

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, January 20, 2022, 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)

C. Election of Officers

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.

D. Credentialing as a Nebraska Real Property Appraiser1-27

1. Pending Real Property Appraiser Credentialing Applicants
- a. CG21020

E. Registration as an Appraisal Management Company

1. Applicants for Renewal of Appraisal Management Company Registration
- a. NE20120541-3

F. Consideration of Compliance Matters1

1. Active Investigations
- a. 21-05
2. Post-Board Action Matters
- a. 20-11

G. Consideration of Other Executive Session Items1-12

1. 2021.10
2. 2022.01
3. Personnel Matters

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

I. NRPAB Employee Recognition Award

J. Board Meeting Minutes

1. Approval of December 16, 2021 Meeting Minutes1-10

K. Director's Report

1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report 1-5
 - b. Temporary Real Property Appraiser Report 6
 - c. Supervisory Real Property Appraiser Report 7
 - d. Appraisal Management Company Report 8
2. Director Approval of Applicants
 - a. Real Property Appraiser Report 9-10
 - b. Appraisal Management Company Report 11
 - c. Education Activity and Instructor(s) Report 12-13
3. 2021-22 NRPAB Goals and Objectives + SWOT Analysis 14-15

L. Financial Report and Considerations

1. December Financial Report
 - a. Budget Status Report 1-3
 - b. MTD General Ledger Detail Report 4-13
 - c. Financial Charts 14-16
2. Per Diems
3. Governor's Budget Recommendations, Mid-Biennium Budget Adjustments, 2021-2023 Biennium 17-21
4. 2022 AARO Membership Dues 22

M. General Public Comments

N. Consideration of Education/Instructor Requests

O. Unfinished Business

1. Open 2nd Congressional District Certified Real Property Appraiser Representative Position

P. New Business

Q. Legislative Report and Business

1. Current Legislation 1-9
2. Title 298
3. Other Legislative Matters

R. Administrative Business

1. Guidance Documents
 - a. 21-01: Real Property Appraiser, Education Activity, and Appraisal Management Company Application Approval (Retire) 1-3
2. Internal Procedural Documents
3. Forms, Applications, and Procedures

S. Other Business

1. Board Meetings
2. Conferences/Education
 - a. Spring AARO Conference; May 13-15, 2022 – San Antonio, TX
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
 - a. A Proposed Rule by the Federal Financial Institutions Examination Council on 01/13/2022 - Appraisal Subcommittee; Appraiser Regulation; Temporary Waiver Requests 1-7
 - b. ASC Meeting: March 9, 2022 8
 - c. ASC September 15, 2021 Meeting Minutes 9-15
6. The Appraisal Foundation
 - a. TAF January Newsletter 16-18
 - b. Updates from the AQB 19-22
 - c. ASB Public Meeting: October 20, 2022 – Virtual
7. Association of Appraiser Regulatory Officials
 - a. AARO President's Report 12-17-21 23-25
8. In the News

T. Adjourn

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

December 16, 2021 Meeting Minutes

A. OPENING

Chairperson Christopher Mustoe called to order the December 16, 2021 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m., by virtual conferencing in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

B. NOTICE OF MEETING

Chairperson 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 December 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 Nespor, and Business and Education Program Manager 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 Walkenhorst moved to adopt the agenda as printed. Board Member Gerdes 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 Gerdes seconded the motion. The time on the meeting clock was 9:04 a.m. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Due to a conflict of interest, Board Member Downing recused herself from discussion, and left the meeting at 9:17 a.m.

Board Member Downing returned to discussion and to the meeting virtually at 9:30 a.m.

Due to a conflict of interest, Board Member Downing recused herself from discussion, and left the meeting at 9:40 a.m.

Board Member Downing returned to discussion and to the meeting virtually at 10:00 a.m.

Board Member Walkenhorst moved to come out of executive session at 10:29 a.m. Board Member Gerdes seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Mustoe said, "This has already been a busy morning. It started with a fire alarm, which wasn't a real emergency. Now we have the 'eye in the sky' over us for our virtual conferencing meeting." The Chairperson welcomed the public and wished everyone a good holiday season. Public members Roger Morrissey and Sam Malson were in attendance.

H. NRPAB EMPLOYEE RECOGNITION AWARD

Director Kohtz brought attention to the completion of Chairperson Mustoe's term as a board member. The Director reported that at this time Chairperson Mustoe would traditionally be presented a plaque in recognition of his service to the Board; however, the plaque has not yet been received from the manufacturer. The Director requested that this item be kept on the agenda for the January meeting, and indicated that hopefully the plaque will be received by then. Chairperson Mustoe said, "For the plaque, I'll come back in January." Director Kohtz thanked Chairperson Mustoe, and asked for any questions or comments. There was no further discussion.

I. BOARD MEETING MINUTES

1. APPROVAL OF NOVEMBER 18, 2021 MEETING MINUTES

Chairperson Mustoe asked for any additions or corrections to the November 18, 2021 meeting minutes. With no discussion, Chairperson Mustoe called for a motion. Board Member Walkenhorst moved to adopt the November 18, 2021 meeting minutes as presented. Board Member Gerdes seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

J. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented eleven charts outlining the number of real property appraisers as of December 16, 2021 to the Board for review. The Director brought attention to the 2022-23 Appraiser Count Renewal Progress Report and indicated that trends are typical for this time of year. Director Kohtz asked for any questions or comments. There was no discussion.

b. Temporary Real Property Appraiser Report

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

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of December 16, 2021 to the Board for review. The Director reported that he had no comments and asked for any questions or comments. There was no discussion.

d. AMC Report

Director Kohtz presented two charts outlining the number of AMCs as of December 16, 2021 to the Board for review. The Director reported that he had no comments and asked for any questions or comments. There was no discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director, and the real property appraiser applicants approved to sit for exam by the Director, for the period between November 9, 2021 and December 6, 2021. The Director asked for any questions or comments. There was no further discussion.

b. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between November 9, 2021 and December 6, 2021. 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 and provided a status update. The Director guided the Board to goals related to Administration. The Director reported that the Meeting Owl Pro device had been installed on December 9. The Director moved on to an estimate for work to upgrade the AMC Interface in the NRPAB Database and build an online AMC renewal application. Director Kohtz announced that an estimate had been received for this project, and it will be discussed later in the meeting. The Director asked for any questions or comments. With no further discussion, Chairperson Mustoe invited the Director to proceed to Financial Report and Considerations.

