (2003), § 76-2218.01; Laws 2006, LB 778, § 31; Laws 2007, LB186, § 5; Laws 2008, LB1011, § 2; Laws 2010, LB931, § 4; Laws 2012, LB714, § 2; Laws 2014, LB717, § 10; R.S.Supp.,2014, § 76-2213.01; Laws 2015, LB139, § 36; Laws 2016, LB731, § 6; Laws 2018, LB741, § 24; Laws 2020, LB808, § 66; Laws 2021, LB23, § 2.

76-2219. Valuation assignment, defined.

Valuation assignment means:

- (1) An appraisal that estimates the value of identified real estate or identified real property at a particular point in time; or
- (2) A valuation service performed as a consequence of an agreement between a real property appraiser and a client.

Source: Laws 1990, LB 1153, § 19; Laws 1991, LB 203, § 20; Laws 2006, LB 778, § 39; Laws 2007, LB186, § 7; Laws 2015, LB139, § 37.

76-2219.01. Valuation services, defined.

Valuation services means services pertaining to an aspect of property value, including a service performed by real property appraisers.

Source: Laws 2015, LB139, § 38; Laws 2018, LB741, § 25; Laws 2002, LB808, § 67.

76-2219.02. Workfile, defined.

Workfile means data, information, and documentation necessary to support a real property appraiser's opinions and conclusions, and to show compliance with the Uniform Standards of Professional Appraisal Practice.

Source: Laws 2015, LB139, § 39; Laws 2020, LB808, § 68.

76-2220. Proper credentialing required; violation of act; cease and desist order.

- (1) Except as provided in section [76-2221](#), it shall be unlawful for anyone to act as a real property appraiser in this state without first obtaining proper credentialing as required under the Real Property Appraiser Act.
- (2) Except as provided in section [76-2221](#), any person who, directly or indirectly for another, offers, attempts, agrees to engage, or engages in real property appraisal practice, or who advertises or holds himself or herself out to the general public as a real property appraiser, shall be deemed a real property appraiser within the meaning of the Real Property Appraiser Act, and such action shall constitute sufficient contact with this state for the exercise of personal jurisdiction over such person in any action arising out of such act. Committing a single act described in this section by a person required to be credentialed under the Real Property Appraiser Act and not so credentialed shall constitute a violation of the act for which the board may impose sanctions pursuant to this section for the protection of the public health, safety, or welfare.
- (3) The board may issue a cease and desist order against any person who violates this section. Such order shall be final ten days after issuance unless such person requests a hearing pursuant to section [76-2240](#). The board may, through the Attorney General, obtain an order from the district court for the enforcement of the cease and desist order.

Source: Laws 1990, LB 1153, § 20; Laws 1991, LB 203, § 21; Laws 1994, LB 1107, § 16; Laws 2001, LB 162, § 12; Laws 2006, LB 778, § 40; Laws 2015, LB139, § 40; Laws 2018, LB741, § 26; Laws 2020, LB808, § 69.

76-2221. Act; exemptions.

The Real Property Appraiser Act shall not apply to:

- (1) Any person who is a salaried employee of (a) the federal government, (b) any agency of the state government or a political subdivision which appraises real estate, (c) any insurance company authorized to do business in this state, or (d) any bank, savings bank, savings and loan association, building and loan association, credit union, or small loan company licensed by this state or supervised or regulated by or through federal enactments covering financial institutions who renders an estimate or opinion of value of real estate or any interest in real estate when such estimate or opinion is rendered in connection with the salaried employee's employment for an entity listed in subdivisions (a) through (d) of this subdivision, except that any salaried employee of the entities listed in subdivisions (a) through (d) of this subdivision who signs a report as a credentialed real property appraiser shall be subject to the act and the Uniform Standards of Professional Appraisal Practice. Any salaried employee of the entities listed in subdivisions (a) through (d) of this subdivision who is a credentialed real property appraiser and who does not sign a report as a credentialed real property appraiser shall include the following disclosure prominently with such report: This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act;
- (2) A person referred to in subsection (1) of section [81-885.16](#);
- (3) Any person who provides assistance (a) in obtaining the data upon which assignment results are based, (b) in the physical preparation of a report, such as taking photographs, preparing charts, maps, or graphs, or typing or printing the report, or (c) that does not directly involve the exercise of judgment in arriving at the assignment results set forth in

the report;

- (4) Any owner of real estate, employee of the owner, or attorney licensed to practice law in this state representing the owner who renders an estimate or opinion of value of the real estate or any interest in the real estate when such estimate or opinion is for the purpose of real estate taxation, or any other person who renders such an estimate or opinion of value when that estimate or opinion requires a specialized knowledge that a real property appraiser would not have ~~for the purpose of real estate taxation, except that a real property appraiser or a person licensed under the Nebraska Real Estate License Act is not exempt under this subdivision;~~
- (5) Any owner of real estate, employee of the owner, or attorney licensed to practice law in this state representing the owner who renders an estimate or opinion of value of real estate or any interest in real estate or damages thereto when such estimate or opinion is offered as testimony in any condemnation proceeding, or any other person who renders such an estimate or opinion when that estimate or opinion requires a specialized knowledge that a real property appraiser would not have, except that a real property appraiser or a person licensed under the Nebraska Real Estate License Act is not exempt under this subdivision;
- (6) Any owner of real estate, employee of the owner, or attorney licensed to practice law in this state representing the owner who renders an estimate or opinion of value of the real estate or any interest in the real estate when such estimate or opinion is offered in connection with a legal matter involving real property;
- (7) Any person appointed by a county board of equalization to act as a referee pursuant to section [77-1502.01](#), except that any person who also practices as an independent real property appraiser for others shall be subject to the Real Property Appraiser Act and shall be credentialed prior to engaging in such other real property appraisal practice. Any real property appraiser appointed to act as a referee pursuant to section [77-1502.01](#) and who prepares a report for the county board of equalization shall not sign such report as a credentialed real property appraiser and shall include the following disclosure prominently with such report: This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act;
- (8) Any person who is appointed to serve as an appraiser pursuant to section [76-706](#), except that if such person is a credential holder, he or she shall (a) be subject to the scope of practice applicable to his or her classification of credential and (b) comply with the Uniform Standards of Professional Appraisal Practice, excluding standards 1 through 10; or
- (9) Any person, including an independent contractor, retained by a county to assist in the appraisal of real property as performed by the county assessor of such county subject to the standards established by the Tax Commissioner pursuant to section [77-1301.01](#). A person so retained shall be under the direction and responsibility of the county assessor.

Source: Laws 1990, LB 1153, § 21; Laws 1991, LB 203, § 22; Laws 1994, LB 1107, § 17; Laws 1999, LB 618, § 5; Laws 2001, LB 162, § 13; Laws 2003, LB 131, § 35; Laws 2005, LB 676, § 1; Laws 2006, LB 778, § 41; Laws 2008, LB1011, § 4; Laws 2010, LB931, § 6; Laws 2015, LB139, § 41; Laws 2016, LB729, § 2; Laws 2016, LB731, § 7; Laws 2018, LB741, § 27; Laws 2020, LB808, § 70; Laws 2021, LB23, § 3. **Note:** The Revisor of Statutes has pursuant to section [49-769](#) correlated LB729, section 2, with LB731, section 7, to reflect all amendments. **Note:** Changes made by LB729 became effective March 10, 2016. Changes made by LB731 became effective April 7, 2016. **Cross References:** Nebraska Real Estate License Act, see section [81-885](#).

76-2222. Real Property Appraiser Board; created; members; terms; compensation; expenses.

- (1) The Real Property Appraiser Board is hereby created. The board shall consist of five members. One member who is a certified real property appraiser shall be selected from each of the three congressional districts, and two members shall be selected at large. The two members selected at large shall include one representative of financial institutions and one licensed real estate broker. The Governor shall appoint the members of the board.
- (2) The term of each member of the board shall be five years. Upon the expiration of his or her term, a member of the board shall continue to hold office until the appointment and qualification of his or her successor. No person shall serve as a member of the board for consecutive terms. Any vacancy shall be filled in the same manner as the original appointment. The Governor may remove a member for cause.
- (3) The members of the board shall elect a chairperson during the first meeting of each year from among the members.
- (4) Three members of the board, at least two of whom are real property appraisers, shall constitute a quorum.
- (5) Each member of the board shall receive a per diem of one hundred dollars per day (a) for each scheduled meeting of the board or a committee of the board at which the member is present and (b) actually spent in traveling to and from and attending meetings and conferences of the Association of Appraiser Regulatory Officials and its committees and subcommittees or of The Appraisal Foundation and its committees and subcommittees, board committee meetings, or other business as authorized by the board.
- (6) Each member of the board shall be reimbursed for expenses incident to the performance of his or her duties under the Real Property Appraiser Act and Nebraska Appraisal Management Company Registration Act as provided in sections [81-1174](#) to [81-1177](#).

Source: Laws 1990, LB 1153, § 22; Laws 1991, LB 203, § 23; Laws 1994, LB 1107, § 18; Laws 2001, LB 162, § 14; Laws 2006, LB 778, § 42; Laws 2008, LB1011, § 5; Laws 2015, LB139, § 42; Laws 2016, LB731, § 8; Laws 2018, LB741, § 28; Laws 2019, LB77, § 3; Laws 2020, LB381, § 83. **Cross References:** *Nebraska Appraisal Management Company Registration Act*, see section [76-3201](#).

76-2223. Real Property Appraiser Board; powers and duties; rules and regulations.

- (1) The Real Property Appraiser Board shall administer and enforce the Real Property Appraiser Act and may:
 - (a) Receive applications for credentialing under the act, process such applications and regulate the issuance of credentials to qualified applicants, and maintain a directory of the names and addresses of persons who receive credentials under the act;
 - (b) Hold meetings, public hearings, informal conferences, and administrative hearings, prepare or cause to be prepared specifications for all real property appraiser classifications, solicit bids and enter into contracts with one or more testing services,

and administer or contract for the administration of examinations approved by the Appraiser Qualifications Board in such places and at such times as deemed appropriate;

- (c) Develop the specifications for credentialing examinations, including timing, location, and security necessary to maintain the integrity of the examinations;
- (d) Review the procedures and criteria of a contracted testing service to ensure that the testing meets with the approval of the Appraiser Qualifications Board;
- (e) Collect all fees required or permitted by the act. The Real Property Appraiser Board shall remit all such receipts to the State Treasurer for credit to the Real Property Appraiser Fund. In addition, the board may collect and transmit to the appropriate federal authority any fees established under the Financial Institutions Reform, Recovery, and Enforcement Act of 1989;
- (f) Establish appropriate administrative procedures for disciplinary proceedings conducted pursuant to the Real Property Appraiser Act;
- (g) Issue subpoenas to compel the attendance of witnesses and the production of books, documents, records, and other papers, administer oaths, and take testimony and require submission of and receive evidence concerning all matters within its jurisdiction. In case of disobedience of a subpoena, the Real Property Appraiser Board may make application to the district court of Lancaster County to require the attendance and testimony of witnesses and the production of documentary evidence. If any person fails to obey an order of the court, he or she may be punished by the court as for contempt thereof;
- (h) Deny an application or censure, suspend, or revoke a credential if it finds that the applicant or credential holder has committed any of the acts or omissions set forth in section [76-2238](#) or otherwise violated the act. Any disciplinary matter may be resolved through informal disposition pursuant to section [84-913](#);
- (i) Take appropriate disciplinary action against a credential holder if the Real Property Appraiser Board determines that a credential holder has violated any provision of the act or the Uniform Standards of Professional Appraisal Practice;
- (j) Enter into consent decrees and issue cease and desist orders upon a determination that a violation of the act has occurred;
- (k) Promote research and conduct studies relating to the profession of real property appraisal, sponsor real property appraisal educational activities, and incur, collect fees for, and pay the necessary expenses in connection with activities which shall be open to all credential holders;

- (l) Establish and adopt minimum standards for appraisals as required under section [76-2237](#);
 - (m) Adopt and promulgate rules and regulations to carry out the act. The rules and regulations may include provisions establishing minimum standards for education providers, courses, and instructors. The rules and regulations shall be adopted and promulgated pursuant to the Administrative Procedure Act; and
 - (n) Do all other things necessary to carry out the Real Property Appraiser Act.
- (2) The Real Property Appraiser Board shall also administer and enforce the Nebraska Appraisal Management Company Registration Act.

Source: Laws 1990, LB 1153, § 23; Laws 1991, LB 203, § 24; Laws 1994, LB 1107, § 19; Laws 2001, LB 162, § 15; Laws 2006, LB 778, § 43; Laws 2007, LB186, § 8; Laws 2008, LB1011, § 6; Laws 2010, LB931, § 7; Laws 2011, LB410, § 21; Laws 2012, LB714, § 3; Laws 2014, LB717, § 13; Laws 2015, LB139, § 43; Laws 2020, LB808, § 71. **Cross References:** **Administrative Procedure Act**, see section [84-920](#). **Nebraska Appraisal Management Company Registration Act**, see section [76-3201](#).

76-2224. Board; personnel, facilities, and equipment.

In order to administer and enforce the Real Property Appraiser Act, the board may hire a director and other staff, rent office space, and acquire other facilities and equipment. The board may contract for administrative assistance, including facilities, equipment, supplies, and personnel that are required by the board to carry out its responsibilities under the act.

Source: Laws 1990, LB 1153, § 24; Laws 1991, LB 203, § 25; Laws 1994, LB 1107, § 20; Laws 2006, LB 778, § 44.

76-2225. Civil and criminal immunity.

The members of the board and the board's employees or persons under contract with the board shall be immune from any civil action or criminal prosecution for initiating or assisting in any lawful investigation of the actions of or any disciplinary proceeding concerning a credential holder pursuant to the Real Property Appraiser Act if such action is taken without malicious intent and in the reasonable belief that it was taken pursuant to the powers vested in the members of the board or such employees or persons.

Source: Laws 1990, LB 1153, § 25; Laws 1991, LB 203, § 26; Laws 1994, LB 1107, § 21; Laws 2001, LB 162, § 16; Laws 2006, LB 778, § 45; Laws 2010, LB931, § 8.

76-2226. Real Property Appraiser Fund; created; use; investment.

There is hereby created the Real Property Appraiser Fund. The board may use the fund for the administration and enforcement of the Real Property Appraiser Act and to meet the necessary expenditures of the board. The fund shall include a sufficient cash fund balance as determined by the board. The expense of administering and enforcing the act shall not exceed the money collected by the board under the act. Transfers may be made from the fund to the General Fund at the direction of the Legislature. Any money in the Real Property Appraiser Fund available for investment shall be invested by the state investment officer pursuant to the Nebraska Capital Expansion Act and the Nebraska State Funds Investment Act.

Source: Laws 1990, LB 1153, § 26; Laws 1991, LB 203, § 27; Laws 1994, LB 1066, § 78; Laws 1994, LB 1107, § 22; Laws 2001, LB 162, § 17; Laws 2006, LB 778, § 46; Laws 2007, LB186, § 9; Laws 2009, First Spec. Sess., LB3, § 53. **Cross References:** **Nebraska Capital Expansion Act**, see section [72-1269](#). **Nebraska State Funds Investment Act**, see section [72-1260](#).

76-2227. Credentials; application; requirements.

- (1) Applications for initial credentials, upgrade of credentials, credentials through reciprocity, temporary credentials, and renewal of credentials, including authorization to take the appropriate examination, shall be made in writing to the board on forms approved by the board. The payment of the appropriate fee in an amount established by the board pursuant to section [76-2241](#) shall accompany all applications.
- (2) Applications for credentials shall include the applicant's social security number and such other information as the board may require.
- (3) At the time of filing an application for a credential, the applicant shall sign a pledge that he or she has read and will comply with the Uniform Standards of Professional Appraisal Practice. Each applicant shall also certify that he or she understands the types of misconduct for which disciplinary proceedings may be initiated.
- (4) To qualify for an initial credential, an upgrade of a credential, a credential through reciprocity, a temporary credential, or a renewal of a credential, an applicant shall:
 - (a) Certify that disciplinary proceedings are not pending against him or her in any jurisdiction or state the nature of any pending disciplinary proceedings;
 - (b) Certify that he or she has not surrendered an appraiser credential, or any other registration, license, or certification, issued by any other regulatory agency or held in any other jurisdiction, in lieu of disciplinary action pending or threatened within the five-year period immediately preceding the date of application;
 - (c) Certify that his or her appraiser credential, or any other registration, license, or certification, issued by any other regulatory agency or held in any other jurisdiction, has not been revoked or suspended within the five-year period immediately preceding the date of application;
 - (d) Not have been convicted of, including a conviction based upon a plea of guilty or nolo contendere:
 - (i) Any felony or, if so convicted, has had his or her civil rights restored;
 - (ii) Any crime of fraud, dishonesty, breach of trust, money laundering, misrepresentation, or deceit involving real estate, financial services, or in the making of an appraisal within the five-year period immediately preceding the date of application; or
 - (iii) Any other crime which is related to the qualifications, functions, or duties of a real property appraiser within the five-year period immediately preceding the date of application;
 - (e) Certify that no civil judicial actions, including dismissal with settlement, in connection with real estate, financial services, or in the making of an appraisal have

been brought against him or her within the five-year period immediately preceding the date of application;

- (f) Demonstrate character and general fitness such as to command the confidence and trust of the public; and
 - (g) Not possess a background that would call into question public trust or a credential holder's fitness for credentialing.
- (5) Credentials shall be issued only to persons who have a good reputation for honesty, trustworthiness, integrity, and competence to perform real property appraisal practice assignments in such manner as to safeguard the interest of the public and only after satisfactory proof of such qualification has been presented to the board upon request and a completed application has been approved.
- (6) No credential shall be issued to a person other than an individual.