K. FINANCIAL REPORT AND CONSIDERATIONS – DECEMBER 2021

1. APPROVAL OF NOVEMBER RECEIPTS AND EXPENDITURES

The receipts and expenditures for November were presented to the Board for review in the Budget Status Report. Director Kohtz brought attention to an OFFICE SUPPLIES EXPENSE of \$1,351.94 and reported that the majority of this expense was for the Meeting Owl Pro, which was ordered through Office Depot. Since this was considered to be an office supply purchase, the funding for the Meeting Owl Pro was also transferred from VIDEO EQIP to OFFICE SUPPLIES EXPENSE. The Director then brought attention to travel expenses in the amount of \$2,223.44 and noted that the expenditures for November include the Fall AARO Conference travel costs for him.

(Continued on page 4)

(Continued from page 3)

Director Kohtz indicated that expenditures for the month of November totaled \$30,717.54, which amounts to 32.62 percent of the budgeted expenditures for the fiscal year; 41.92 percent of the fiscal year has passed. The year-to-date expenditures for the fiscal year are \$132,281.65. The Director then turned the Board's attention to revenues and reported that revenues for November were \$85,612.01. The year-to-date revenues for the fiscal year are \$182,948.62, and total revenues amount to 51.79 percent of the projected revenues for the fiscal year. Director Kohtz attributed the high revenues for the month of November to appraiser and AMC renewals. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then brought attention to the MTD General Ledger for November. The Director informed the Board that two entries marked NRPAB UNCL PROP TO MISC ADJ show a credit applied to the revenue account REIMB NON-GOVT SOURCES and a debit applied to the revenue account MISCELLANEOUS ADJUSTMENT. This move was made so that the unclaimed property debit does not affect the Board's recording of its actual revenues that are applied to REIMB NON-GOVT SOURCES, which was showing as a negative revenue. Director Kohtz moved on to entries for B & H PHOTO & VIDEO and NRPAB B&H CABLE KRCPAUAMUF50, and reported that these entries are for the mount and cable for the Owl Meeting Pro. Finally, the Director guided the Board to page K.10, where there was an entry to himself for reimbursement for travel costs for attendance at the Fall AARO Conference. The Director 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 pointed out the expenditures and revenues for the month of November 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 \$343,714.57, the Appraiser Fund is \$423,394.30, and the overall cash balance for both funds is \$767,108.87. The Director asked for any questions or comments. There was no further discussion.

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

2. PER DIEMS

a. Gerdes – December 6, 2021 Applicant Informal Conference

Director Kohtz requested a per diem payment in the amount of \$100.00 on behalf of Board Member Gerdes for representing the Board during an applicant informal conference on December 6, 2021. Board Member Walkenhorst moved to approve the per diem request for Board Member Gerdes. Board Member Downing seconded the motion. The motion carried with Walkenhorst, Downing, and Mustoe voting aye. Gerdes voted nay.

3. AMC RENEWAL ONLINE APPLICATION SUBMISSION PORTAL AND AMC INTERFACE UPDATE ESTIMATE

Director Kohtz presented an estimate from OCIO for an online AMC registration renewal application submission portal, and an update to the AMC Interface in the NRPAB Database, to the Board for consideration. The Director guided the Board to pages K.18 and K.19 in the meeting materials, which describe the changes to be made to the NRPAB Database related to the Appraisal Management Company Registration Act update that implemented the AMC Final Rule. Director Kohtz declared that the \$59,000.00 estimate combines old requests to update the database and the new AMC online renewal application. The Director noted that this application will utilize the same EFW payment mechanism as the real property appraiser renewal application, which was built to be able to plug the payment feature into any online application. Director Kohtz reported that, if the estimate is approved, he would push for work to begin in the fourth quarter of this fiscal year. Board Member Gerdes moved to approve the amount of \$59,000.00 for the development and implementation of the AMC registration renewal application submission portal and update to the AMC Interface in the NRPAB Database. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

L. GENERAL PUBLIC COMMENTS

Chairperson Mustoe asked for any public comments. Director Kohtz introduced Sam Malson to the Board. The Director informed the Board that Mr. Malson is the agency's legislative fiscal analyst. Director Kohtz also noted that there were no public member participants by virtual conferencing. With no further comments, Chairperson Mustoe moved on to Consideration of Education/Instructor requests.

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

N. UNFINISHED BUSINESS

1. OPEN 2ND CONGRESSIONAL DISTRICT CERTIFIED REAL PROPERTY APPRAISER REPRESENTATIVE POSITION

Director Kohtz brought attention to the open 2nd Congressional District Certified Real Property Appraiser Representative position and asked the Board if it had any comments or feedback to pass along to the Governor's office regarding any of the applicants. There were no comments during the meeting. Director Kohtz reminded board members to let him know at any time if there were any comments or feedback to provide to the Governor's office concerning this appointment. There was no further discussion.

O. NEW BUSINESS

1. NEBRASKA STATE PATROL RAPBACK REPORTS

Director Kohtz invited BLPN Nespor to present the Nebraska State Patrol (NSP) Rapback Reports to the Board for review. BLPN Nespor guided the Board's attention to an email she received from the NSP describing an arrest. Sensitive information was redacted from the email for the Board's review. BLPN Nespor noted that the name was not familiar to her, so she inquired of the NSP the purpose of the email. According to BLPN Nespor, the email is called a "Rapback," and is sent to any agency for which the arrested person has ever submitted to a background check for. BLPN Nespor reported that NSP offered to stop sending these reports to the agency, and asked the Board for their input. Chairperson Mustoe asked if this report is based on fingerprints. Director Kohtz said "Yes." The Chairperson commented that fingerprints are required for applicants, but disclosure of arrests is not; this information does not matter. Director Kohtz noted that an arrest is not the same as a conviction. If a person is not guilty of a crime, there is no need to receive these Rapback Reports, the Director continued. Chairperson Mustoe agreed. Board Member Walkenhorst remarked that the receipt of these reports must be a rare occurrence and agreed that the Board doesn't need to keep track of arrests. Director Kohtz declared that BLPN Nespor will request that the NSP not send the agency any more Rapback Reports. There was no further discussion.

P. LEGISLATIVE REPORT AND BUSINESS

1. NEBRASKA REAL PROPERTY APPRAISER ACT UPDATE

a. 2022 Update to Nebraska Real Property Appraiser Act Summary_November 4, 2021

Director Kohtz presented the document titled, "2022 Update to Nebraska Real Property Appraiser Act Summary_November 4, 2021" to the Board and reminded it that this document was prepared for public review as a complement to REQ03236. The Director informed the Board that there were no changes made to this document since the November meeting. Director Kohtz asked for any questions or comments. There was no further discussion.

b. Request for Comments and Responses for REQ03236

Director Kohtz presented documents evidencing the Board's public request for comments and responses received for REQ03236. Director Kohtz reported that no controversial comments or comments in opposition were received. The Director added that Nebraska's ASC Policy Manager Jenny Tidwell made the only substantive comment, which was reviewed by the Board at the November meeting.

c. REQ03236_November 4, 2021

Director Kohtz presented REQ03236_November 4, 2021 to the Board for consideration and requested approval to obtain sponsorship for introduction as a legislative bill. The Director asked for any questions or comments related to the Nebraska Real Property Appraiser Act update. With no further discussion, Board Member Walkenhorst moved to approve REQ03236_November 4, 2021 as presented for introduction as a legislative bill and authorize Director Kohtz to obtain sponsorship. Board Member Gerdes seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. TITLE 298

Director Kohtz reported no update from the Governor's Policy and Research Office regarding the changes to Title 298. The Director asked for any questions or comments. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS

Director Kohtz asked the Board if it had any other legislative matters that it wished to discuss. There was no further discussion.

Q. ADMINISTRATIVE BUSINESS: No discussion.

R. OTHER BUSINESS

1. BOARD MEETINGS

a. 2022 NRPAB Calendar

Director Kohtz presented the 2022 NRPAB Calendar to the Board for consideration. The Director informed the Board that meeting dates, the AARO conference dates, beginning of the State's fiscal year, the beginning and ending date of the legislative session, and State holidays are all color coded. The Director reminded everyone that the meeting dates are tentative and may change. Chairperson Mustoe noted that it looked complete except for the strategic planning meeting. Director Kohtz replied that the strategic planning meeting is usually not scheduled until closer to the June meeting, which is why the asterisk appears next to the month of June. The Director asked for any questions or comments. With no further discussion, Chairperson Mustoe asked for a motion. Board Member Gerdes moved to approve the 2022 NRPAB Calendar. Board Member Walkenhorst seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. CONFERENCES/EDUCATION: No discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER: No discussion.

5. APPRAISAL SUBCOMMITTEE

Director Kohtz presented two letters from Denise Graves, Deputy Executive Director of the Appraisal Subcommittee, regarding the ASC's State Off-Site Assessments (SOA) of Nebraska's real estate appraiser regulatory program, and Nebraska's appraisal management company regulatory program, on February 14th through 17th, 2022. The Director explained that this will not be a full audit, and that the ASC will not issue a rating for either of the Board's programs. The SOA will consist of an introductory video conference, a review by two ASC policy managers, and the policy managers' attendance at the regular board meeting on February 17, 2022. Director Kohtz asked for any questions or comments. There was no further discussion.

6. THE APPRAISAL FOUNDATION

a. TAF December Newsletter

Director Kohtz presented The Appraisal Foundation's December newsletter to the Board for review and said he had no specific comments. The Director asked for any questions or comments. There was no discussion.

b. The Appraisal Foundation Awards Pathway to Success Grant to Appraisal Institute

Director Kohtz presented a publication titled, "The Appraisal Foundation Awards Pathway to Success Grant to Appraisal Institute" to the Board for review. The Director noted that the purpose of this grant is to provide financial assistance for the Appraisal Institute's development of a PAREA program. Appraisal Institute will have to meet certain benchmarks to receive the full grant amount. The Director asked for any questions or comments. There was no further discussion.

c. Second Exposure Draft of proposed changes to the 2023 edition of USPAP

Director Kohtz presented the Second Exposure Draft of proposed changes to the 2023 edition of USPAP to the Board for review. The Director reported that he had no specific comments, and asked for any questions or comments. Chairperson Mustoe asked if there would be a third draft. The Director replied affirmatively; there would be at least one more draft before TAF adopts the next USPAP. Director Kohtz asked for any other questions or comments. There was no further discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS: No discussion.

8. IN THE NEWS: No discussion.

Break from 11:00 a.m. to 11:10 a.m.

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 Gerdes seconded the motion. The time on the meeting clock was 11:11 a.m. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Due to a conflict of interest, Board Member Downing recused herself from discussion, and left the meeting at 11:19 a.m.

Board Member Downing returned to discussion and to the meeting virtually at 11:21 a.m.

Board Member Walkenhorst moved to come out of executive session at 11:22 a.m. Board Member Gerdes seconded the motion. The motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

Board Member Walkenhorst moved to take the following actions for the applicants as listed:

- T21028 / Approve as Trainee Real Property Appraiser. Send advisory letter.**
- L210038 / Approve real property appraisal practice experience hours and authorize staff to continue processing the application in accordance with the Guidance Document 21-02 procedures.**

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

Board Member Walkenhorst moved to take the following action for the applicant as listed:

- CR21007 / Approve to sit for exam.**

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

Board Member Walkenhorst moved to take the following actions for the applicants as listed:

- CG21019 / Approve to sit for exam.**
- CG21020 / Hold.**

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

Board Member Walkenhorst moved to take the following actions for real property appraiser renewal applicants as listed:

- CR2015014R / Approve Renewal as a Certified Residential Real Property Appraiser.**
- CR260197R / Approve Renewal as a Certified Residential Real Property Appraiser.**
- CG230137R Approve Renewal as a Certified General Real Property Appraiser.**

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

Board Member Walkenhorst moved to authorize agency to approve all renewal applications as listed received at the Board's office, postmarked or date-stamped, after November 30, 2021 and received by December 12, 2021, with advisory letter, pending the results of the background check if applicable, except for CG230137R and CR2015014R. Board Member Gerdes seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

Board Member Walkenhorst moved to authorize agency to approve all renewal applications received at the Board's office, postmarked or date-stamped, between December 13, 2021 and June 30, 2022 with advisory letter, pending the results of the background check if applicable. Board Member Downing seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

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:

21-09 / Dismiss without prejudice.

21-05 / Ongoing.

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

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. 2021.10

The Board reviewed an Application for Preliminary Criminal History Review for a potential real property appraiser. Board Member Walkenhorst moved to authorize Special AAG Blake to draft finding of facts and conclusion of law for consideration at the January 20, 2022 board meeting. Board Member Gerdes seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye.