Source: Laws 1990, LB 1153, § 27; Laws 1991, LB 203, § 28; Laws 1993, LB 121, § 490; Laws 1994, LB 1107, § 23; Laws 2001, LB 162, § 18; Laws 2006, LB 778, § 47; Laws 2007, LB186, § 10; Laws 2014, LB717, § 14; Laws 2015, LB139, § 44; Laws 2016, LB731, § 9; Laws 2018, LB741, § 29; Laws 2020, LB808, § 72.

76-2227.01. Repealed. Laws 2018, LB741, § 39.

76-2228. Appraisers; classification.

There shall be four classes of credentials issued to real property appraisers as follows:

- (1) Trainee real property appraiser, which classification shall consist of those persons who meet the requirements set forth in section [76-2228.01](#);
- (2) Licensed residential real property appraiser, which classification shall consist of those persons who meet the requirements set forth in section [76-2230](#);
- (3) Certified residential real property appraiser, which classification shall consist of those persons who meet the requirements set forth in section [76-2231.01](#); and
- (4) Certified general real property appraiser, which classification shall consist of those persons who meet the requirements set forth in section [76-2232](#).

Source: Laws 1990, LB 1153, § 28; Laws 1991, LB 203, § 29; Laws 1994, LB 1107, § 24; Laws 2001, LB 162, § 19; Laws 2006, LB 778, § 48; Laws 2007, LB186, § 11; Laws 2008, LB1011, § 7; Laws 2010, LB931, § 9; Laws 2015, LB139, § 46.

76-2228.01. Trainee real property appraiser; applicant; qualifications; fingerprints; national criminal history record check; upgraded credential; requirements; scope of practice.

- (1) To qualify for a credential as a trainee real property appraiser, an applicant shall:
 - (a) Be at least nineteen years of age;

- (b) Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board;
 - (c)
 - (i) Have successfully completed and passed examination for no fewer than seventy-five class hours in ~~Real Property Appraiser Board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented. Except for the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course, which shall be completed within the two-year period immediately preceding submission of the application, all class hours shall be completed within the five-year period immediately preceding submission of the application; or
 - (ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. The degree shall be conferred within the five-year period immediately preceding submission of the application. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in ~~Real Property Appraiser Board~~-approved qualifying education pursuant to subdivision (c)(i) of this subsection;
 - (d) As prescribed by rules and regulations of the Real Property Appraiser Board, successfully complete an ~~Real Property Appraiser Board~~-approved supervisory real property appraiser and trainee course within one year immediately preceding the date of application; and
 - (e) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board.
- (2) Prior to engaging in real property appraisal practice, a trainee real property appraiser shall submit a written request for supervisory real property appraiser approval on a form approved by the board. The request for supervisory real property appraiser approval may be made at the time of application or any time after approval as a trainee real property appraiser.
- (3) To qualify for an upgraded credential, a trainee real property appraiser shall satisfy the appropriate requirements as follows:
- (a) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and

- (b) Within the twelve months following approval of the applicant's education and experience ~~by the Real Property Appraiser Board~~ for an upgraded credential, pass an appropriate examination approved by the Appraiser Qualifications Board for that upgraded credential, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.
- (4) To qualify for a credential as a licensed residential real property appraiser, a trainee real property appraiser shall:
 - (a) Successfully complete and pass proctored, closed-book examinations for no fewer than seventy-five additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(c)(ii) of section [76-2230](#); and
 - (b) Meet the experience requirements pursuant to subdivision (1)(d) of section [76-2230](#).
- (5) To qualify for a credential as a certified residential real property appraiser, a trainee real property appraiser shall:
 - (a) Meet the postsecondary educational requirements pursuant to subdivisions (1)(b) and (c) of section [76-2231.01](#);
 - (b) Successfully complete and pass proctored, closed-book examinations for no fewer than one hundred twenty-five additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(d)(ii) of section [76-2231.01](#); and
 - (c) Meet the experience requirements pursuant to subdivision (1)(e) of section [76-2231.01](#).
- (6) To qualify for a credential as a certified general real property appraiser, a trainee real property appraiser shall:
 - (a) Meet the postsecondary educational requirements pursuant to subdivisions (1)(b) and (c) of section [76-2232](#);
 - (b) Successfully complete and pass proctored, closed-book examinations for no fewer than two hundred twenty-five additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(d)(ii) of section [76-2232](#); and
 - (c) Meet the experience requirements pursuant to subdivision (1)(e) of section [76-2232](#).
- (7) The scope of practice for the trainee real property appraiser shall be limited to real property appraisal practice assignments that the supervisory certified real property appraiser is permitted to engage in by his or her current credential and that the supervisory real property appraiser is competent to engage in.

76-2228.02. Trainee real property appraiser; direct supervision; supervisory real property appraiser; qualifications; disciplinary action; effect; appraisal experience log.

- (1) Each trainee real property appraiser's experience shall be subject to direct supervision by a supervisory real property appraiser. To qualify as a supervisory real property appraiser, a real property appraiser shall:
 - (a) Be a certified residential real property appraiser or certified general real property appraiser in good standing;
 - (b) Have held a certified real property appraiser credential in this state, or the equivalent in any other jurisdiction, for a minimum of three years immediately preceding the date of the written request for approval as supervisory real property appraiser;
 - (c) Have not successfully completed disciplinary action by the board or any other jurisdiction, which action limited the real property appraiser's legal eligibility to engage in real property appraisal practice within three years immediately preceding the date the written request for approval as supervisory real property appraiser is submitted by the applicant or trainee real property appraiser on a form approved by the board;
 - (d) As prescribed by rules and regulations of the board, have successfully completed an ~~an board-~~ approved supervisory real property appraiser and trainee course preceding the date the written request for approval as supervisory real property appraiser is submitted by the applicant or trainee real property appraiser on a form approved by the board; and
 - (e) Certify that he or she understands his or her responsibilities and obligations under the Real Property Appraiser Act as a supervisory real property appraiser and applies his or her signature to the written request for approval as supervisory real property appraiser submitted by the applicant or trainee real property appraiser.
- (2) The supervisory real property appraiser shall be responsible for the training and direct supervision of the trainee real property appraiser's experience by:
 - (a) Accepting responsibility for the report by applying his or her signature and certifying that the report is in compliance with the Uniform Standards of Professional Appraisal Practice;
 - (b) Reviewing the trainee real property appraiser reports; and
 - (c) Personally inspecting each appraised property with the trainee real property appraiser as is consistent with his or her scope of practice until the supervisory real property appraiser determines that the trainee real property appraiser is competent in accordance with the competency rule of the Uniform Standards of Professional Appraisal Practice.
- (3) A certified real property appraiser disciplined by the board or any other appraiser regulatory agency in another jurisdiction, which discipline may or may not have limited the real property appraiser's legal eligibility to engage in real property appraisal practice, shall not be eligible as

a supervisory real property appraiser as of the date disciplinary action was imposed against the appraiser by the board or any other appraiser regulatory agency. The certified real property appraiser shall be considered to be in good standing and eligible as a supervisory real property appraiser upon the successful completion of disciplinary action that does not limit the real property appraiser's legal eligibility to engage in real property appraisal practice, or three years after the successful completion of disciplinary action that limits the real property appraiser's legal eligibility to engage in real property appraisal practice. Any action taken by the board or any other appraiser regulatory agency in another jurisdiction, which may or may not limit the real property appraiser's legal eligibility to engage in real property appraisal practice, involving any jurisdiction's isolated administrative responsibilities including, but not limited to, late payment of fees related to credentialing, failure to timely renew a credential, or failure to provide notification of a change in contact information, is not disciplinary action for the purpose of this subsection.

- (4) The trainee real property appraiser may have more than one supervisory real property appraiser, but a supervisory real property appraiser may not supervise more than three trainee real property appraisers at one time.
- (5) As prescribed by rules and regulations of the board, an appraisal experience log shall be maintained jointly by the supervisory real property appraiser and the trainee real property appraiser.

Source: Laws 2014, LB717, § 16; Laws 2015, LB139, § 48; Laws 2018, LB17, § 1; Laws 2019, LB77, § 5; Laws 2020, LB808, § 74; Laws 2021, LB23, § 5.

76-2229. Transferred to section 76-2236.01.

76-2229.01. Repealed. Laws 2015, LB 139, § 78.

76-2229.02. Repealed. Laws 2001, LB 162, § 44.

76-2230. Credential as a licensed residential real property appraiser; applicant; qualifications; fingerprints; national criminal history record check; upgraded credential; requirements; scope of practice.

- (1) To qualify for a credential as a licensed residential real property appraiser, an applicant shall:
 - (a) Be at least nineteen years of age;
 - (b) Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board;
 - (c)
 - (i) Have successfully completed and passed examination for no fewer than one hundred fifty class hours in ~~Real Property Appraiser Board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or
 - (ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the

Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in ~~Real Property Appraiser Board~~-approved qualifying education pursuant to subdivision (c)(i) of this subsection;

- (d) (i) Have no fewer than one thousand hours of experience as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than six months; or

(ii) Successfully complete a PAREA program approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (d)(i) of this subsection;

- (e) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and

- (f) Within the twelve months following approval of the applicant's education and experience-~~by the Real Property Appraiser Board~~, pass a licensed residential real property appraiser examination, certified residential real property appraiser examination, or certified general real property appraiser examination, approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.

- (2) To qualify for an upgraded credential, a licensed residential real property appraiser shall satisfy the appropriate requirements as follows:

- (a) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and

- (b) Within the twelve months following approval of the applicant's education and experience ~~by the Real Property Appraiser Board~~ for an upgraded credential, pass an appropriate

examination approved by the Appraiser Qualifications Board for that upgraded credential, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.

- (3) To qualify for a credential as a certified residential real property appraiser, a licensed residential real property appraiser shall:
 - (a) (i) Meet the postsecondary educational requirements pursuant to subdivisions (1)(b) and (c) of section [76-2231.01](#); or
 - (ii)(A) Have held a credential as a licensed residential real property appraiser for a minimum of five years; and
 - (B) Not have been subject to a nonappealable disciplinary action by the board or any other jurisdiction, which action limited the real property appraiser's legal eligibility to engage in real property appraisal practice within five years immediately preceding the date of application for the certified residential real property appraiser credential;
 - (b) Successfully complete and pass proctored, closed-book examinations for no fewer than fifty additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(d)(ii) of section [76-2231.01](#); and
 - (c) Meet the experience requirements pursuant to subdivision (1)(e) of section [76-2231.01](#).
- (4) To qualify for a credential as a certified general real property appraiser, a licensed residential real property appraiser shall:
 - (a) Meet the postsecondary educational requirements pursuant to subdivisions (1)(b) and (c) of section [76-2232](#);
 - (b) Successfully complete and pass proctored, closed-book examinations for no fewer than one hundred fifty additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(d)(ii) of section [76-2232](#); and
 - (c) Meet the experience requirements pursuant to subdivision (1)(e) of section [76-2232](#).
- (5) An appraiser holding a valid licensed residential real property appraiser credential shall satisfy the requirements for the trainee real property appraiser credential for a downgraded credential.
- (6) The scope of practice for a licensed residential real property appraiser shall be limited to real property appraisal practice concerning noncomplex residential real property or real estate

having no more than four units, if any, with a transaction value of less than one million dollars and complex residential real property or real estate having no more than four units, if any, with a transaction value of less than four hundred thousand dollars. The appraisal of subdivisions for which a development analysis or appraisal is necessary is not included in the scope of practice for a licensed residential real property appraiser.

Source: Laws 1990, LB 1153, § 30; Laws 1991, LB 203, § 33; Laws 1994, LB 1107, § 28; Laws 1997, LB 29, § 1; Laws 1997, LB 752, § 205; Laws 2001, LB 162, § 22; Laws 2006, LB 778, § 52; Laws 2007, LB186, § 15; Laws 2008, LB1011, § 10; Laws 2010, LB931, § 13; Laws 2012, LB714, § 6; Laws 2014, LB717, § 17; Laws 2015, LB139, § 49; Laws 2016, LB731, § 12; Laws 2019, LB77, § 6; Laws 2020, LB808, § 75; Laws 2021, LB23, § 6.

76-2231. Repealed. Laws 1991, LB 203, § 58.

76-2231.01. Credential as a certified residential real property appraiser; applicant; qualifications; fingerprints; national criminal history record check; upgraded credential; requirements; scope of practice.

- (1) To qualify for a credential as a certified residential real property appraiser, an applicant shall:
 - (a) Be at least nineteen years of age;
 - (b)
 - (i) Hold a bachelor's degree, or higher, from an accredited degree-awarding college or university;
 - (ii) Hold an associate's degree from an accredited degree-awarding community college, college, or university in the study of business administration, accounting, finance, economics, or real estate;
 - (iii) Successfully complete thirty semester hours of college-level education from an accredited degree-awarding community college, college, or university that includes:
 - (A) Three semester hours in each of the following: English composition; microeconomics; macroeconomics; finance; algebra, geometry, or higher mathematics; statistics; computer science; and business law or real estate law; and
 - (B) Three semester hours each in two elective courses in any of the topics listed in subdivision (b)(iii)(A) of this subsection, or in accounting, geography, agricultural economics, business management, or real estate;
 - (iv) Successfully complete thirty semester hours of the College-Level Examination Program from an accredited degree-awarding community college, college, or university that includes:
 - (A) ~~Three semester hours in each of the following subject matter areas: College algebra; college composition; college composition modular; college mathematics; principles of macroeconomics; principles of microeconomics; introductory business law; and information systems; and~~
 - (B) Six semester hours in each of the following subject matter areas: College composition and college mathematics; or

- (v) Successfully complete any combination of subdivisions (b)(iii) and (iv) of this subsection that ensures coverage of all topics and hours identified in subdivision (b)(iii) of this subsection;
- (c) Have his or her education evaluated for equivalency by one of the following if the college degree is from a foreign country:
 - (i) An accredited degree-awarding college or university;
 - (ii) A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services; or
 - (iii) A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited degree-awarding college or university;
- (d)
 - (i) Have successfully completed and passed examination for no fewer than two hundred class hours in ~~Real Property Appraiser Board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or
 - (ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in ~~Real Property Appraiser Board~~-approved qualifying education pursuant to subdivision (d)(i) of this subsection;
- (e)
 - (i) Have no fewer than one thousand five hundred hours of experience as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than twelve months; or
 - (ii) Successfully complete a PAREA program approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (e)(i) of this subsection;
- (f) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the

Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and

- (g) Within the twelve months following approval of the applicant's education and experience ~~by the Real Property Appraiser Board~~, pass a certified residential real property appraiser examination or certified general real property appraiser examination, approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.
- (2) To qualify for an upgraded credential, a certified residential real property appraiser shall satisfy the following requirements:
- (a) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and
 - (b) Within the twelve months following approval of the applicant's education and experience ~~by the Real Property Appraiser Board~~ for an upgrade to a certified general real property appraiser credential, pass a certified general real property appraiser examination approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.
- (3) To qualify for a credential as a certified general real property appraiser, a certified residential real property appraiser shall:
- (a) Meet the postsecondary educational requirements pursuant to subdivisions (1)(b) and (c) of section [76-2232](#);
 - (b) Successfully complete and pass proctored, closed-book examinations for no fewer than one hundred additional class hours in ~~board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the board, or hold a degree in real estate from an accredited degree-awarding college or university or equivalent pursuant to subdivision (1)(d)(ii) of section [76-2232](#); and
 - (c) Meet the experience requirements pursuant to subdivision (1)(e) of section [76-2232](#).
- (4) A certified residential real property appraiser credential shall satisfy the requirements for the trainee real property appraiser credential and licensed residential real property

appraiser credential for a downgraded credential. If requested, evidence acceptable to the Real Property Appraiser Board concerning the experience shall be presented along with an application in the form of written reports or file memoranda.

- (5) The scope of practice for a certified residential real property appraiser shall be limited to real property appraisal practice concerning residential real property or real estate having no more than four residential units, if any, without regard to transaction value or complexity. The appraisal of subdivisions for which a development analysis or appraisal is necessary is not included in the scope of practice for a certified residential real property appraiser.

Source: Laws 1994, LB 1107, § 29; Laws 1997, LB 29, § 2; Laws 1997, LB 752, § 206; Laws 2001, LB 162, § 23; Laws 2006, LB 778, § 53; Laws 2007, LB186, § 16; Laws 2008, LB1011, § 11; Laws 2010, LB931, § 14; Laws 2012, LB714, § 7; Laws 2014, LB717, § 18; Laws 2015, LB139, § 50; Laws 2016, LB731, § 13; Laws 2019, LB77, § 7; Laws 2020, LB808, § 76; Laws 2021, LB23, § 7.

76-2232. Credential as a certified general real property appraiser; applicant; qualifications; fingerprints; national criminal history record check; scope of practice.

- (1) To qualify for a credential as a certified general real property appraiser, an applicant shall:
- (a) Be at least nineteen years of age;
 - (b) Hold a bachelor's degree, or higher, from an accredited degree-awarding college or university;
 - (c) Have his or her education evaluated for equivalency by one of the following if the college degree is from a foreign country:
 - (i) An accredited degree-awarding college or university;
 - (ii) A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services; or
 - (iii) A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited degree-awarding college or university;
 - (d)
 - (i) Have successfully completed and passed examination for no fewer than three hundred class hours in ~~Real Property Appraiser Board~~-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or
 - (ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser

Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in ~~Real Property Appraiser Board~~-approved qualifying education pursuant to subdivision (d)(i) of this subsection;

- (e) (i) Have no fewer than three thousand hours of experience, of which one thousand five hundred hours shall be in nonresidential appraisal work, as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than eighteen months; or
 - (ii) Successfully complete a PAREA program approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (e)(i) of this subsection;
 - (f) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Real Property Appraiser Board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board; and
 - (g) Within the twelve months following approval of the applicant's education and experience-~~by the Real Property Appraiser Board~~, pass a certified general real property appraiser examination, approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service.
- (2) A certified general real property appraiser shall satisfy the requirements for the trainee real property appraiser credential, licensed residential real property appraiser credential, and certified residential real property appraiser credential for a downgraded credential. If requested, evidence acceptable to the Real Property Appraiser Board concerning the experience shall be presented along with an application in the form of written reports or file memoranda.
 - (3) The scope of practice for the certified general real property appraiser shall include real property appraisal practice concerning all types of real property or real estate that appraiser is competent to engage in.