2. 2021.11

The Board reviewed the response from a supervisory real property appraiser for a USPAP Compliance Review Report developed to assist the Board with evaluation of a trainee real property appraiser's real property appraisal practice experience for credentialing. Board Member Walkenhorst moved to close this matter. Board Member Gerdes seconded the motion. Motion carried with Walkenhorst, Gerdes, and Mustoe voting aye. Board Member Downing recused herself.

3. PERSONNEL MATTERS: No discussion.

S. ADJOURNMENT

Board Member Walkenhorst moved to adjourn the meeting. Board Member Gerdes seconded the motion. Motion carried with Walkenhorst, Downing, Gerdes, and Mustoe voting aye. At 11:30 a.m., Chairperson Mustoe adjourned the December 16, 2021 meeting of the Real Property Appraiser Board.

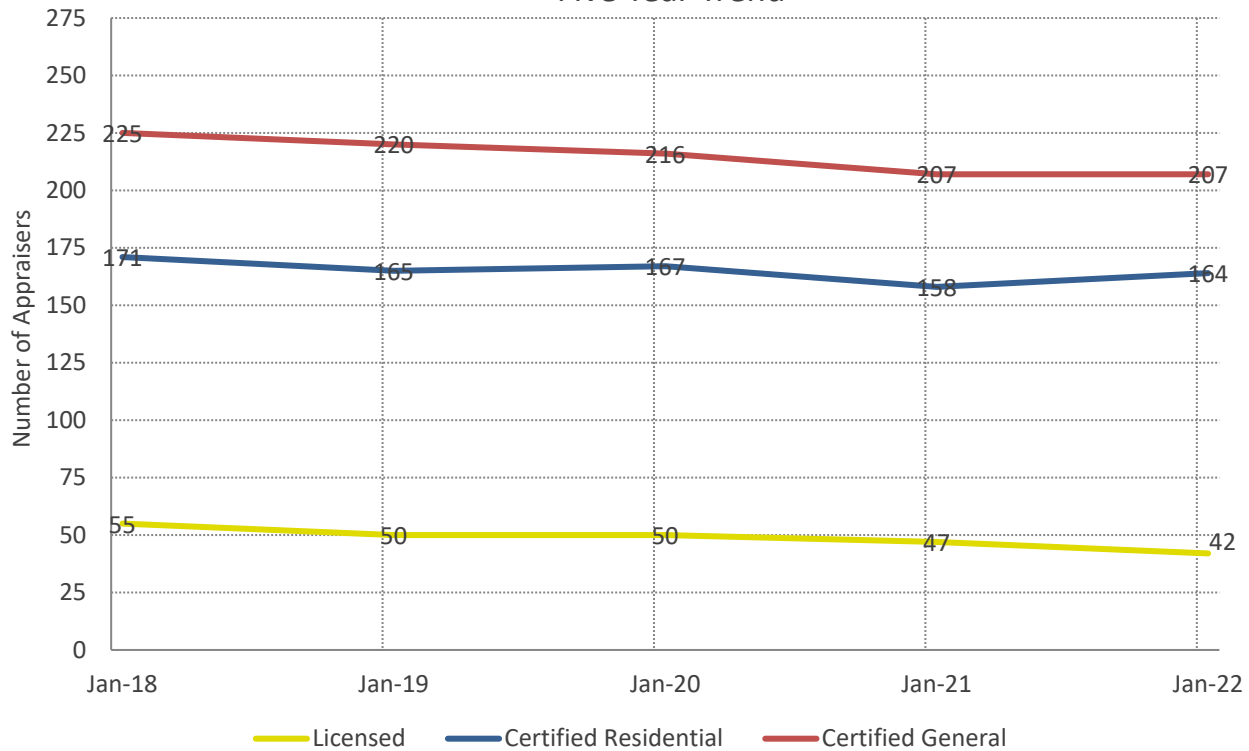
Respectfully submitted,

Tyler N. Kohtz
Director

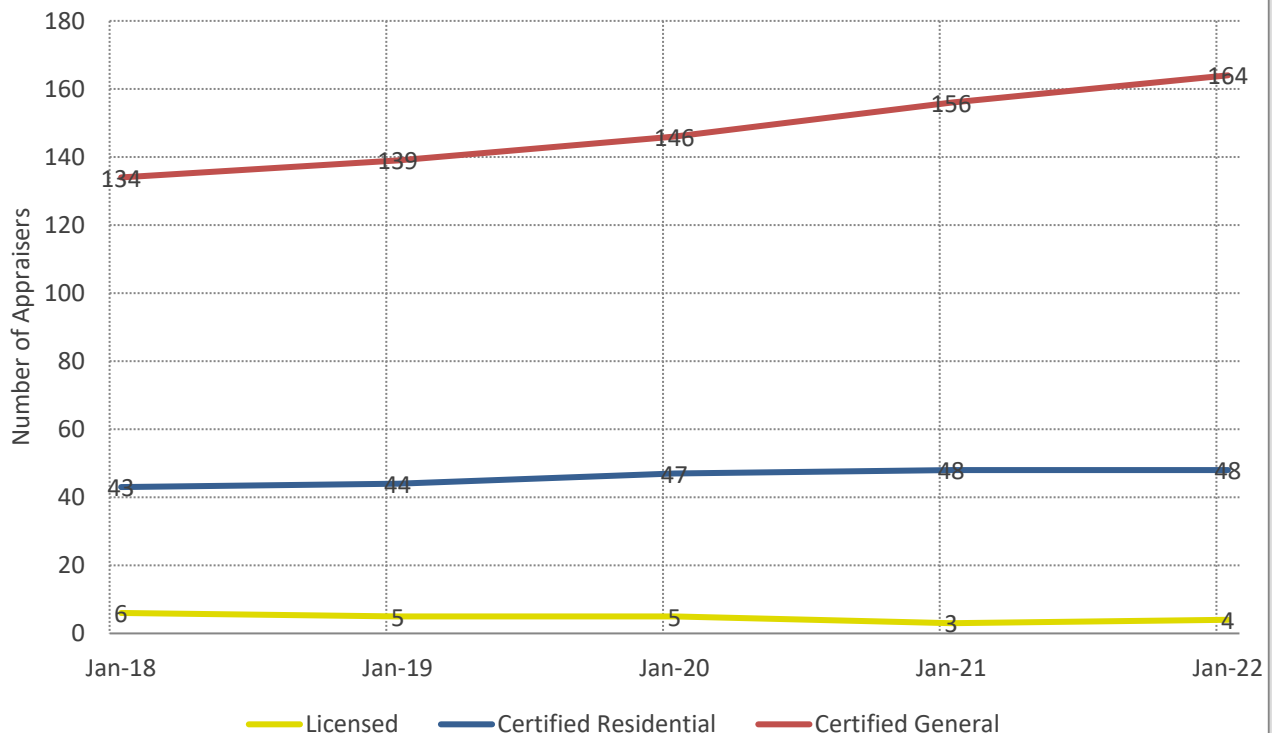
These minutes were available for public inspection on January 3, 2022, in compliance with Nebraska Revised Statute § 84-1413 (5).

Real Property Appraiser Report

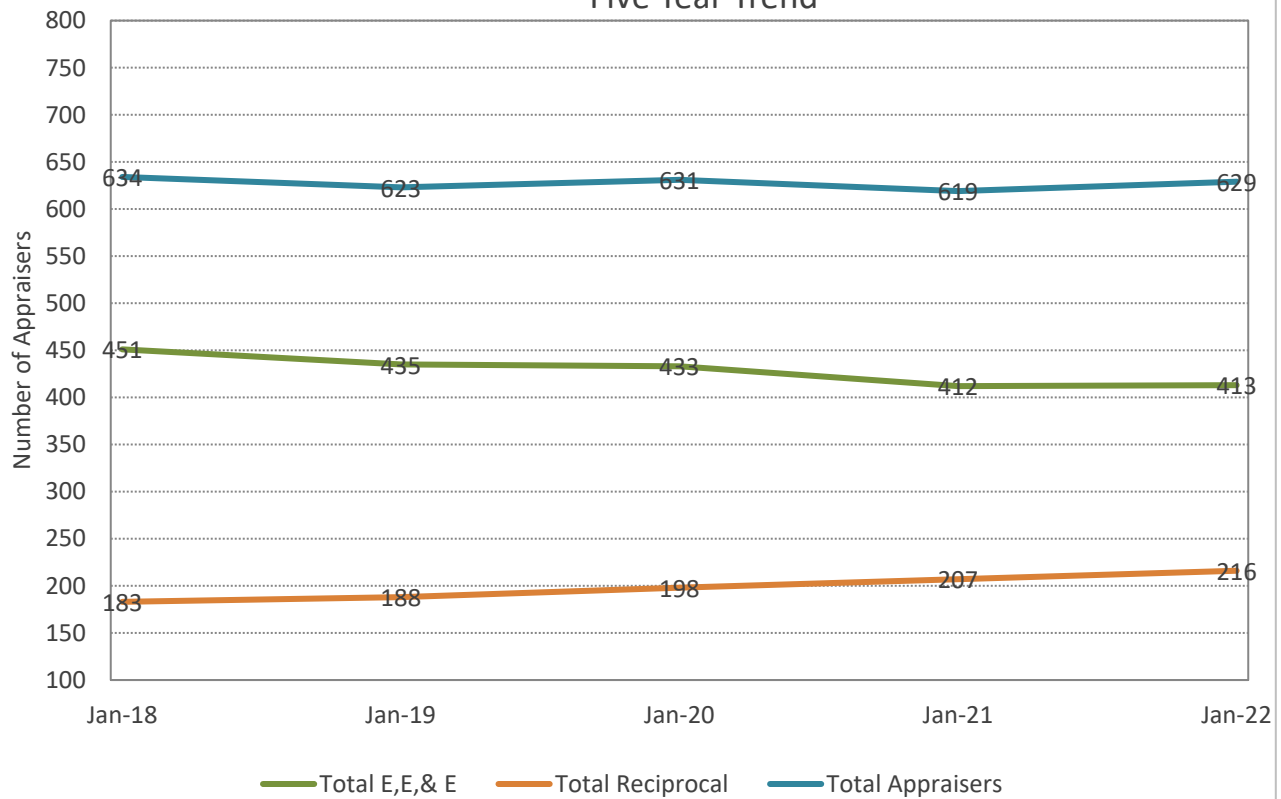
Real Property Appraisers Credentialed through
Education, Experience, and Examination (not including Trainee)
- Five Year Trend



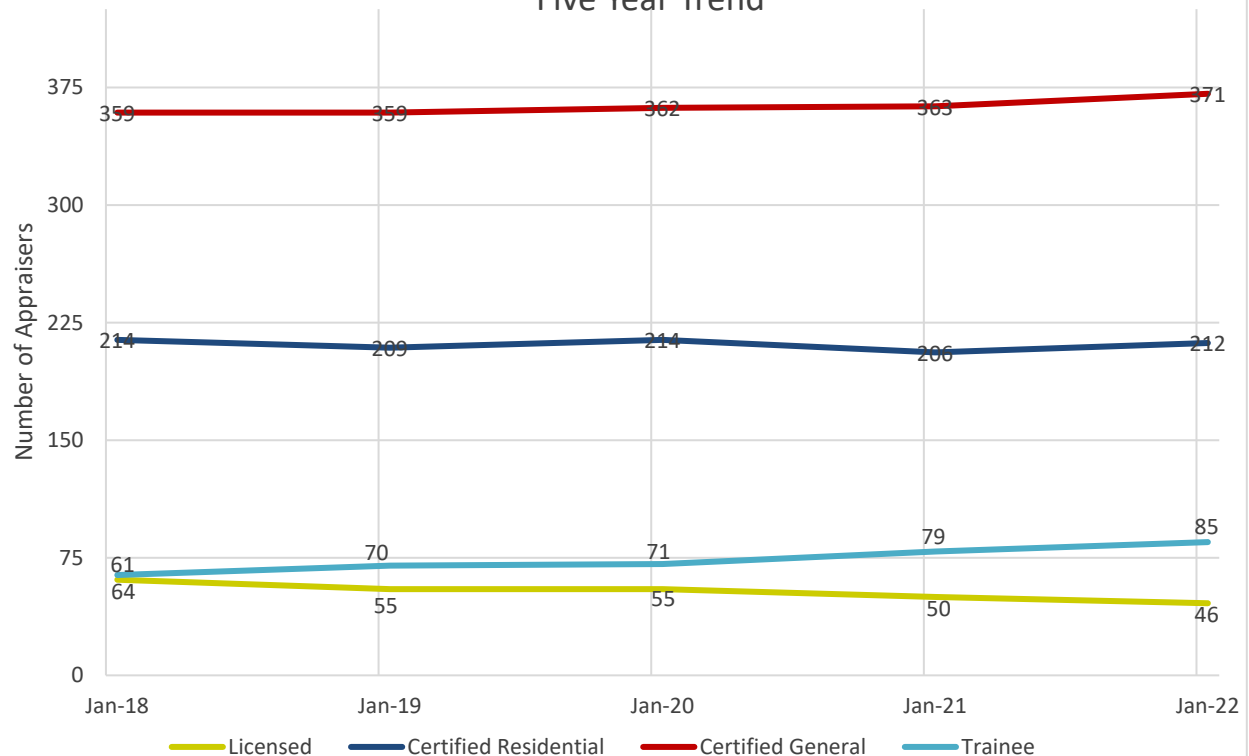
Real Property Appraisers by Classification
Credentialed through Reciprocity - Five Year Trend