Source: Laws 1990, LB 1153, § 32; Laws 1991, LB 203, § 34; Laws 1994, LB 1107, § 30; Laws 1997, LB 29, § 3; Laws 1997, LB 752, § 207; Laws 2001, LB 162, § 24; Laws 2006, LB 778, § 54; Laws 2007, LB186, § 17; Laws 2008, LB1011, § 12; Laws 2010, LB931, § 15; Laws 2012, LB714, § 8; Laws 2014, LB717, § 19; Laws 2015, LB139, § 51; Laws 2016, LB731, § 14; Laws 2019, LB77, § 8; Laws 2020, LB808, § 77; Laws 2021, LB23, § 8.

76-2233. Reciprocity; credential; issuance; when; applicant; duties; fingerprints; national criminal history record check; verification of status.

- (1) A person currently credentialed to engage in real property appraisal practice concerning real estate and real property under the laws of another jurisdiction may qualify for a credential through reciprocity as a licensed residential real property appraiser, a certified residential real property appraiser, or a certified general real property appraiser by complying with all of the provisions of the Real Property Appraiser Act relating to the appropriate classification of credentialing.
- (2) An applicant under this section may qualify for a credential if, in the determination of the board:
 - (a) The requirements for credentialing in the applicant's jurisdiction of practice specified in an application for credentialing meet or exceed the minimum requirements of the Real Property Appraiser Qualification Criteria as adopted and promulgated by the Appraiser Qualifications Board of The Appraisal Foundation; and
 - (b) The regulatory program of the applicant's jurisdiction of practice specified in an application for credentialing is determined to be effective in accordance with [Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#), by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.
- (3) The status of an applicant's jurisdiction of practice specified in an application for credentialing through reciprocity shall be verified through the most recent Compliance Review Report issued by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. In the case that findings pertaining to the adoption or implementation of the Real Property Appraiser Qualification Criteria indicate that one or more credentialing requirements do not meet or exceed the Real Property Appraiser Qualification Criteria as promulgated by the Appraiser Qualifications Board of The Appraisal Foundation, the board may request evidence from the jurisdiction of practice or the Appraisal Subcommittee of the Federal Financial Institutions Examination Council showing that progress has been made to mitigate the findings in the Compliance Review Report.
- (4) To qualify for a credential through reciprocity, the applicant shall:
 - (a) Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the board;
 - (b) Submit an irrevocable consent that service of process upon him or her may be made by delivery of the process to the director of the board if the plaintiff cannot, in the exercise of due diligence, effect personal service upon the applicant in an action against the applicant in a court of this state arising out of the applicant's activities as a real property appraiser in this state; and
 - (c) Comply with such other terms and conditions as may be determined by the board.
- (5) The credential status of an applicant under this section, including current standing and

any disciplinary action imposed against his or her credentials, shall be verified through the [National Registry](#) of the [Appraisal Subcommittee of the Federal Financial Institutions Examination Council](#).

Source: Laws 1990, LB 1153, § 33; Laws 1991, LB 203, § 35; Laws 1994, LB 1107, § 31; Laws 1997, LB 752, § 208; Laws 2001, LB 162, § 25; Laws 2006, LB 778, § 55; Laws 2007, LB186, § 18; Laws 2008, LB1011, § 13; Laws 2010, LB931, § 16; Laws 2014, LB717, § 20; Laws 2015, LB139, § 52; Laws 2016, LB731, § 15; Laws 2018, LB741, § 30; Laws 2020, LB808, § 78.

76-2233.01. Nonresident; temporary credential; issuance; when; investigation of violations.

- (1) A nonresident currently credentialed to engage in real property appraisal practice concerning real estate and real property under the laws of another jurisdiction may obtain a temporary credential as a licensed residential real property appraiser, a certified residential real property appraiser, or a certified general real property appraiser to engage in real property appraisal practice in this state.
- (2) To qualify for the issuance of a temporary credential, an applicant shall:
 - (a) Submit an application on a form approved by the board;
 - (b) Submit a letter of engagement or a contract indicating the location of the real property appraisal practice assignment ~~and completion date~~;
 - (c) Submit an irrevocable consent that service of process upon him or her may be made by delivery of the process to the director of the board if the plaintiff cannot, in the exercise of due diligence, effect personal service upon the applicant in an action against the applicant in a court of this state arising out of the applicant's activities in this state; and
 - (d) Pay the appropriate application fee in an amount established by the board pursuant to section [76-2241](#).
- (3) The credential status of an applicant under this section, including current standing and any disciplinary action imposed against his or her credentials, shall be verified through the National Registry of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.
- (4) Application for a temporary credential is valid for one year from the date application is made to the board or upon the expiration of the assignment specified in the letter of engagement, whichever occurs first.
- (5) A temporary credential issued under this section shall be expressly limited to a grant of authority to engage in real property appraisal practice required for an assignment in this state. Each temporary credential shall expire upon the completion of the assignment or upon the expiration of a period of six months from the date of issuance, whichever occurs first. A temporary credential may be renewed for one additional six-month period.
- (6) Any person issued a temporary credential to engage in real property appraisal practice in this state shall comply with all of the provisions of the Real Property Appraiser Act relating to the appropriate classification of credentialing. The board may, upon its own motion, and

shall, upon the written complaint of any aggrieved person, cause an investigation to be made with respect to an alleged violation of the act by a person who is engaged in, or who has engaged in, real property appraisal practice as a temporary credential holder, and that person shall be deemed a real property appraiser within the meaning of the act.

Source: Laws 1991, LB 203, § 36; Laws 1994, LB 1107, § 32; Laws 1997, LB 752, § 209; Laws 2001, LB 162, § 26; Laws 2006, LB 778, § 56; Laws 2007, LB186, § 19; Laws 2010, LB931, § 17; Laws 2015, LB139, § 53; Laws 2016, LB731, § 16; Laws 2020, LB808, § 79.

76-2233.02. Credential; expiration; renewal; fees; random fingerprint audit program.

- (1) A credential issued under the Real Property Appraiser Act other than a temporary credential shall remain in effect until December 31 of the designated year unless surrendered, revoked, suspended, or canceled prior to such date. To renew a valid credential, the credential holder shall file an application on a form approved by the board and pay the appropriate renewal fee in an amount established by the board pursuant to section [76-2241](#). The credential holder shall also pay the criminal history record check fee in an amount established by the board pursuant to section [76-2241](#) for maintenance of the random fingerprint audit program to the board not later than November 30 of the designated year. A credential may be renewed for one year or two years. In every second year of the two-year continuing education period, as specified in section [76-2236](#), evidence of completion of continuing education requirements shall accompany renewal application or be on file with the board prior to renewal.
- (2) The board shall establish a number of credential holders to be selected at random to submit, along with the application for renewal, two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the board for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A fingerprint-based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the board.
- (3) If a credential holder fails to apply and meet the requirements for renewal by November 30 of the designated year, such credential holder may obtain a renewal of such credential by satisfying all of the requirements for renewal and paying the appropriate late processing fee

in an amount established by the board pursuant to section [76-2241](#) if such late renewal takes place prior to July 1 of the following year. A credential holder selected at random to submit fingerprint cards or equivalent electronic fingerprints that has applied and met all other requirements for renewal prior to November 30 of the designated year shall not pay a late processing fee if fingerprint cards or equivalent electronic fingerprints are received prior to November 30 of the designated year. If a credential holder that first obtained his or her credential at the current level on or after November 1 fails to apply and meet the requirements for renewal by December 31 of the designated year, such credential holder may obtain a renewal of such credential by satisfying all the requirements for renewal and paying a late processing fee if such late renewal takes place prior to July 1 of the following year. The board may refuse to renew any credential if the credential holder has continued to, directly or indirectly for another, offer, attempt, agree to engage, or engage in real property appraisal practice in this state following the expiration of his or her credential. If a credential is not renewed prior to July 1, a credential holder shall reapply for credentialing and meet the current requirements in place at the time of application, except as provided in section [76-2233.03](#).

Source: Laws 1991, LB 203, § 37; Laws 1994, LB 1107, § 33; Laws 2001, LB 162, § 27; Laws 2006, LB 778, § 57; Laws 2010, LB931, § 18; Laws 2014, LB717, § 21; Laws 2015, LB139, § 54; Laws 2020, LB808, § 80.

76-2233.03. Credential; inactive status; application; prohibited acts; reinstatement; expiration; reapplication.

- (1) A credential holder may request that his or her credential be placed on inactive status for a period not to exceed two years. Such requests shall be submitted to the board on an application form prescribed by the board. The payment of the appropriate fee in an amount established by the board pursuant to section [76-2241](#) shall accompany all applications for requests of inactive status.
- (2) A credential holder whose credential is placed on inactive status shall not:
 - (a) Assume or use any title, designation, or abbreviation likely to create the impression that such person holds an active credential issued by the board; or
 - (b) Engage in real property appraisal practice or act as a credentialed real property appraiser.
- (3) A credential holder whose credential is placed on inactive status may make a request to the board that such credential be reinstated to active status on an application form prescribed by the board. The payment of the appropriate fee in an amount established by the board pursuant to section [76-2241](#) shall accompany all applications for reinstatement of a credential.
- (4) A credential holder's application for reinstatement shall include evidence that he or she has met the continuing education requirements as specified in section [76-2236](#) while the credential was on inactive status.
- (5) If a credential holder's credential expires during the inactive period, an application for renewal of the credential shall accompany the application for reinstatement. All requirements for renewal specified in section [76-2233.02](#) shall be met, except for the

requirement to pay a late processing fee for applications received after November 30 of the designated year.

- (6) If a credential holder fails to reinstate his or her credential to active status prior to the completion of the two-year period, his or her credential will return to the status as if the credential was not placed on inactive status. If a credential holder's credential is expired at the completion of the two-year period, the credential holder shall reapply for credentialing and meet the current requirements in place at the time of application.

Source: Laws 2015, LB139, § 55; Laws 2018, LB741, § 31; Laws 2020, LB808, §81.

76-2234. Repealed. Laws 2001, LB 162, § 44.

76-2234.01. Repealed. Laws 2001, LB 162, § 44.

76-2235. Repealed. Laws 2001, LB 162, § 44.

76-2236. Continuing education; requirements.

- (1) Every credential holder shall furnish evidence to the board that he or she has satisfactorily completed no fewer than twenty-eight hours of approved continuing education activities in each two-year continuing education period. The continuing education period begins on January 1 of the next year for any credential holder who first obtained his or her credential at the current level on or after July 1. Hours of satisfactorily completed approved continuing education activities cannot be carried over from one two-year continuing education period to another. Evidence of successful completion of such continuing education activities for the two-year continuing education period, including passing examination if applicable, shall be submitted to the board in the manner prescribed by the board. No continuing education activity shall be less than two hours in duration. A person who holds a temporary credential does not have to meet any continuing education requirements in the Real Property Appraiser Act.
- (2) As prescribed by rules and regulations of the Real Property Appraiser Board and at least once every two years, the seven-hour National Uniform Standards of Professional Appraisal Practice Update Course as approved by the Appraiser Qualifications Board or the equivalent of the course as approved by the Real Property Appraiser Board, shall be included in the continuing education requirement of each credential holder. An instructor certified by the Appraiser Qualifications Board satisfies this requirement by successfully completing a seven-hour instructor recertification course and examination as approved by the Appraiser Qualifications Board.
- (3) A continuing education activity conducted in another jurisdiction in which the activity is approved to meet the continuing education requirements for renewal of a credential in such other jurisdiction shall be accepted by the board if that jurisdiction has adopted and enforces standards for such continuing education activity that meet or exceed the standards established by the Real Property Appraiser Act and the rules and regulations of the board.
- (4) The board may adopt a program of continuing education for individual credentials as long as the program is compliant with the Appraiser Qualifications Board's criteria specific to continuing education.

- (5) No more than fourteen hours may be approved ~~by the Real Property Appraiser Board~~ as continuing education in each two-year continuing education period for participation, other than as a student, in appraisal educational processes and programs, which includes teaching, program development, authorship of textbooks, or similar activities that are determined by the board to be equivalent to obtaining continuing education. Evidence of participation shall be submitted to the board upon completion of the appraisal educational process or program. No preapproval will be granted for participation in appraisal educational processes or programs.
- (6) ~~Approved~~ Qualifying education, ~~as approved by the board~~, successfully completed by a credential holder to fulfill the class-hour requirement to upgrade to a higher classification than his or her current classification, shall be approved by the board as continuing education.
- (7) ~~Approved~~ Qualifying education, ~~as approved by the board~~, taken by a credential holder not to fulfill the class-hour requirement to upgrade to a higher classification, shall be approved by the board as continuing education if the credential holder completes the examination.
- (8) ~~An board~~-approved supervisory real property appraiser and trainee course successfully completed by a certified real property appraiser shall be approved by the board as continuing education no more than once during each two-year continuing education period.
- (9) The Real Property Appraiser Board shall approve continuing education activities and instructors which it determines would protect the public by improving the competency of credential holders.

Source: Laws 1990, LB 1153, § 36; Laws 1991, LB 203, § 40; Laws 1994, LB 1107, § 37; Laws 1997, LB 29, § 4; Laws 2001, LB 162, § 28; Laws 2006, LB 778, § 58; Laws 2007, LB186, § 20; Laws 2010, LB931, § 19; Laws 2012, LB714, § 9; Laws 2014, LB717, § 22; Laws 2015, LB139, § 56; Laws 2016, LB731, § 17; Laws 2018, LB741, § 32; Laws 2019, LB77, § 9; Laws 2020, LB808, § 82.

76-2236.01. Use of titles; restrictions.

- (1) (a) No person other than a licensed residential real property appraiser shall assume or use the title licensed residential real property appraiser or any title, designation, or abbreviation likely to create the impression of credentialing as a licensed residential real property appraiser by this state.
- (b) No person other than a certified residential real property appraiser shall assume or use the title certified residential real property appraiser or any title, designation, or abbreviation likely to create the impression of credentialing as a certified residential real property appraiser by this state.
- (c) No person other than a certified general real property appraiser shall assume or use the title certified general real property appraiser or any title, designation, or abbreviation likely to create the impression of credentialing as a certified general real property appraiser by this state.
- (d) No person other than a trainee real property appraiser shall assume or use the title trainee real property appraiser or any title, designation, or abbreviation likely to create the impression of credentialing as a trainee real property appraiser by this state.

- (2) A real property appraiser shall state whether he or she is a licensed residential real property appraiser, certified residential real property appraiser, certified general real property appraiser, or trainee real property appraiser and include his or her board-issued credential number whenever he or she identifies himself or herself as a real property appraiser, including on all reports which are signed individually or as cosigner.
- (3) The terms licensed residential real property appraiser, certified residential real property appraiser, certified general real property appraiser, and trainee real property appraiser may only be used to refer to a person who is credentialed as such under the Real Property Appraiser Act and may not be used following or immediately in connection with the name or signature of a corporation, partnership, limited partnership, limited liability company, firm, or group or in such manner that it might be interpreted as referring to a corporation, partnership, limited partnership, limited liability company, firm, or group or to anyone other than the credential holder. This subsection shall not be construed to prevent a credential holder from signing a report on behalf of a corporation, partnership, limited partnership, limited liability company, firm, or group if it is clear that only the person holds the credential and that the corporation, partnership, limited partnership, limited liability company, firm, or group does not.

Source: Laws 1990, LB 1153, § 29; Laws 1991, LB 203, § 30; Laws 1993, LB 121, § 491; Laws 1994, LB 1107, § 25; Laws 2001, LB 162, § 20; Laws 2006, LB 778, § 50; Laws 2007, LB186, § 13; Laws 2008, LB1011, § 8; Laws 2010, LB931, § 11; R.S.Supp., 2014, § 76-2229; Laws 2015, LB139, § 57.; Laws 2018, LB741, § 33.

76-2237. Uniform Standards of Professional Appraisal Practice; rules and regulations.

Each credential holder shall comply with the Uniform Standards of Professional Appraisal Practice. The board may adopt and promulgate rules and regulations to assist in the enforcement of the Uniform Standards of Professional Appraisal Practice.

Source: Laws 1990, LB 1153, § 37; Laws 1991, LB 203, § 41; Laws 1994, LB 1107, § 38; Laws 2001, LB 162, § 29; Laws 2006, LB 778, § 59; Laws 2007, LB186, § 21; Laws 2010, LB931, § 20; Laws 2015, LB139, § 58.

76-2238. Disciplinary action; denial of application; grounds.

The following acts and omissions shall be considered grounds for disciplinary action or denial of an application by the board:

- (1) Failure to meet the minimum qualifications for credentialing established by or pursuant to the Real Property Appraiser Act;
- (2) Procuring or attempting to procure a credential under the act by knowingly making a false statement, submitting false information, or making a material misrepresentation in an application filed with the board or procuring or attempting to procure a credential through fraud or misrepresentation;
- (3) Paying money or other valuable consideration other than the fees provided for by the act to any member or employee of the board to procure a credential;
- (4) An act or omission involving real estate or real property appraisal practice which constitutes dishonesty, fraud, or misrepresentation with or without the intent to substantially benefit the credential holder or another person or with the intent to substantially injure another person;

- (5) Failure to demonstrate character and general fitness such as to command the confidence and trust of the public;
- (6) Conviction, including a conviction based upon a plea of guilty or nolo contendere, of any felony unless his or her civil rights have been restored;
- (7) Entry of a final civil or criminal judgment, including dismissal with settlement, on grounds of fraud, dishonesty, breach of trust, money laundering, misrepresentation, or deceit involving real estate, financial services, or real property appraisal practice;
- (8) Conviction, including a conviction based upon a plea of guilty or nolo contendere, of a crime which is related to the qualifications, functions, or duties of a real property appraiser;
- (9) Performing valuation services as a credentialed real property appraiser under an assumed or fictitious name;
- (10) Paying a finder's fee or a referral fee to any person in connection with a real property appraisal practice assignment, except that an intracompany payment for business development shall not be considered to be unethical or a violation of this subdivision;
- (11) Making a false or misleading statement in that portion of a written report that deals with professional qualifications or in any testimony concerning professional qualifications;
- (12) Any violation of the act or any rules and regulations adopted and promulgated pursuant to the act;
- (13) Failure to maintain, or to make available for inspection and copying, records required by the board;
- (14) Demonstrating negligence, incompetence, or unworthiness to act as a real property appraiser, whether of the same or of a different character as otherwise specified in this section;
- (15) Suspension or revocation of an appraisal credential or a license in another regulated occupation, trade, or profession in this or any other jurisdiction or disciplinary action taken by another jurisdiction that limits the real property appraiser's ability to engage in real property appraisal practice;
- (16) Failure to renew or surrendering an appraisal credential or any other registration, license, or certification issued by any other regulatory agency or held in any other jurisdiction in lieu of disciplinary action pending or threatened;
- (17) Failure to report disciplinary action taken against an appraisal credential or any other registration, license, or certification issued by any other regulatory agency or held in any other jurisdiction within sixty days of receiving notice of such disciplinary action;
- (18) Failure to comply with terms of a consent agreement or settlement agreement;
- (19) Failure to submit or produce books, records, documents, workfiles, reports, or other materials

requested by the board concerning any matter under investigation;

- (20) Failure of an education provider to produce records, documents, reports, or other materials, including, but not limited to, required student attendance reports, to the board;
- (21) Knowingly offering or attempting to offer a qualifying or continuing education course or activity as being approved by the board to a real property appraiser or an applicant, without first obtaining approval of the activity from the board, except for courses required by an accredited degree-awarding college or university for completion of a degree in real estate, if the college or university had its curriculum approved by the Appraiser Qualifications Board as qualifying education;
- (22) Presentation to the Real Property Appraiser Board of any check which is returned to the State Treasurer unpaid, whether payment of fee is for an initial or renewal credential or for examination; and
- (23) Failure to pass the examination.

Source: Laws 1990, LB 1153, § 38; Laws 1991, LB 203, § 42; Laws 1994, LB 1107, § 39; Laws 2001, LB 162, § 30; Laws 2006, LB 778, § 60; Laws 2010, LB931, § 21; Laws 2014, LB717, § 23; Laws 2015, LB139, § 59; Laws 2016, LB731, § 18; Laws 2018, LB741, § 34; Laws 2019, LB77, § 10; Laws 2020, LB808, § 83.

76-2239. Investigations; authorized; disciplinary action; cease and desist order; complaint; procedure; hearing.

- (1) The board may, upon its own motion, and shall, upon the written complaint of any aggrieved person, cause an investigation to be made with respect to an alleged violation of the Real Property Appraiser Act. The board may revoke or suspend the credential or otherwise discipline a credential holder, revoke or suspend a qualifying or continuing education course or activity, deny any application, or issue a cease and desist order for any violation of the Real Property Appraiser Act. Any disciplinary action taken against a credentialed real property appraiser, including any action that limits a credentialed real property appraiser's ability to engage in real property appraisal practice, shall be reported to federal authorities as required by [Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#). Upon receipt of information indicating that a person may have violated any provision of the Real Property Appraiser Act, the board shall make an investigation of the facts to determine whether or not there is evidence of a violation. If technical assistance is required, the board may contract with or use qualified persons.
- (2)
 - (a) If an investigation indicates that a person may have violated a provision of the act, the board may offer the person an opportunity to voluntarily and informally discuss the alleged violation before the board. The board may enter into consent agreements or negotiate settlements.
 - (b) If an investigation indicates that a person not holding a credential under the act has violated a provision of the act, the board may issue a cease and desist order or refer the investigation to the appropriate county attorney for the consideration of formal

charges.

- (c) If an investigation indicates that a credential holder has violated a provision of the act, a formal complaint shall be prepared by the board and served upon the credential holder. The complaint shall require the credential holder to file an answer within thirty days of the date of service. In responding to a complaint, the credential holder may admit the allegations of the complaint, deny the allegations of the complaint, or plead otherwise. Failure to make a timely response shall be deemed an admission of the allegations of the complaint. Upon receipt of an answer to the complaint, the director or chairperson of the board shall set a date, time, and place for an administrative hearing on the complaint. The date of the hearing shall not be less than thirty nor more than one hundred twenty days from the date that the answer is filed unless such date is extended for good cause.

Source: Laws 1990, LB 1153, § 39; Laws 1991, LB 203, § 43; Laws 1994, LB 1107, § 40; Laws 2001, LB 162, § 31; Laws 2006, LB 778, § 61; Laws 2015, LB139, § 60; Laws 2020, LB808, §84.

76-2240. Complaints; hearing; decision; order; appeal.

- (1) The administrative hearing on the allegations in the complaint filed pursuant to section 76-2239 shall be heard by a hearing officer at the time and place prescribed by the board and in accordance with the Administrative Procedure Act. If, at the conclusion of the hearing, the hearing officer determines that the credential holder is guilty of the violation, the board shall take such disciplinary action as the board deems appropriate. Disciplinary actions which may be taken shall include, but not be limited to, revocation, suspension, probation, admonishment, letter of reprimand, and formal censure, with publication, of the credential holder and may or may not include an education requirement. Costs incurred for an administrative hearing, including fees of counsel, the hearing officer, court reporters, investigators, and witnesses, shall be taxed as costs in such action as the board may direct.
- (2) The decision and order of the board shall be final. Any decision or order of the board may be appealed. The appeal shall be on questions of law only and otherwise shall be in accordance with the Administrative Procedure Act.

Source: Laws 1990, LB 1153, § 40; Laws 1991, LB 203, § 44; Laws 1994, LB 1107, § 41; Laws 2001, LB 162, § 32; Laws 2010, LB931, § 22.
Cross References: *Administrative Procedure Act*, see section [84-920](#).

76-2241. Fees.

- (1) The board shall charge and collect appropriate fees for its services under the Real Property Appraiser Act as follows:
 - (a) A credential application fee of no more than one hundred fifty dollars;
 - (b) An examination fee of no more than three hundred dollars. The board may direct applicants to pay the fee directly to a third party who has contracted to administer the examination;
 - (c) An initial and renewal credentialing fee, other than temporary credentialing, of no more than three hundred dollars;

- (d) A late processing fee of no more than twenty-five dollars for each month or portion of a month the fee is late;
 - (e) A temporary credential application fee for a licensed residential real property appraiser, a certified residential real property appraiser, or a certified general real property appraiser of no more than one hundred dollars;
 - (f) A temporary credentialing fee of no more than fifty dollars for a licensed residential real property appraiser, certified residential real property appraiser, or certified general real property appraiser holding a temporary credential under the act;
 - (g) An inactive credential application fee of no more than one hundred dollars;
 - (h) An inactive credentialing fee of no more than three hundred dollars;
 - (i) A duplicate proof of credentialing fee of no more than twenty-five dollars;
 - (j) A certificate of good standing fee of no more than ten dollars; and
 - (k) A criminal history record check fee of no more than one hundred dollars.
- (2) All fees for credentialing through reciprocity shall be the same as those paid by others pursuant to this section.
- (3) In addition to the fees set forth in this section, the board may collect and transmit to the appropriate federal authority any fees established under the provisions of the [Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#). The board may establish such fees as it deems appropriate for special examinations and other services provided by the board.
- (4) All fees and other revenue collected pursuant to the Real Property Appraiser Act shall be remitted by the board to the State Treasurer for credit to the Real Property Appraiser Fund.

Source: Laws 1990, LB 1153, § 41; Laws 1991, LB 203, § 45; Laws 1994, LB 1107, § 42; Laws 2001, LB 162, § 33; Laws 2006, LB 778, § 62; Laws 2007, LB186, § 22; Laws 2008, LB1011, § 14; Laws 2010, LB931, § 23; Laws 2012, LB714, § 10; Laws 2014, LB717, § 24; Laws 2015, LB139, § 61; Laws 2016, LB731, § 19.

76-2242. Credential holder; proof of credentials; issuance; duplicate proof.

- (1) The board shall provide to each credential holder proof that such person has been credentialed under the Real Property Appraiser Act for the classification requirements set forth in the act. The board may also issue a credentialing card in such size and form as it may approve.
- (2) The board may, upon payment of the appropriate fee in an amount established by the board pursuant to section [76-2241](#), issue duplicate proof that such person has been credentialed under the act.

Source: Laws 1990, LB 1153, § 42; Laws 1991, LB 203, § 46; Laws 1994, LB 1107, § 43; Laws 2001, LB 162, § 34; Laws 2006, LB 778, § 63; Laws 2007, LB186, § 23; Laws 2015, LB139, § 62.

76-2243. Professional corporation; real property appraisal practice.

Nothing contained in the Real Property Appraiser Act shall be deemed to prohibit any credential holder under the act from engaging in real property appraisal practice as a professional corporation in accordance with the Nebraska Professional Corporation Act.

Source: Laws 1990, LB 1153, § 43; Laws 1991, LB 203, § 47; Laws 2001, LB 162, § 35; Laws 2006, LB 778, § 64; Laws 2015, LB139, § 63; Laws 2020, LB808, § 85.

Cross References: Nebraska Professional Corporation Act, see section [21-2201](#).

76-2244. Principal place of business; requirements.

Each credential holder shall designate in the manner prescribed by the board a principal place of business. Upon any change of his or her principal place of business, a credential holder shall promptly give notice thereof in writing to the board and the board shall issue a new proof of credentialing for the unexpired term.

Source: Laws 1990, LB 1153, § 44; Laws 1991, LB 203, § 48; Laws 2001, LB 162, § 36; Laws 2008, LB1011, § 15; Laws 2015, LB139, § 64.

76-2245. Action for compensation; conditions.

No person engaged in real property appraisal practice in this state or acting in the capacity of a real property appraiser in this state may bring or maintain any action in any court of this state to collect compensation for the performance of valuation services for which credentialing is required by the Real Property Appraiser Act without alleging and proving that he or she was duly credentialed under the act in this state at all times during the performance of such services.

Source: Laws 1990, LB 1153, § 45; Laws 1991, LB 203, § 49; Laws 2001, LB 162, § 37; Laws 2006, LB 778, § 65; Laws 2015, LB139, § 65.; Laws 2018, LB741, § 35; Laws 2020, LB808, § 86.

76-2246. Appraisal without credentials; penalty.

Any person required to be credentialed by the Real Property Appraiser Act who, directly or indirectly for another, offers, attempts, agrees to engage in, or engages in real property appraisal practice or who advertises or holds himself or herself out to the general public as a real property appraiser in this state without obtaining proper credentialing under the act shall be guilty of a Class III misdemeanor and shall be ineligible to apply for credentialing under the act for a period of one year from the date of his or her conviction of such offense. The board may, in its discretion, credential such person within such one-year period upon application and after an administrative hearing.

Source: Laws 1990, LB 1153, § 46; Laws 1991, LB 203, § 50; Laws 1994, LB 1107, § 44; Laws 2001, LB 162, § 38; Laws 2006, LB 778, § 66; Laws 2015, LB139, § 66.; Laws 2018, LB741, § 36; Laws 2020, LB808, § 87.

76-2247. Repealed. Laws 1991, LB 203, § 58.

76-2247.01. Services; authorized; standards applicable.

- (1) A person may retain or employ a real property appraiser credentialed under the Real

Property Appraiser Act to perform valuation services. In each case, the valuation services specific to real property appraisal practice, including any report, shall comply with the Real Property Appraiser Act and the Uniform Standards of Professional Appraisal Practice.

- (2) In a valuation assignment, the real property appraiser shall remain an impartial, disinterested third party. When providing an evaluation assignment, the real property appraiser may respond to a client's stated objective but shall also remain an impartial, disinterested third party.

Source: Laws 1991, LB 203, § 51; Laws 1994, LB 1107, § 45; Laws 2001, LB 162, § 39; Laws 2006, LB 778, § 67; Laws 2007, LB186, § 24; Laws 2015, LB139, § 67; Laws 2018, LB741, § 37; Laws 2020, LB808, § 88.

76-2248. Attorney General; powers and duties.

At the request of the board, the Attorney General shall render to the board an opinion with respect to all questions of law arising in connection with the administration of the Real Property Appraiser Act and shall act as attorney for the board in all actions and proceedings brought by or against the board under or pursuant to the act. All fees and expenses of the Attorney General arising out of such duties shall be paid out of the Real Property Appraiser Fund. The Attorney General may appoint special counsel to prosecute such action, and all fees and expenses of such counsel allowed shall be taxed as costs in the action as the court may direct.

Source: Laws 1990, LB 1153, § 48; Laws 1991, LB 203, § 52; Laws 2001, LB 162, § 40; Laws 2006, LB 778, § 68.

76-2248.01. Violations of act; action by Attorney General.

Whenever, in the judgment of the board, any person has engaged or is about to engage in any acts or practices which constitute or will constitute a violation of the Real Property Appraiser Act, the Attorney General may maintain an action in the name of the State of Nebraska, in the district court of the county in which such violation or threatened violation occurred, to abate and temporarily and permanently enjoin such acts and practices and to enforce compliance with the act. The plaintiff shall not be required to give any bond nor shall any court costs be adjudged against the plaintiff.

Source: Laws 2015, LB139, § 68.

76-2249. Directory of appraisers; information; distribution.

- (1) The board may prepare a directory showing the name and place of business of credential holders under the Real Property Appraiser Act which may be made available on the board's web site. Printed copies of the directory shall be made available to the public at such reasonable price per copy as may be fixed by the board. The directory shall be provided to federal authorities as required by the [Financial Institutions Reform, Recovery, and Enforcement Act of 1989](#).
- (2) The board shall provide without charge to any credential holder under the Real Property Appraiser Act a set of rules and regulations adopted and promulgated by the board and any other information which the board deems important in the area of real property

appraisal in this state. The information may be made available electronically or printed in a booklet, a pamphlet, or any other form the board determines appropriate. The board may update such material as often as it deems necessary. The board may provide such material to any other person upon request and may charge a fee for the material. The fee shall be reasonable and shall not exceed any reasonable or necessary costs of producing the material for distribution.

Source: Laws 1990, LB 1153, § 49; Laws 1991, LB 203, § 53; Laws 1993, LB 842, § 1; Laws 1994, LB 1107, § 46; Laws 2001, LB 162, § 41; Laws 2006, LB 778, § 69; Laws 2008, LB1011, § 16; Laws 2010, LB931, § 24; Laws 2012, LB714, § 11; Laws 2014, LB717, § 25; Laws 2015, LB139, § 69.

76-2250. Certificate of good standing.

The board may, upon payment of the appropriate fee in an amount established by the board pursuant to section [76-2241](#), issue a certificate of good standing to any credential holder under the Real Property Appraiser Act who is in good standing in this state.

Source: Laws 1990, LB 1153, § 50; Laws 1991, LB 203, § 54; Laws 1994, LB 1107, § 47; Laws 2001, LB 162, § 42; Laws 2006, LB 778, § 70; Laws 2015, LB139, § 70.

76-2251. Repealed. Laws 2016, LB 729, § 4.



SUBJECT MATTER EXPERT (SME) SERVICES CONTRACTOR USPAP COMPLIANCE REVIEW REPORT CHECK SHEET

To be completed by SME Contractors who use a USPAP Compliance Review Report format
other than the form made available by the Board

Grievance Number: _____

Contractor states specific violations of the National Uniform Standards of Professional Appraisal Practice, including the Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule, and any applicable Standards Rule, and cites the specific rule number (Standards Rules) or identifier (Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule). ☐

Contractor obtained, and included in the USPAP compliance review report, any necessary data, documentation, and/or information required to substantiate each finding. ☐

The effective date of Contractor's USPAP compliance review report is the date of the appraisal report under review, and the certification date of Contractor's USPAP compliance review report is the actual date the report was completed. ☐

The USPAP compliance review report states that the Nebraska Real Property Appraiser Board is the Client and that the Intended Use of the USPAP compliance review report is to assist the Board in establishing compliance or noncompliance with the minimum standards of USPAP. ☐

Contractor did not offer his or her opinion concerning the overall state of any appraisal report reviewed by him or her regarding compliance or noncompliance with USPAP relevant to the USPAP compliance review report. ☐

Contractor did not offer his or her opinion concerning analysis, conclusions, practices, or techniques not related or pertinent to the minimum standards in USPAP. ☐

Contractor did not advocate for a specific result or conclusion concerning this matter, and did not develop and communicate a conclusion with the intent to favor unduly the Board or the Respondent. ☐

Contractor was competent to perform the assignment or acquired the necessary competency prior to completion of the assignment. ☐

Contractor complied with all applicable federal, state and local laws, statutes, codes, ordinances, standards, policies, regulations and rules in effect during the performance of this assignment. ☐

Contractor did not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status during performance of this assignment. ☐

I hereby attest that I developed and communicated a conclusion of compliance or noncompliance in accordance with Standards 3 and 4 of USPAP. All conclusions are clear, concise, unremittingly impartial, professional and ethical, and address only the minimum standards of USPAP.