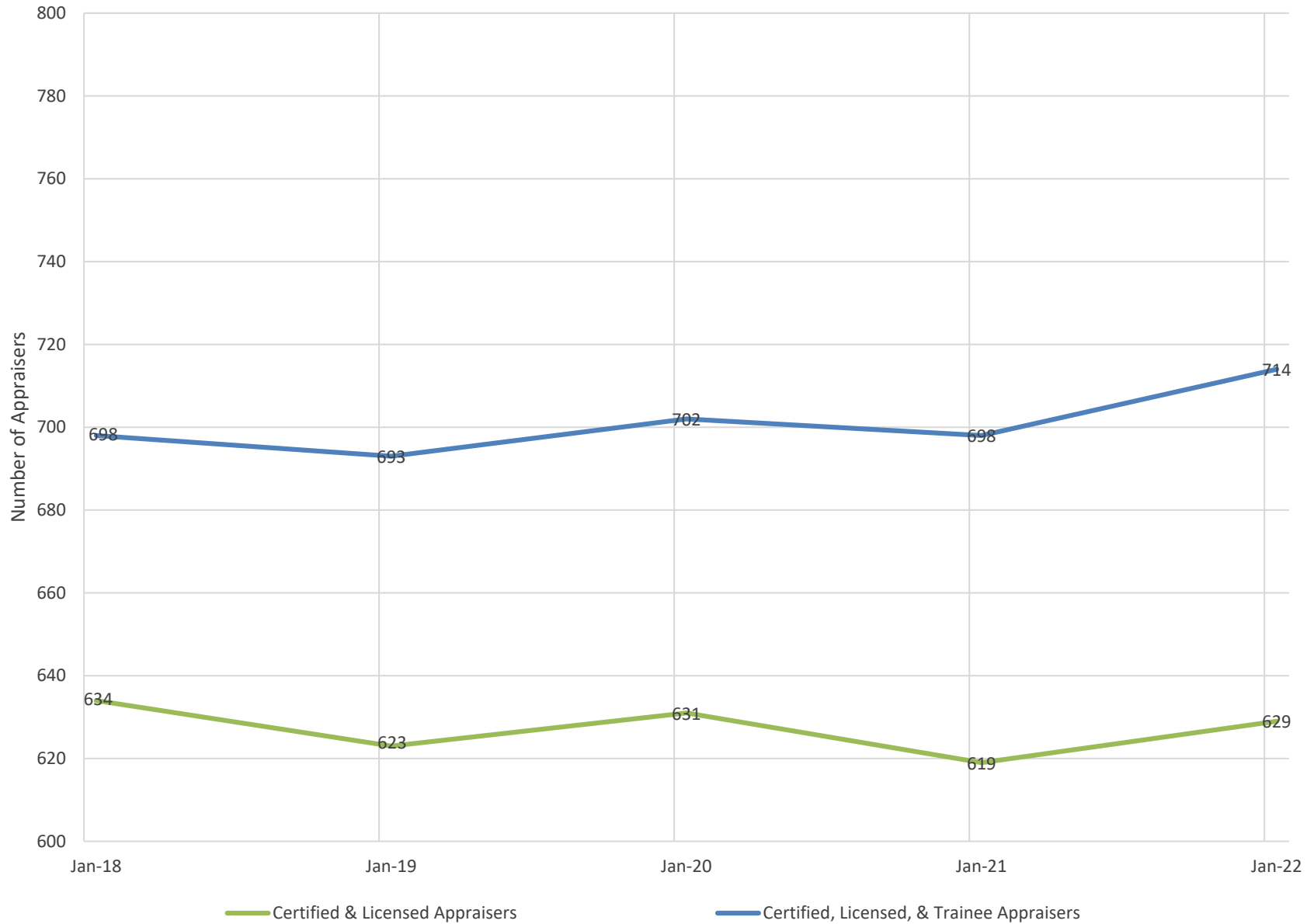
Total Real Property Appraisers (not including Trainee)
- Five Year Trend