Print
Name: _____
Last
First
Middle

Contractor's Signature

Date



APPLICANT APPRAISAL REVIEW SERVICES CONTRACTOR USPAP COMPLIANCE REVIEW REPORT CHECK SHEET

To be completed by Applicant Appraisal Review Services Contractors who use a USPAP Compliance Review Report format other than the form made available by the Board

Applicant Number: _____

Contractor states specific violations of the National Uniform Standards of Professional Appraisal Practice, including the Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule, and any applicable Standards Rule, and cites the specific rule number (Standards Rules) or identifier (Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule). ☐

Contractor obtained, and included in the USPAP compliance review report, any necessary data, documentation, and/or information required to substantiate each finding. ☐

The effective date of Contractor's USPAP compliance review report is the date of the appraisal report under review, and the certification date of Contractor's USPAP compliance review report is the actual date the report was completed. ☐

The USPAP compliance review report states that the Nebraska Real Property Appraiser Board is the Client and that the Intended Use of the USPAP compliance review report is to assist the Board in establishing compliance or noncompliance with the minimum standards of USPAP. ☐

Contractor did not offer his or her opinion concerning the overall state of any appraisal report reviewed by him or her regarding compliance or noncompliance with USPAP relevant to the USPAP compliance review report. ☐

Contractor did not offer his or her opinion concerning analysis, conclusions, practices, or techniques not related or pertinent to the minimum standards in USPAP; or offered such opinions only after discussing the reporting of this content with board staff. ☐

Contractor did not advocate for a specific result or conclusion concerning this matter, and did not develop and communicate a conclusion with the intent to favor unduly the Board or the Respondent. ☐

Contractor was competent to perform the assignment or acquired the necessary competency prior to completion of the assignment. ☐

Contractor complied with all applicable federal, state and local laws, statutes, codes, ordinances, standards, policies, regulations and rules in effect during the performance of this assignment. ☐

Contractor did not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status during performance of this assignment. ☐

I hereby attest that I developed and communicated a conclusion of compliance or noncompliance in accordance with Standards 3 and 4 of USPAP. All conclusions are clear, concise, unremittingly impartial, professional and ethical, and address only the minimum standards of USPAP.

Print
Name: _____
Last First Middle

Contractor's Signature

Date

■ ■ ■ ■ ■ ■ ■

Appraisal Subcommittee

Federal Financial Institutions Examination Council

For Immediate Release

July 22, 2021

Contact Information:

(202) 289-2735

www.asc.gov

**Review of Appraisal Standards and Appraiser Criteria;
Focus on Fairness, Equity, Objectivity and Diversity**

ASC seeks statements of interest from qualified law
firms and consulting groups to support the review

The Appraisal Subcommittee (ASC), the independent federal agency providing oversight for the real estate appraisal industry, announced the next steps in a comprehensive review of the Standards that govern real property appraisals and the Criteria that govern credentialing of appraisers. The study will be managed by ASC's partner, the Council on Licensure, Enforcement and Regulation (CLEAR), a 41-year-old association that promotes regulatory excellence.

These Standards, found in the *Uniform Standards of Professional Appraisal Practice* (USPAP), and Criteria, found in the *Real Property Appraiser Qualification Criteria*, are being reviewed to determine whether they, as currently established, ensure and promote fairness, equity, objectivity, and diversity, in both appraisals and in the training and credentialing of appraisers.

Standards 1-4 of USPAP, and the Criteria as issued by the Appraisal Standards Board (ASB) and the Appraiser Qualifications Board (AQB) of the Appraisal Foundation, respectively, along with accompanying annotations, will be reviewed for this study.

CLEAR invites law firms and consulting agencies with a demonstrated track record in regulatory review and with a specialization in Diversity, Equity and Inclusion (DE&I) issues and/or fair housing law to submit an expression of interest and qualifications to David Byerman at dbyerman@clearhq.org by August 6, 2021.

Interested parties should provide a brief statement of interest, examples of previous relevant work, biographies of proposed attorneys or consultants, and a statement of their availability to conduct and deliver a review within a 120-day timeframe.

This review is a high priority for the ASC and is being undertaken as part of an administration-wide evaluation of the appraisal profession to ensure that the federal government is doing everything in its power to discourage bias and consistently support fairness, equity, objectivity, and diversity in appraisal practices nationwide.

###

NEWSLETTER



Dear Tyler Kohtz,

Now more than ever, we are seeing consumers seek to learn more about the appraisal process and the appraisal profession. This is a wonderful opportunity for those of us in the appraisal profession to help consumers learn more about appraisal services and the appraisal process.

With that in mind, the Board of Trustees is pleased to introduce an updated series of videos aimed at helping consumers better understand an appraiser's work and where it fits into their lives.

For the next three weeks, we will be releasing new consumer resource videos answering the questions "When do I need an appraisal?" and "Why do I need a credentialed appraiser?" for three different disciplines: real property, personal property and business valuation.

These videos will all be publicly available by the end of the month, and we hope that you will share them with your clients or any consumer who may have questions about the appraisal process.

The first video answering the question "When do I need a real property appraisal?" is live now. Click [here](#) to watch it.

Tune in to our [YouTube page](#) on Tuesday and Thursday for the next few weeks to catch the latest video.

Sincerely,

Dave Bunton
President

Diversity, Equity and Inclusion

The Special Committee on Diversity, Equity and Inclusion has been hard at work over the last year and a half. To keep up with their ongoing work and completed projects, we have developed a guide to each of their projects. This is meant to be a shareable resource for you or anyone else who may want to know more about the Foundation's work on diversity, equity and inclusion. Click [here](#) to access the latest edition, and check back in on the [Diversity, Equity and Inclusion Resource page](#) for continuous updates.

Updates from the ASB

In This Newsletter

**From the President's Desk:
Introducing our Newest
Consumer Resources**

Diversity, Equity and Inclusion

Updates from the ASB

Updates from the AQB

**Resource Panels Call for
Applicants**

Appraiser Talk

Upcoming Events

August 5: [Conversation on the
First ED of a General
Interpretation](#)

August 24: [AQB Public Meeting](#)

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

Follow Us



Share this Newsletter

Click [here](#) to get a shareable link of this month's newsletter to share on social media.

Applications are currently open to serve on the Appraisal Standards Board. The deadline is August 23rd. Please click [here](#) to apply.

The comment period on the USPAP Discussion Draft has ended. Thank you to everyone who commented. You can view the draft and comments [here](#).

Updates from the AQB

Applications are currently open to serve on the Appraiser Qualifications Board. The deadline is August 23rd. Please click [here](#) to apply.

The AQB has released the [First Exposure Draft](#) of a Proposed General Interpretation of the Real Property Appraiser Qualification Criteria. [Public comment](#) is open until August 20th. You can also [join a webinar](#) on this exposure draft on August 5th.

The comment period for the proposed changes to the Real Property Appraiser Qualification Criteria has ended. Thank you to everyone who submitted a comment. You can still view the exposure draft and comments [here](#).

The AQB has announced their next public meeting will be held on August 24, 2021 at 1:00 p.m. ET. Click [here](#) to register.

Resource Panels Call for Applicants

Both the Personal Property Resource Panel and the Business Valuation Resource Panel are currently accepting applications to join their resource panels. These panels are responsible for providing expertise to the Foundation's boards, giving input on exposure drafts, and writing guidance for their discipline.

Click [here](#) to apply for the Personal Property Resource Panel, and click [here](#) to apply for the Business Valuation Resource Panel.

Appraiser Talk

The Appraisal Foundation's podcast Appraiser Talk is releasing its newest episode today. This week's episode is our first one focusing on personal property. We hope you'll tune in!

You can check out a full list of published podcasts and listen to each episode [here](#). Click [here](#) to sign up to receive a notification each time a new episode is published.

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Timmerman at amy@appraisalfoundation.org.

First Exposure Draft of a Proposed General Interpretation

Real Property Appraiser Qualifications Criteria

July 21, 2021



Authorized by Congress as the Source of Appraisal
Standards and Appraiser Qualifications

APPRAISER QUALIFICATIONS BOARD

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Introduction

Proposed General Interpretation of the *Real Property Appraiser Qualification Criteria (Criteria)*

In December 2011, the Appraiser Qualifications Board (AQB) adopted revisions to the *Real Property Appraiser Qualification Criteria (Criteria)* for implementation on January 1, 2015. Included in these revisions was the requirement that education and experience must be completed prior to taking the *National Uniform Licensing and Certification Examinations (National Exam)*.

In recent months, the AQB has been made aware of circumstances in some states where state appraiser regulatory agencies (State agencies) have approved applicants for real estate licensure or certification to take the *National Exam* before completing their experience verification process. Instead, we understand these jurisdictions have accepted written “self-verifying” affidavits or attestations from applicants relating to their experience as sufficient to take the *National Exam*. Subsequent to the applicant passing the exam, the state would initiate or complete the experience verification process.

The AQB is proposing this interpretation to ensure the meaning of the *Criteria* cannot be misunderstood or misinterpreted and to emphasize this practice is inconsistent with the *Criteria*.

Please see the rationale for the proposed General Interpretation on page 4 of this document.

If you have any questions, please contact the Board at AQB@appraisalfoundation.org.

On behalf of the AQB, thank you for taking time to review and respond to this exposure draft.

Mark Lewis
Chair, Appraiser Qualifications Board

Join the Conversation

Appraisal Qualifications Board Chair Mark Lewis and Appraisal Foundation Vice President of Appraisal Issues Lisa Desmarais will host a webinar to discuss this Exposure Draft on August 5, 2021, at 1:00 PM ET (10:00 AM PT). Register [here](#) to attend the webinar.

The AQB will also accept verbal comments at its virtual public meeting on Tuesday, August 24, 2021. You may register to attend the virtual meeting by visiting: https://us02web.zoom.us/webinar/register/WN_ylOe5Xf0SuaRPkLiM44Odw.

All interested parties are encouraged to comment in writing to the AQB before the deadline of August 20, 2021. Each member of the AQB will thoroughly read and consider all comments.

Send Your Comments by August 20, 2021

This exposure draft begins with rationale for the proposed changes to the *Real Property Appraiser Qualification Criteria (Criteria)*. The rationale is identified as such and does not have line numbering. Where proposed changes to the *Criteria* are noted, the exposure draft contains line numbers. This difference is intended to distinguish those parts that explain the changes to the *Criteria* from the proposed changes themselves.

When commenting on various aspects of the exposure draft, it is very helpful to reference the line numbers, fully explain the reasons for concern or support, provide examples or illustrations, and suggest any alternatives or additional issues the AQB should consider.

Unless otherwise noted, where text is proposed to be deleted from the *Criteria*, that text is shown as strikethrough. For example: ~~This is strikethrough text proposed for deletion.~~ Text that is proposed to be added to the *Criteria* is underlined. For example: This is text proposed for insertion.

To submit comments, please visit: <https://www.surveymonkey.com/r/Interpretation-ED>

For ease of processing, we prefer you use the SurveyMonkey for your comments. If you are unable to provide your comments via SurveyMonkey, you may also email AQB@appraisalfoundation.org.

All written comments will be posted for public viewing, exactly as submitted, on the website of The Appraisal Foundation. Names may be redacted upon request. The Appraisal Foundation reserves the right not to post written comments containing offensive or inappropriate statements.

Proposed General Interpretation Regarding Prerequisites of AQB- Approved Examinations

RATIONALE

Effective January 1, 2015, updated prerequisites for taking the *National Exam* were added to the *Criteria* for each credential level. For example, for the licensed credential level, in section III.B,¹ the *Criteria* states the following:

- B. The prerequisites for taking the AQB-approved examination are completion of:*
- 1. One hundred fifty (150) creditable class hours as specified in the Required Core Curriculum; and*
 - 2. One thousand (1,000) hours of qualifying experience in no fewer than six (6) months.*

While these requirements became effective on January 1, 2015, the AQB adopted them in an AQB public meeting on December 9, 2011, after five exposure drafts. The fifth and final exposure draft contained the following rationale for adding these examination prerequisites:

As stated in previous exposures, the only prerequisite in the current Criteria for taking the National Uniform Licensing and Certification Examinations is successful completion of the specific educational requirements for the classification. However, it has been noted that several jurisdictions already require completion of the experience requirements prior to taking the examination.

The AQB began collecting some demographic information on [applicant's] sitting for the exams in January 2010. Data collected thus far strongly indicate that those [applicant's] possessing substantive experience perform better on the exam than those without such experience. This is consistent with expectations of the AQB as the examination, since January 1, 2008, is now largely a "practice-based" examination. It measures more than just a [applicant's] ability to recall one's coursework, but also seeks to measure one's ability to apply educational concepts to real world problems.

There has been no change in this proposal since the First Exposure Draft. There have been few comments since the release of the Fourth Exposure Draft, and most of the comments received to date have supported making a practice-based exam the capstone of the application process.

¹ The current provision is at section II.B. of the *Criteria*.

The specific wording of these *Criteria* provisions was, and remains, clear and determinative: a State agency's verification of a applicant's education and experience is a *prerequisite* to taking the *National Exam*.² According to *The Law Dictionary*,³ "*prerequisite*" is defined as: "A necessary qualification before the next benefit, privilege [sic], etc[.], is received."⁴ *Merriam-Webster* defines the word as: "[S]omething that is necessary to an end or to the carrying out of a function."⁵ Likewise, the *Cambridge Dictionary's* definition states: "[S]omething that must exist or happen before something else can exist or happen"⁶ The *Criteria* require applicants to complete *all* relevant education and experience *before* taking the *National Exam*. Under Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (Title XI), the determination of "completeness" is delegated to State agencies.⁷

Notwithstanding the *Criteria's* plain meaning, the AQB has discovered that some State agencies reportedly have been approving applicants to take the *National Exam* **before** completing the experience verification process. In lieu of completing this process, these jurisdictions have allowed applicants to sit for the *National Exam* based on their written affidavits, attestations, or similar representations. These jurisdictions then would initiate or complete their experience verification review **after** applicants took the exam.

While the AQB recognizes that State agencies could save processing time using this procedure, it clearly is inconsistent with the *Criteria*. Moreover, applicants may be adversely affected by the procedure. First, as discussed above, allowing applicants to take the exam without their education and experience being fully vetted reduces the likelihood they will pass the examination. Second, some applicants who passed the *National Exam* reportedly have not been granted their appraisal credential or were offered a credential lower than the exam level they passed. And third, this practice could require an applicant to retake the *National Exam* if the state's experience verification process were to take longer than 24 months from the date that the applicant passed the examination.⁸

In light of the foregoing, the AQB is proposing this GENERAL INTERPRETATION to ensure all State agencies applicant fully understand they *must* complete the education and experience validation process *before* approving an applicant to sit for the *National*

² Additionally, once a candidate has successfully completed the *National Exam*, per the *Criteria*, there are no additional education, experience or examination requirements to be met to qualify for the earned credential.

³ "[The Law Dictionary](#)" features Black's Law Dictionary, the trusted legal dictionary of law definitions and terms for over 100 years. The 2nd edition has over 15K legal terms for your business and research use.

⁴ <https://thelawdictionary.org/prerequisite/>

⁵ <https://www.merriam-webster.com/dictionary/prerequisite>

⁶ <http://rp11q.com/dictionary/english/prerequisite>

⁷ See generally, §§ 1101-1227 of Title XI [U.S.C. 3331-3356].

⁸ Section IV of *Criteria Applicable to All Appraiser Classifications* specifically states that "[s]uccessful completion of the examination is valid for a period of 24 months."

Exam. Moreover, the AQB is including language clarifying that an applicant cannot self-verify their experience.⁹

Interpretations are essential to properly understanding the *Criteria* and are, therefore, binding on the users of the *Criteria*. Interpretations are added to the *Criteria*, after their adoption by the AQB. Interpretations are listed in subject matter order, so they follow the applicable *Criteria*.

With the above in mind, the AQB is proposing the following addition to the GENERAL INTERPRETATION section of the *Criteria*, which appears immediately after the DEFINITIONS.

GENERAL INTERPRETATIONS

A. The following is an exception for implementing the *Real Property Appraiser Qualification Criteria*:

1. An applicant in the Reserve components of the U.S. Armed Forces, who was pursuing an appraiser license or certification prior to December 1, 2011, and who was called to active duty between December 1, 2011 and December 31, 2014, may satisfy the qualifications required under the 2008 Criteria for an additional time period after January 1, 2015. The extension of time shall be equal to the applicant's time of active duty, plus 12 months.

B. The following is a clarification of the existing *Real Property Appraiser Qualification Criteria*:

1. *With respect to the prerequisites needed before an applicant takes the National Uniform Licensing and Certification Examinations as referenced in the various sections II. B. above, applicants must have all experience and education completely verified by the appropriate state appraiser regulatory agency prior to taking the National Exam. Applicants cannot self-verify experience.*

⁹ This addition is consistent with the spirit of the content contained in Paragraphs 4 B. and D. of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council Policy Statements that respectively prohibit State agency use of affidavits when validating a candidate's qualifying education and experience.



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The Appraisal Foundation Final Results Diversity Survey

Note: The terms 'race' and 'ethnicity' appear in the survey and in survey results. They categorize various segments of the survey population. In general, race describes inherited physical traits, while ethnicity refers to cultural identification. However, in responses and open text comments these terms may overlap or appear less distinct than described here.

Survey Saw High Participation

Survey Performance	Count	Percent
Email Survey Invites Sent	64,000	100%
Survey link clicked	11,264	17.6%
Total who answered at least 1 question	7,005	10.9%
Total who reached survey end	4,714	7.4%
Drop outs after starting the survey	2,291	3.6%
Terminated: not practicing, possible EU resident	360	0.6%

Findings and Takeaways

Best Performing Proposal Needing Greater Attention from the Foundation

“Examining appraiser qualifications and standards to make certain there are no unnecessary impediments to becoming an appraiser.”

Best Performing Foundation High Priority Proposals

“Providing incentives for supervisory appraisers to take on trainees”
and






























“Addressing the barriers some face on the pathway to becoming a licensed or certified real property appraiser”

No proposal performed poorly, meaning none saw majority of ‘not a priority’ or ‘no attention’ needed.

Part 1: Survey Demographics

US Census Quick Facts

Source = <https://www.census.gov/quickfacts/fact/table/US/IPE120219>

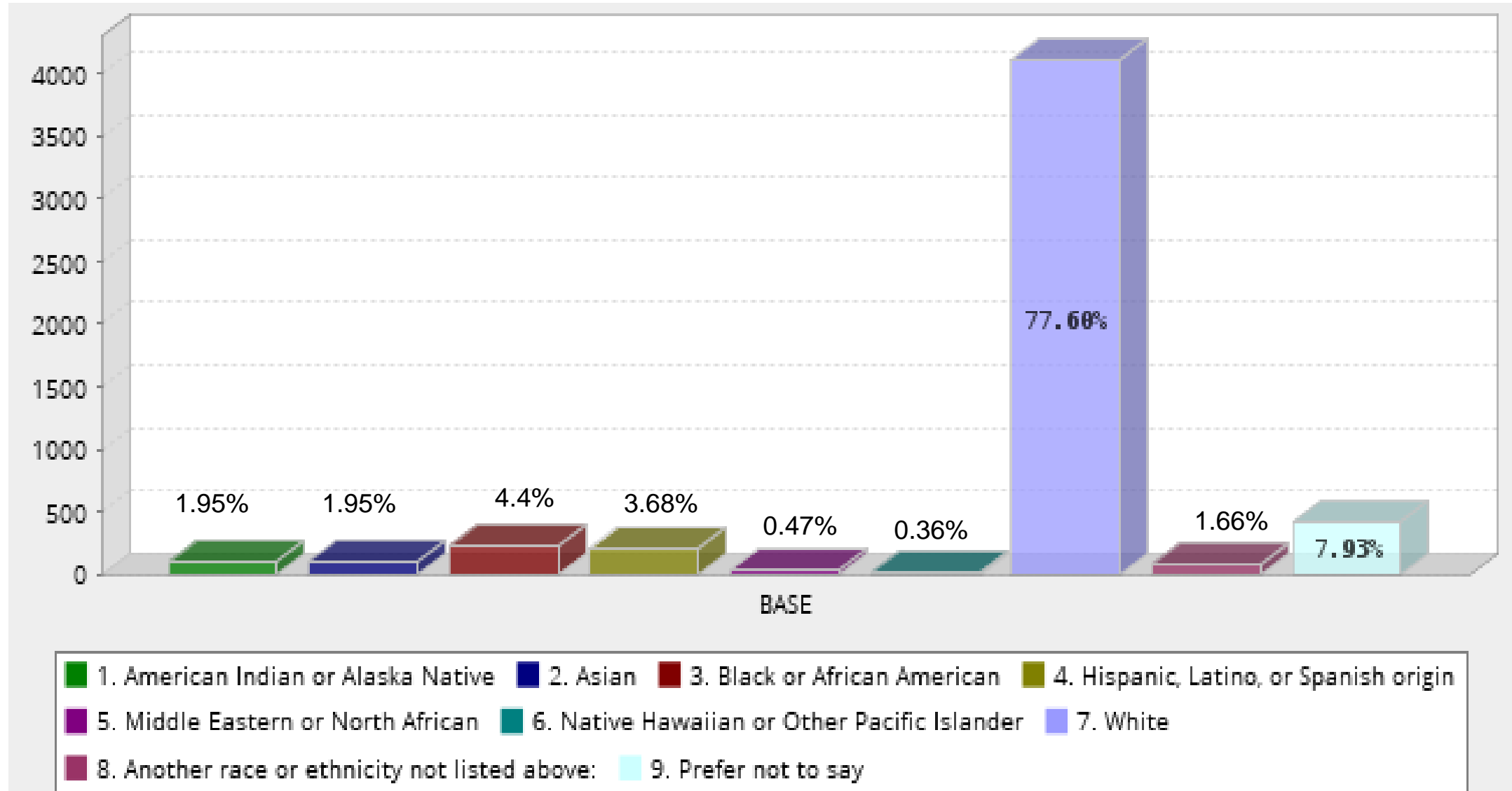
 PEOPLE	
Population	
 Population estimates, July 1, 2019, (V2019)	328,239,523
 Population estimates base, April 1, 2010, (V2019)	308,758,105
 Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019)	6.3%
 Population, Census, April 1, 2010	308,745,538
Age and Sex	
 Persons under 5 years, percent	 6.0%
 Persons under 18 years, percent	 22.3%
 Persons 65 years and over, percent	 16.5%
 Female persons, percent	 50.8%
Race and Hispanic Origin	
 White alone, percent	 76.3%
 Black or African American alone, percent (a)	 13.4%
 American Indian and Alaska Native alone, percent (a)	 1.3%
 Asian alone, percent (a)	 5.9%
 Native Hawaiian and Other Pacific Islander alone, percent (a)	 0.2%
 Two or More Races, percent	 2.8%
 Hispanic or Latino, percent (b)	 18.5%
 White alone, not Hispanic or Latino, percent	 60.1%

! = Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

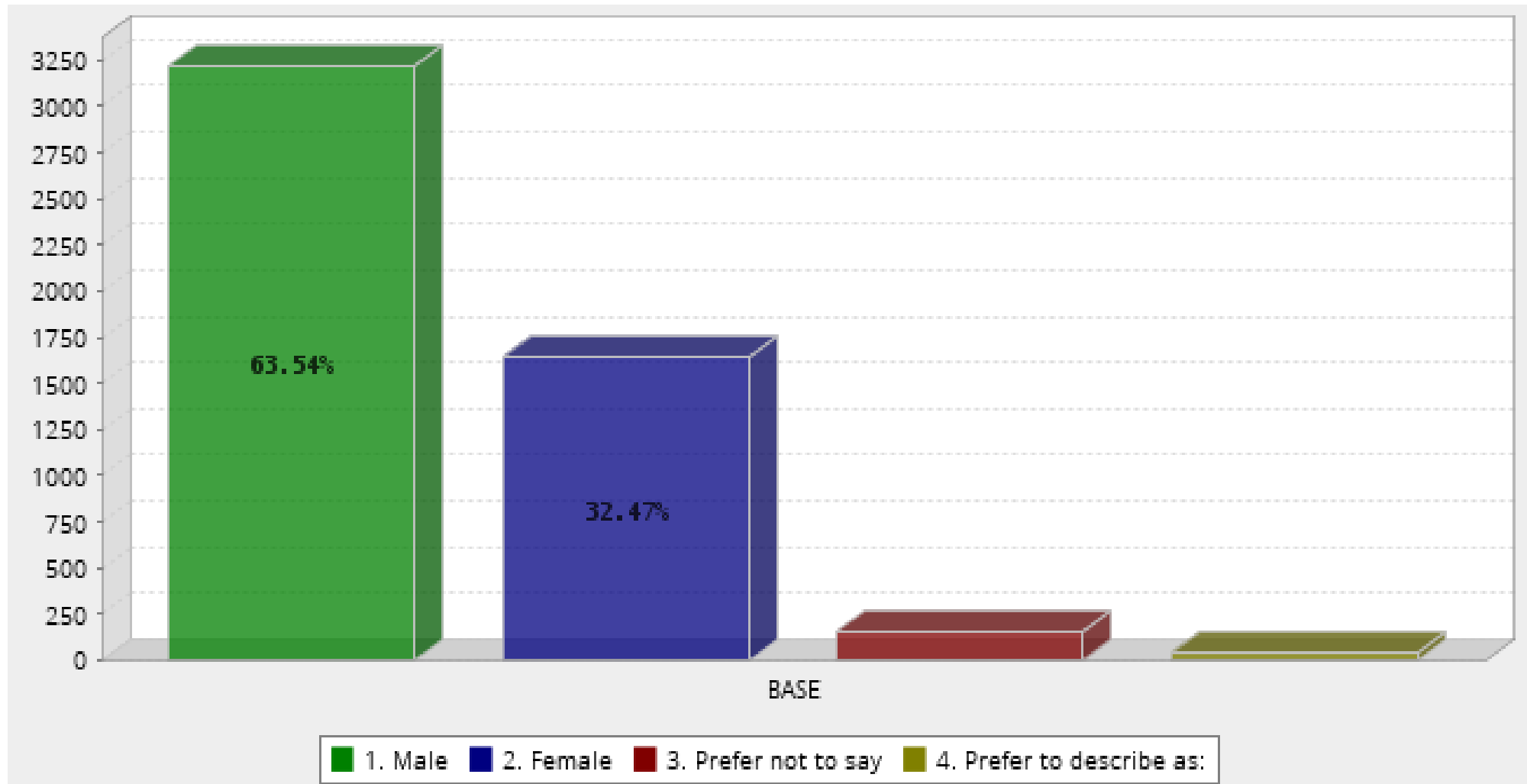
(a) = Includes persons reporting only one race

(b) = Hispanics may be of any race, so also are included in applicable race categories

With which racial and ethnic groups do you identify? (Mark all that apply)

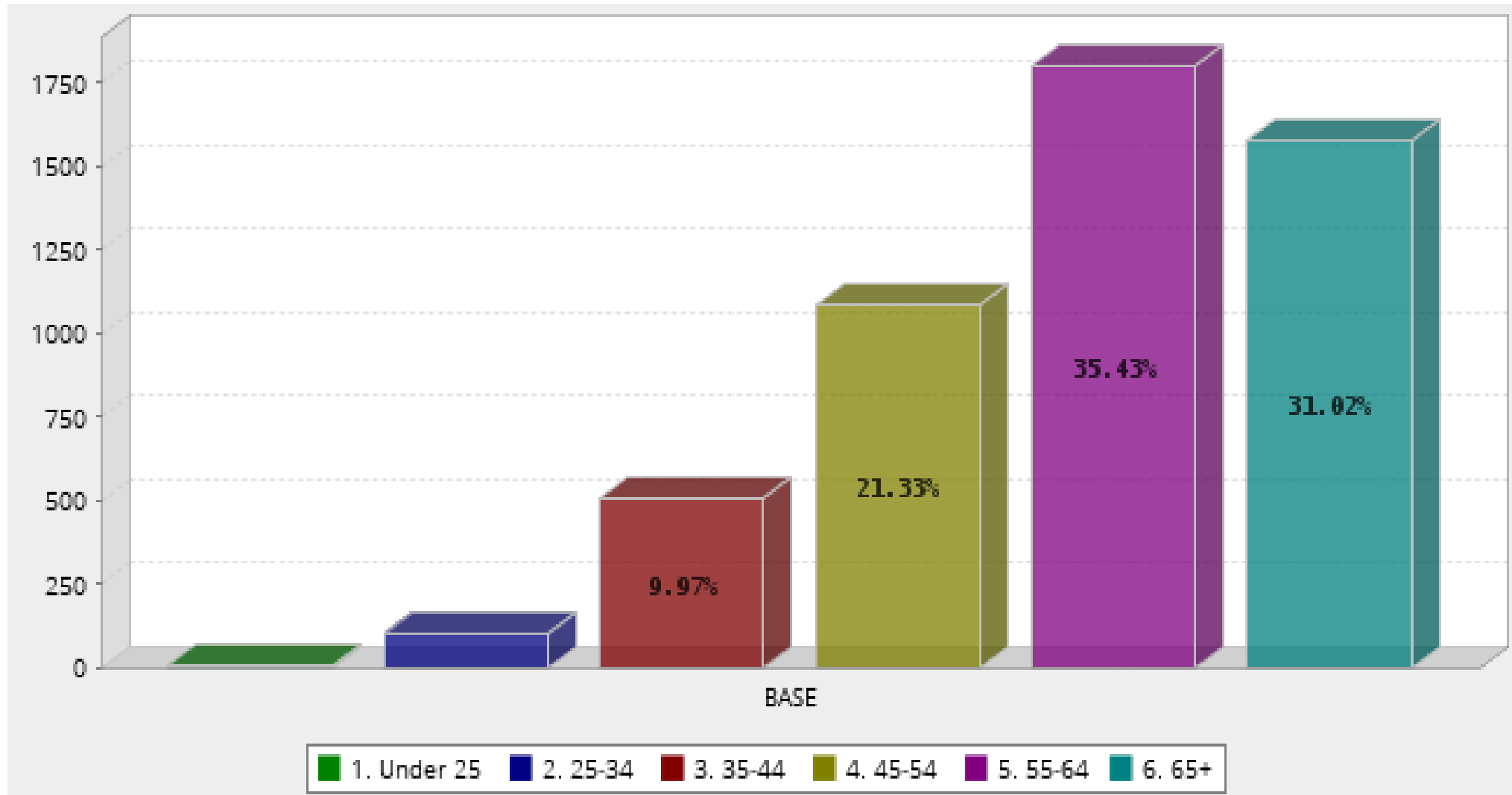


With which gender do you identify?

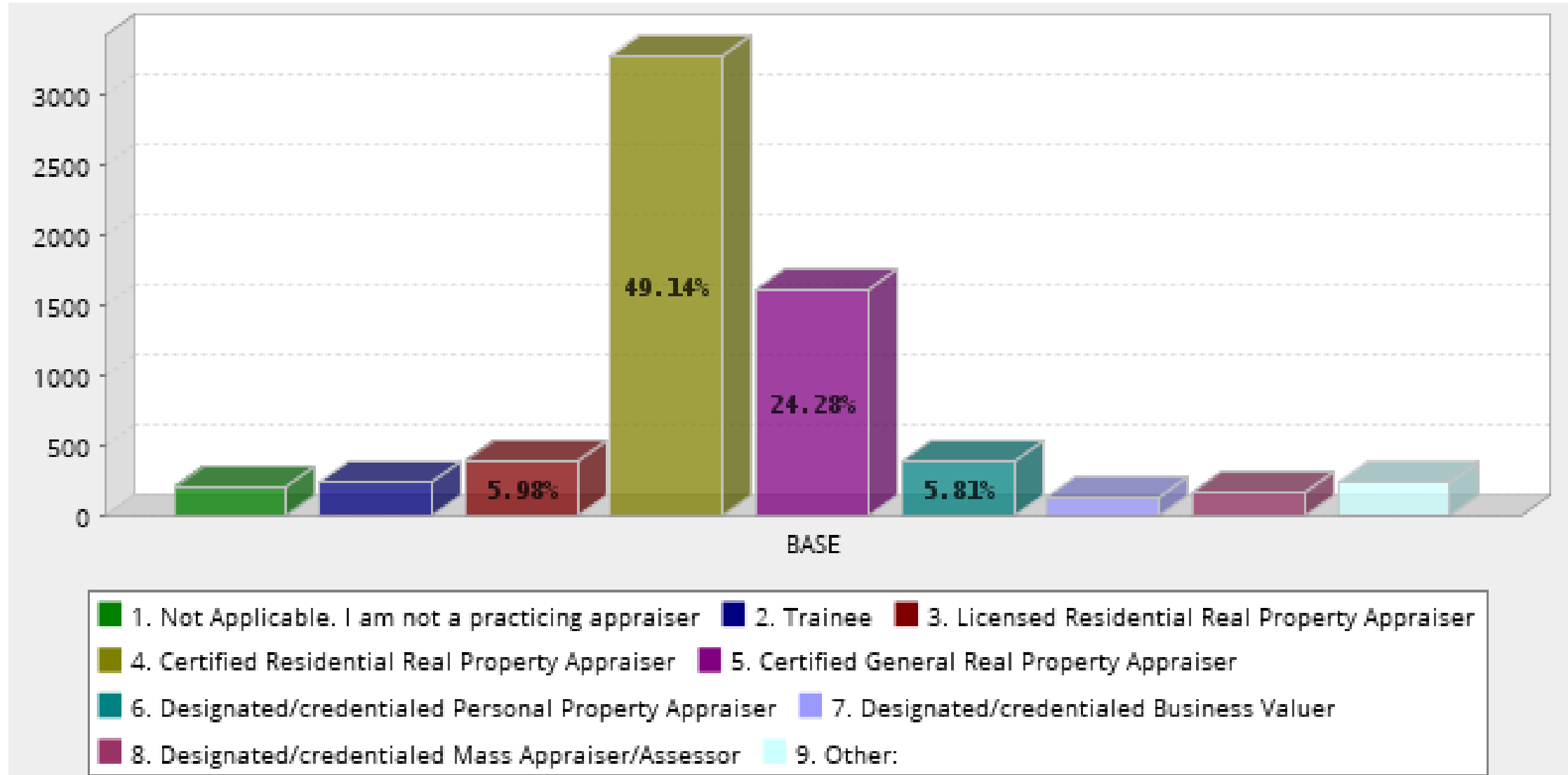


Please select your age

Appraiser age demographics in the survey tended to reflect Baby Boomers and X Generation



What type of appraisal credential do you hold? (Mark all that apply.)