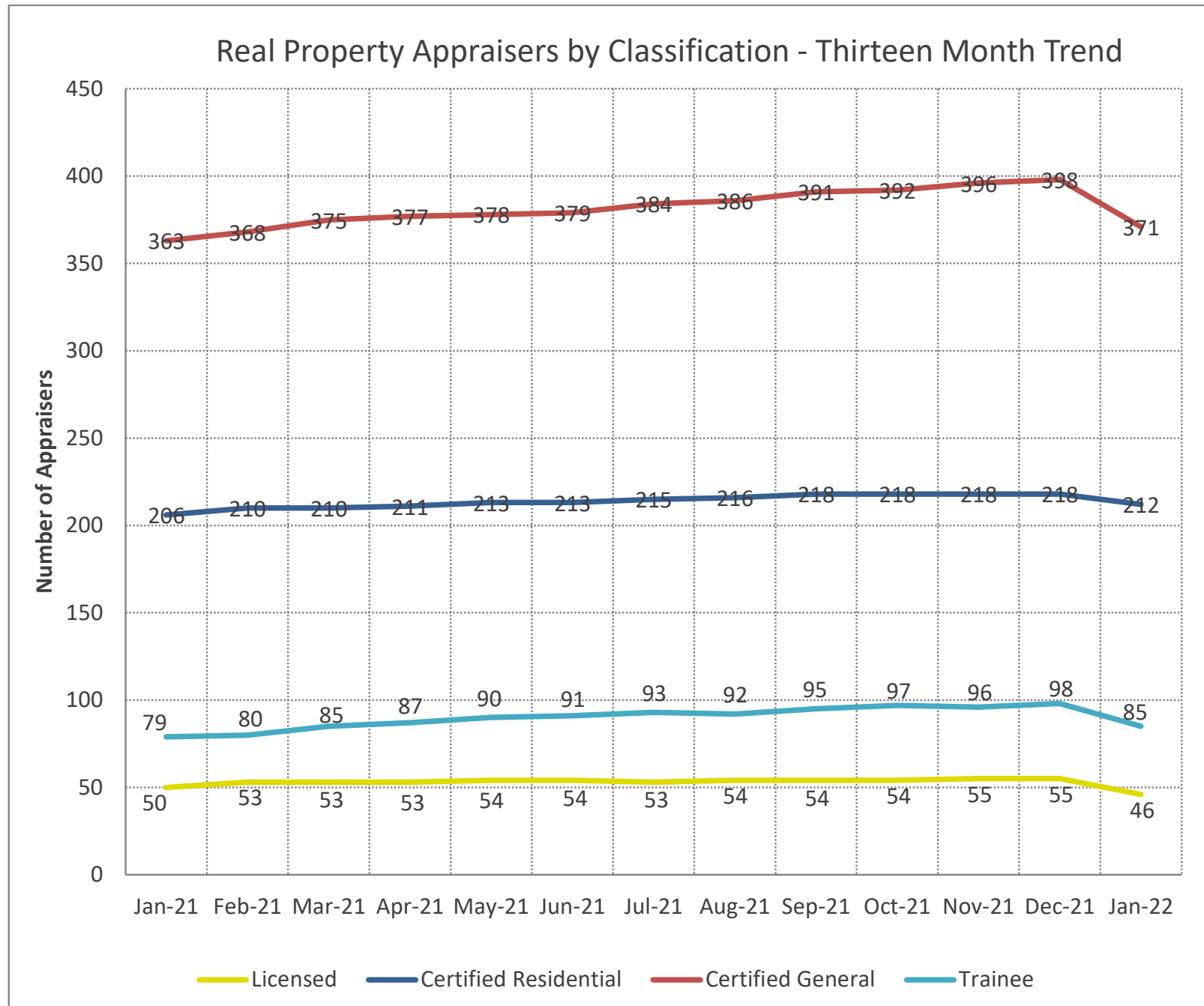


Total Real Property Appraisers by Classification -
Five Year Trend

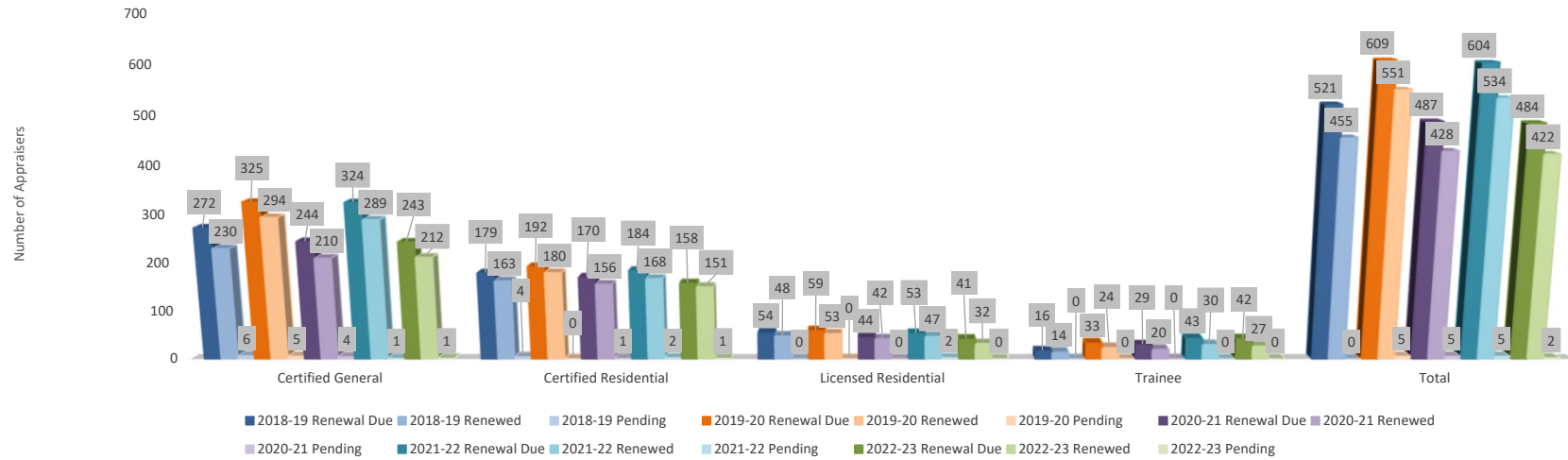


Total Real Property Appraisers - Five Year Trend

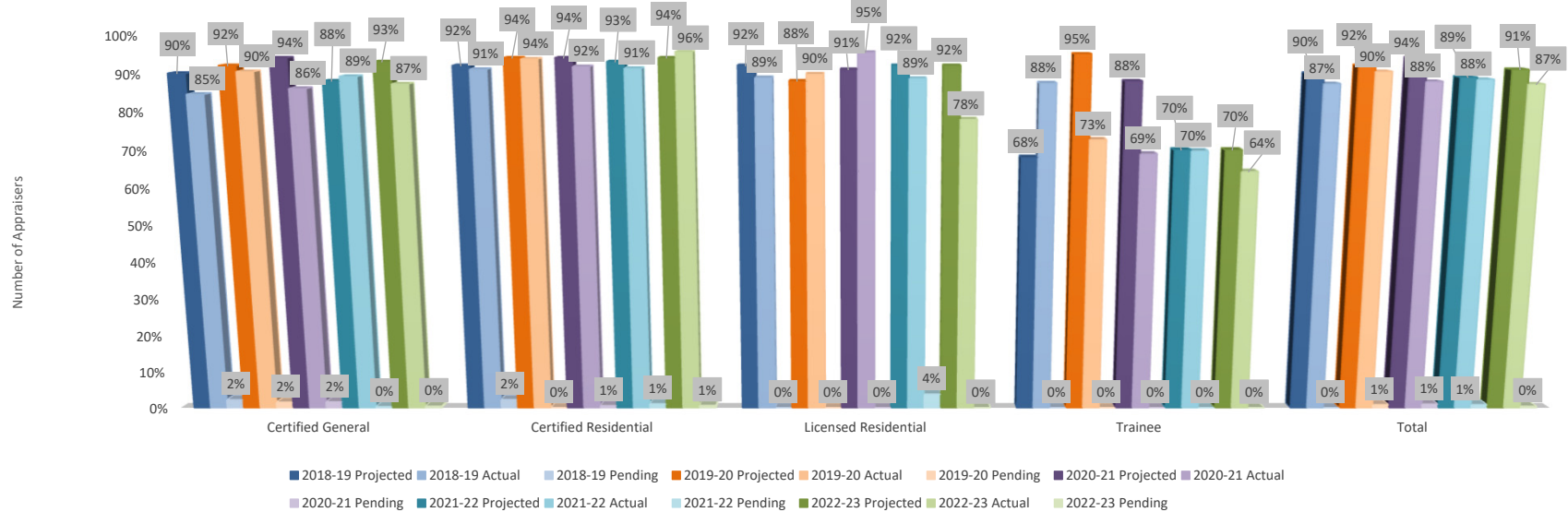




2022-23 REAL PROPERTY APPRAISER RENEWAL PROGRESS REPORT - 1/12/2022