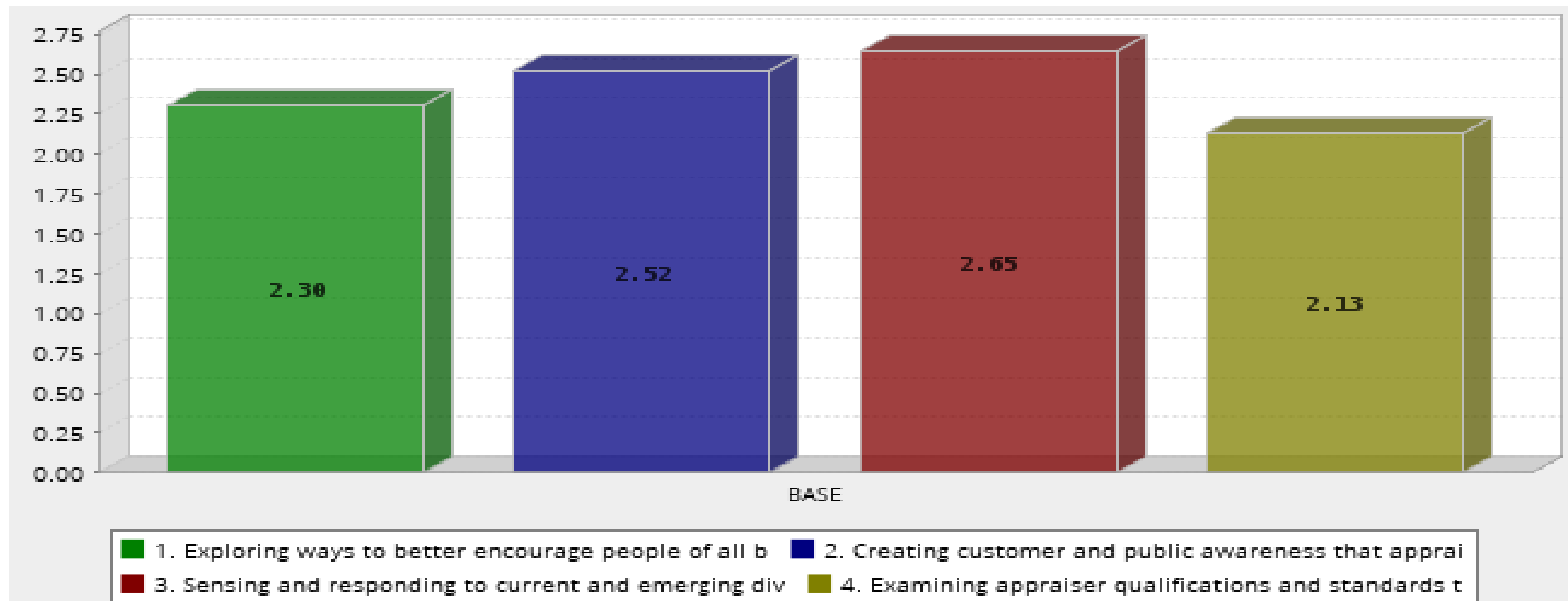
To improve appraiser diversity how much attention should the Foundation give to each of the following areas? For This Slide Lowest Value Corresponds to Proposal in First Place For Needing Attention

“Exploring ways to better encourage people of all backgrounds to consider a career in appraising.”

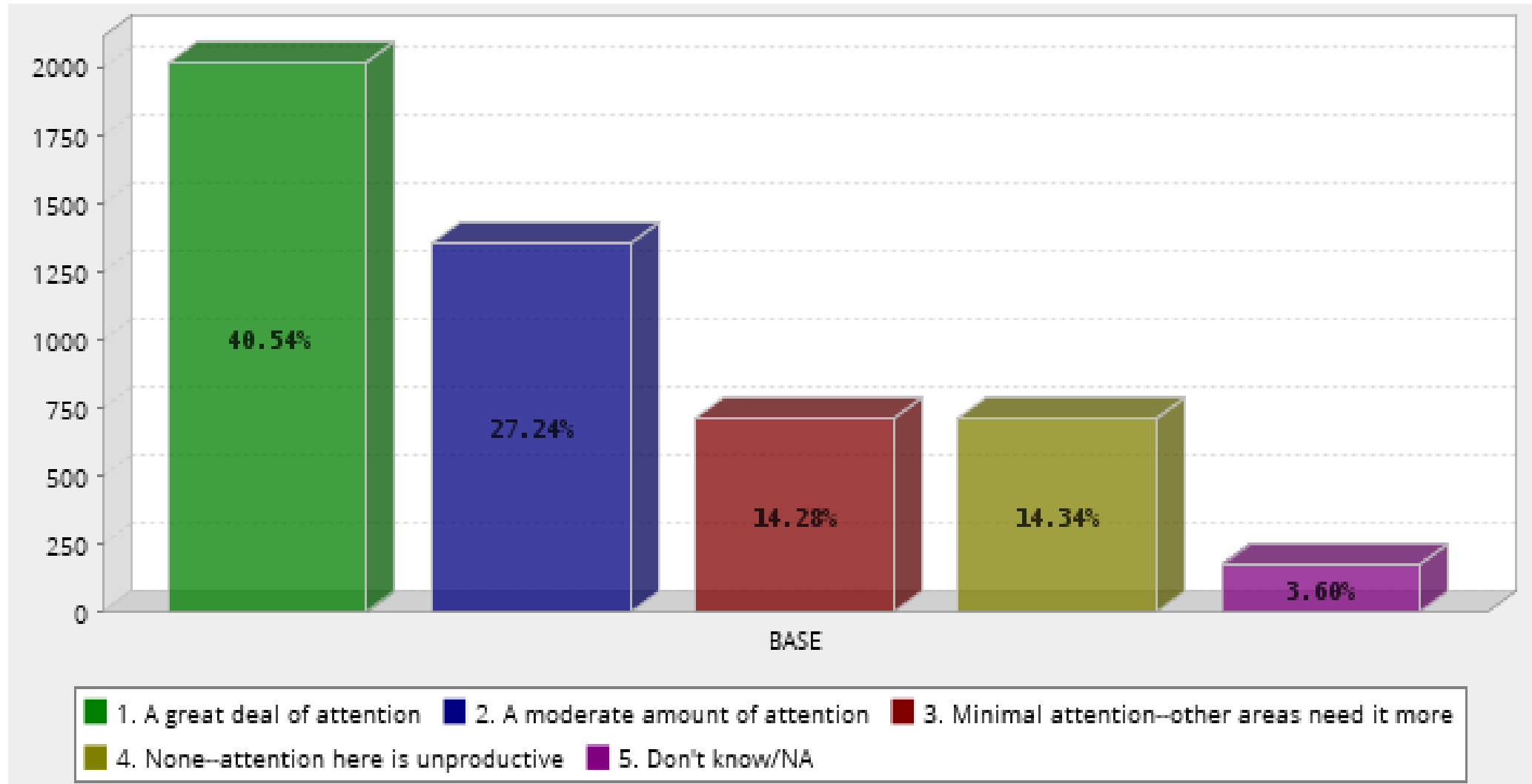
“Creating customer and public awareness that appraisers come in all genders, races, and ages.”

“Sensing and responding to current and emerging diversity concerns among the public at large.”

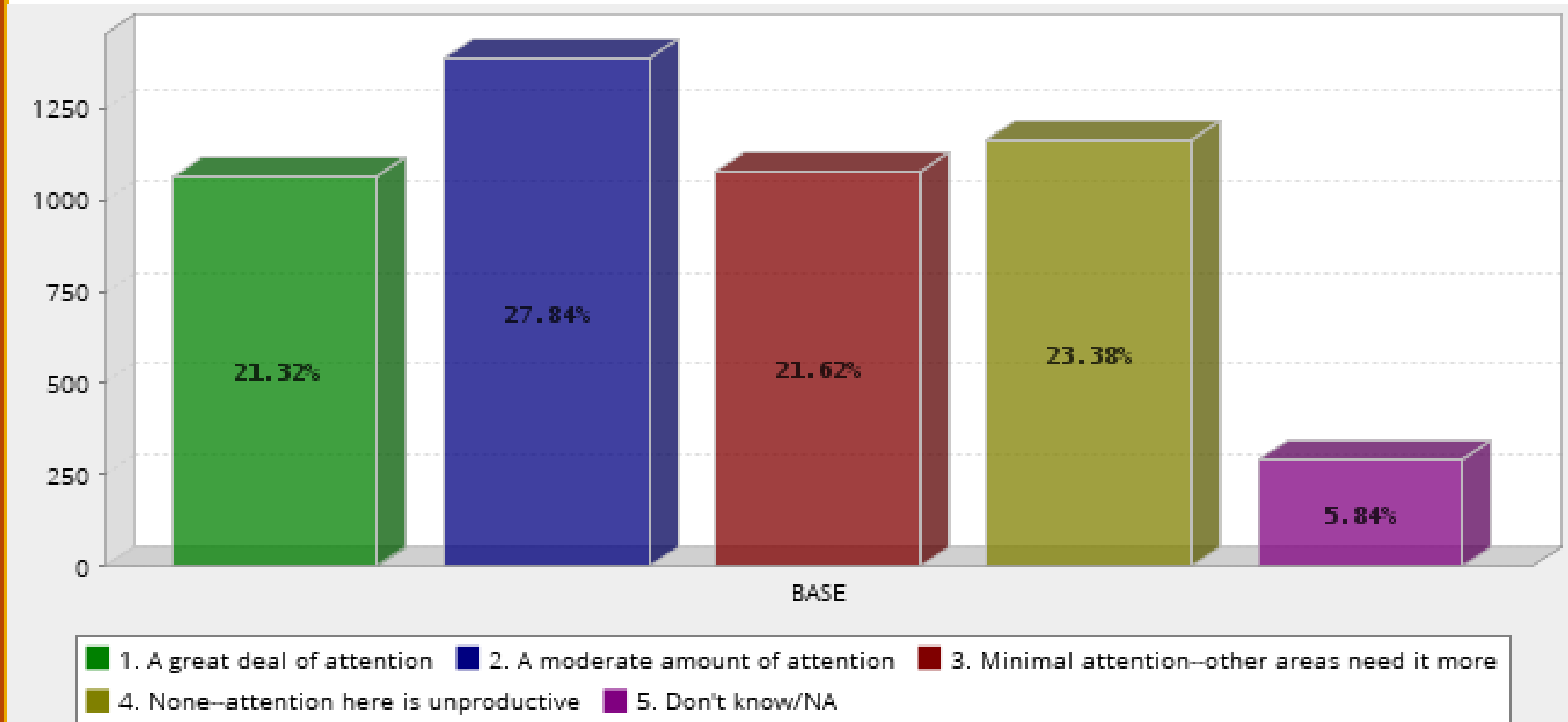
“Examining appraiser qualifications and standards to make certain there are no unnecessary impediments to becoming an appraiser.”



Best Performing: Examining appraiser qualifications and standards to make certain there are no unnecessary impediments to becoming an appraiser.



Worst Performing: Sensing and responding to current and emerging diversity concerns among the public at large.



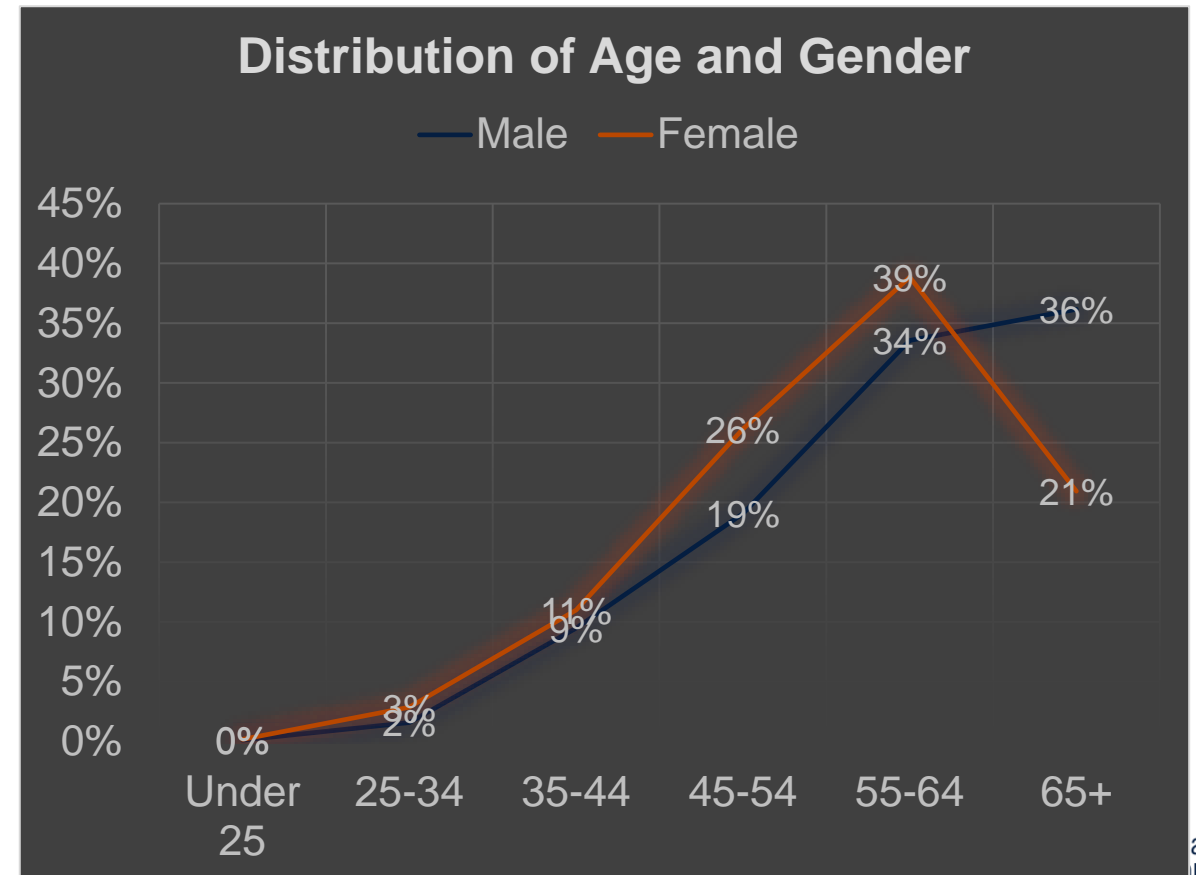
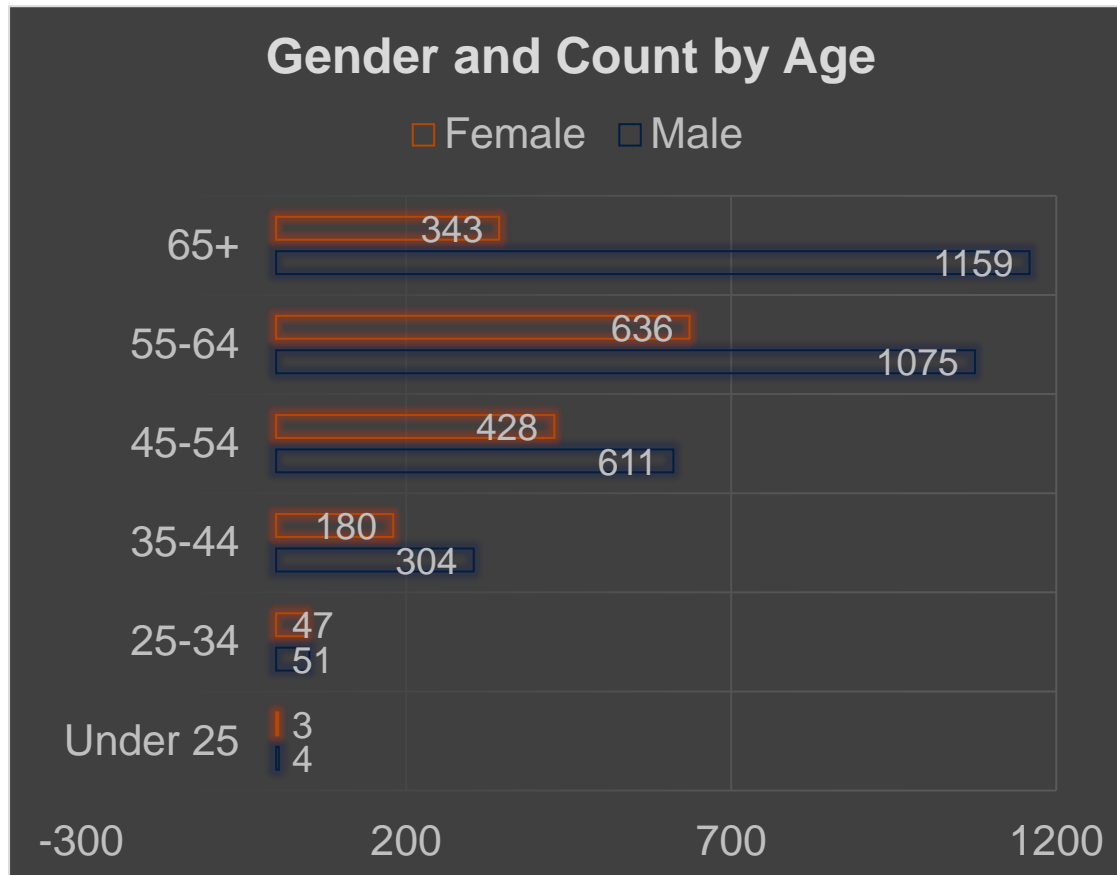
Part 2:

Audience Segments Compared: Gender, Ethnicity, and Age

TAF Professionals and Gender Compared

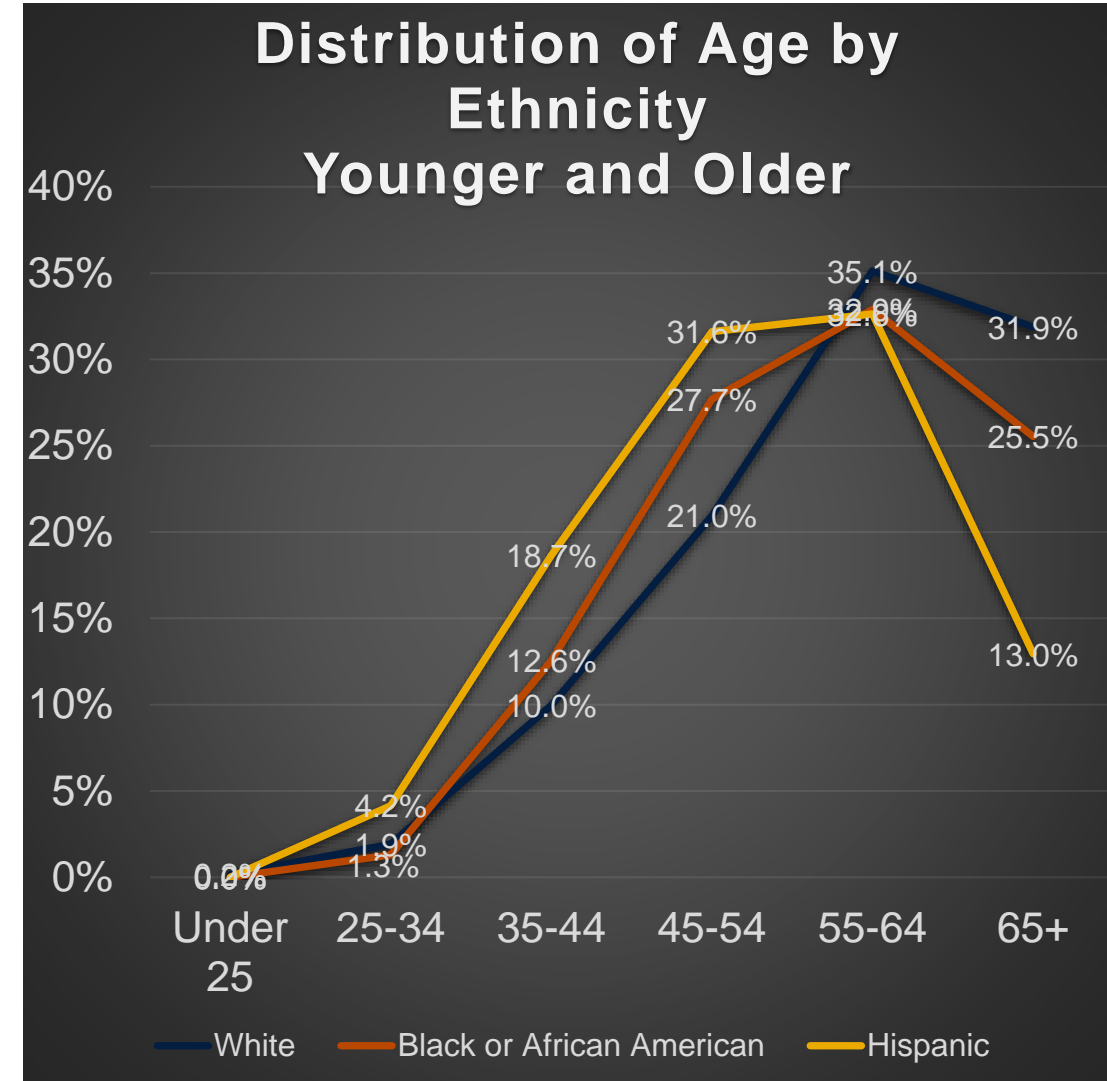
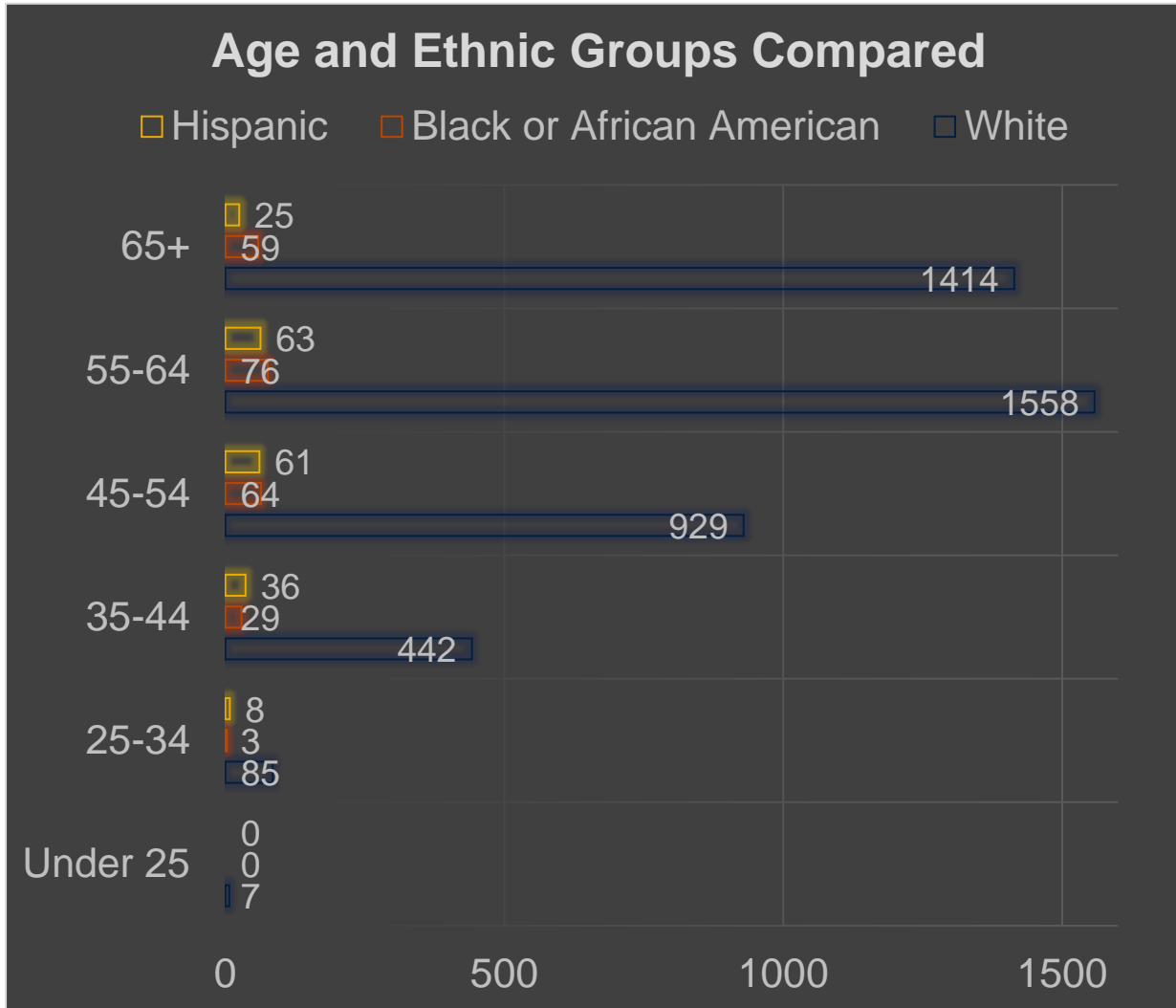
Ratios of Male to Female Changes by Age

Engage and retain more high experienced female appraisers



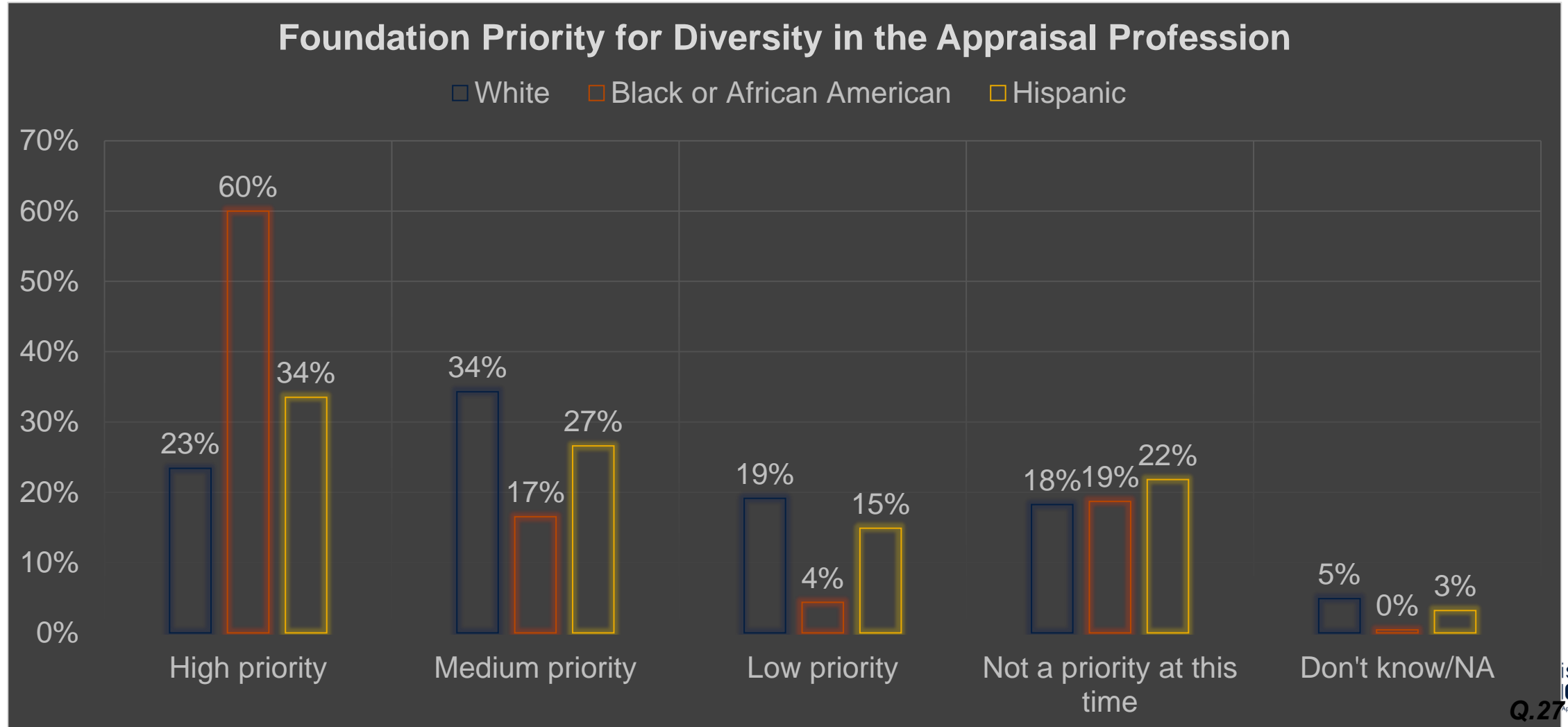
TAF Age and Ethnicity Compared

Attract and Keep Non-White Ethnicities



Opinions by Ethnicity

What priority should the Foundation have in addressing “Diversity in the Appraisal Profession?”



Part 3:

Qualitative Findings: Open Text Comments

Qualitative Finding: Split Opinion with Passion and Conviction

Sentiment words, detail, + completion rates, and average time in survey

What priority should the Foundation have in addressing the following concern?

“The barriers some face on the pathway to becoming a licensed or certified real property appraiser”

Participation	“High Priority”	“Not a Priority”
Survey Completion Rate	94%	91%
Any Survey Participation: Total Count	1,852	699
Completed Survey Count	1,743	636
Dropout Count	109	63
Average Time In Survey	7 minutes	8 minutes

'People' focused more than 'process' focused

Total Words = 24,293 across 51 pages in Word



Top 5 Words	Count
appraisers	1018
appraiser	838
Appraisal	815
profession	710
people	455

Key Word Count: “Please add any additional feedback you would like to include here.”

Yellow = Greater than 10% of comments include this word

“Good”	= 166 (9.5%)
“Bad”	= 38 (2.2%)
“Past”	= 52 (3%)
“Future”	= 45 (2.6%)
“Lost”	= 4 (.2%)
“Find”	= 115 (6.6%)
“Problem”	= 125 (7.1%)
“Solution”	= 4 (.2%)
“Fail”	= 19 (1.1%)
“Succeed”	= 10 (.6%)
“Fast”	= 14 (.8%)
“Slow”	= 10 (.6%)
“Stop”	= 85 (4.8%)
“Start”	= 108 (6.2%)

“High”	= 122 (7%)
“Low”	= 263 (15%)
“Discriminate”	= 13 (.7%)
“Become”	= 214 (12.2%)
“Hope”	= 37 (2.1%)
“Bias”	= 244 (13.9%)
“Fair”	= 48 (2.7%)
“Overdue”	= 0 (0%)
“Direction”	= 15 (.9%)
“Recognize”	= 11 (.6%)
“Gender”	= 126 (7.2%)

THANK YOU



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Quarterly Update

May 2021

- May 3, 2021: AARO kicked off their spring virtual conference with updates from the ASC, the Appraisal Foundation, the AQB, and the ASB.
- May 3, 2021: The CFPB presented at the AARO conference about developments and consumer complaints in the Real Estate industry.
- May 5, 2021: Representatives from the AMC community presented to AARO during its spring virtual conference and discussed challenges facing AMCs, the effect of COVID-19 on the industry, and technological strides being made in the real estate industry.
- May 5, 2021: Representatives, including Craig Steinley, Scott DiBiasio, and Peter Fontana discussed Diversity, Bias, and Inclusion in the industry.
- May 14, 2021: [Black homeowner had a white friend stand in for third appraisal. Her home value doubled. \(msn.com\)](#)
- May 14, 2021: The ASC held a special meeting to discuss the lack of diversity in the appraisal industry and the presence of bias in appraisals and to discuss a study done by CLEAR to review USPAP and the AQB for fairness, equity, objectivity, and diversity. They also discussed statistics of the industry:

Labor Force Statistics from the Current Population Survey (2020)						
Employed persons by detailed occupation, sex, race, and Hispanic or Latino ethnicity						
	Total employed (1,000's)	Women	White	Black or African American	Asian	Hispanic or Latino
Property appraisers and assessors	86	29.7	96.5	2.3	1.2	6

- May 18, 2021: The FHFA [announces](#) Fannie Mae's and Freddie Mac's plans to serve underserved markets through 2024.
- May 21, 2021: The Appraisal Foundation's Board of Trustees holds its spring meeting to discuss diversity, bias, and updates from the Board.
- May 27, 2021: The FHFA [releases](#) report on the GSEs non-performing loan sales.
- May 27, 2021: The CFPB [releases](#) a report on manufactured housing financing.

June 2021

- June 1, 2021: The Appraisal Foundation [released](#) the results of its survey involving bias and diversity in the industry.
- June 1, 2021: Fannie Mae [announced](#) that they are not developing any new forms.



- June 1, 2021: The Appraisal Foundation launched its Diversity, Equity, and Inclusion [website](#).
- June 1, 2021: The next episode of Appraiser Talk was [launched](#).
- June 3, 2021: The ASC held a public meeting and authorized another survey to investigate bias and diversity in the industry.
- June 3, 2021: The AQB [issued](#) the next Exposure Draft.
- June 7, 2021: President Biden [announces](#) his commitment to address inequity in home appraisals.
- June 7, 2021: Fannie Mae [addresses](#) quality monitoring in FAQs.
- June 10, 2021: The ASB released a USPAP Discussion Draft. Click [here](#) to read the new draft. They also held a webinar on the Discussion Draft, which proposes changes involving personal inspections, significant appraisal assistance, misleading definition, and the Ethics Rule.
- June 17, 2021: The Appraisal Foundation Advisory Council (TAFAC) and Industry Advisory Council (IAC) held a joint meeting to hear from guest speaker Real Estate Futurist Nikki Greenberg. Nikki discussed what the real estate industry needs to do today to deliver on the needs of tomorrow.
- June 22, 2021: Fannie Mae [releases](#) newsletter addressing fundamental roles of the appraiser in the lending process, avoiding problematic phrases in appraisal reports, appraising manufactured homes, and AQM letters and state tips.

July 2021

- July 1, 2021: The Appraisal Foundation [released](#) their annual report, entitled “Adapting to a Rapidly Changing World.”
- July 1, 2021: Wayne Miller has stepped down as chair of the Appraisal Standards Board. ASB Vice Chair Michelle Bradley will be fulfilling the duties of ASB Chair.
- July 1, 2021: The ASB has [released](#) a USPAP Discussion Draft. The comment deadline on this discussion draft is July 23, 2021.
- July 1, 2021: The AQB [released](#) a Second Exposure Draft of proposed changes to the Real Property Appraiser Qualification Criteria. They also held a webinar about the proposed changes.
- July 1, 2021: The AQB will hold their next public meeting on August 24, 2021 at 1:00 p.m. ET. Click [here](#) to register.
- July 1, 2021: Penn State University had two new programs approved by the Real Estate Degree Review Program. To see the full list of approved schools, click [here](#).
- July 1, 2021: Don’t forget to check [out](#) all the episodes of Appraiser Talk!



July 7, 2021: The Appraisal Subcommittee has [awarded](#) the Council on Licensure, Enforcement and Regulation ([CLEAR](#)) a three-year, \$1 million grant for training and technical assistance to improve State appraiser and AMC regulatory programs. AARO, is a part of this important initiative as well.

July 30, 2021: Today, FHA published [Mortgagee Letter \(ML\) 2021-19](#), *Extension of the Foreclosure-Related Eviction Moratorium and Expiration of the Foreclosure Moratorium in Connection with the Presidentially-Declared COVID-19 National Emergency*.

With today's ML, FHA is extending its foreclosure-related eviction moratorium for foreclosed borrowers through September 30, 2021. This extension ensures borrowers with FHA-insured mortgages are not immediately displaced from their homes as well as provides them more time to apply for federal, state, or local housing resources or request assistance from a [HUD-approved housing counseling agency](#). For more information, read today's [press release](#).

To submit a story, update, or announcement for the next quarterly newsletter, please send it to Brandy March at brandy.march@aaro.net. The next quarterly update will be sent around August 1, 2021.

Communications Committee: Jacqueline Olson, Chair, Stacey Williams, Co-Chair, Jodie Campbell, Kevin Cyrus, Allison McDonald, Craig Morley, Greg Stephens, Tamora Papas