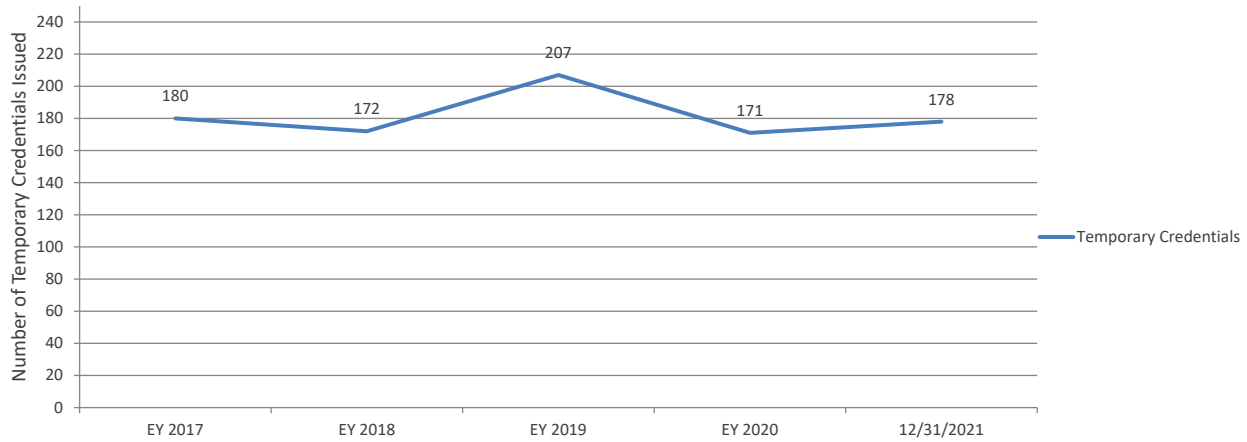


2022-23 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - 1/12/2022

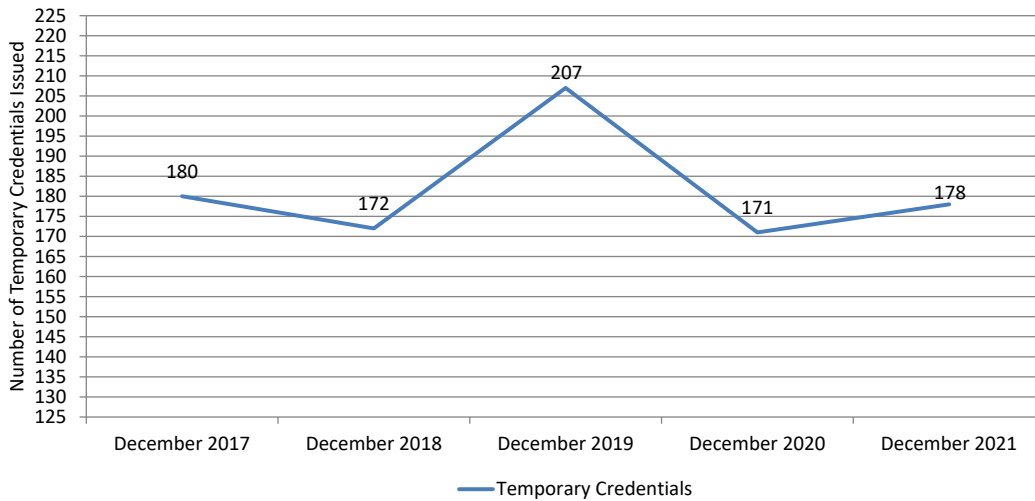


Temporary Real Property Appraiser Report

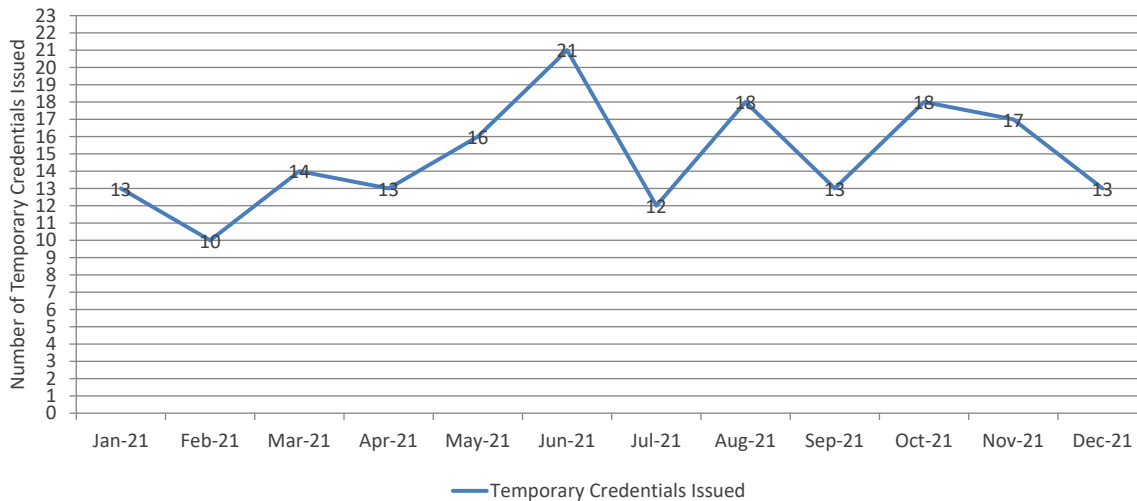
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend

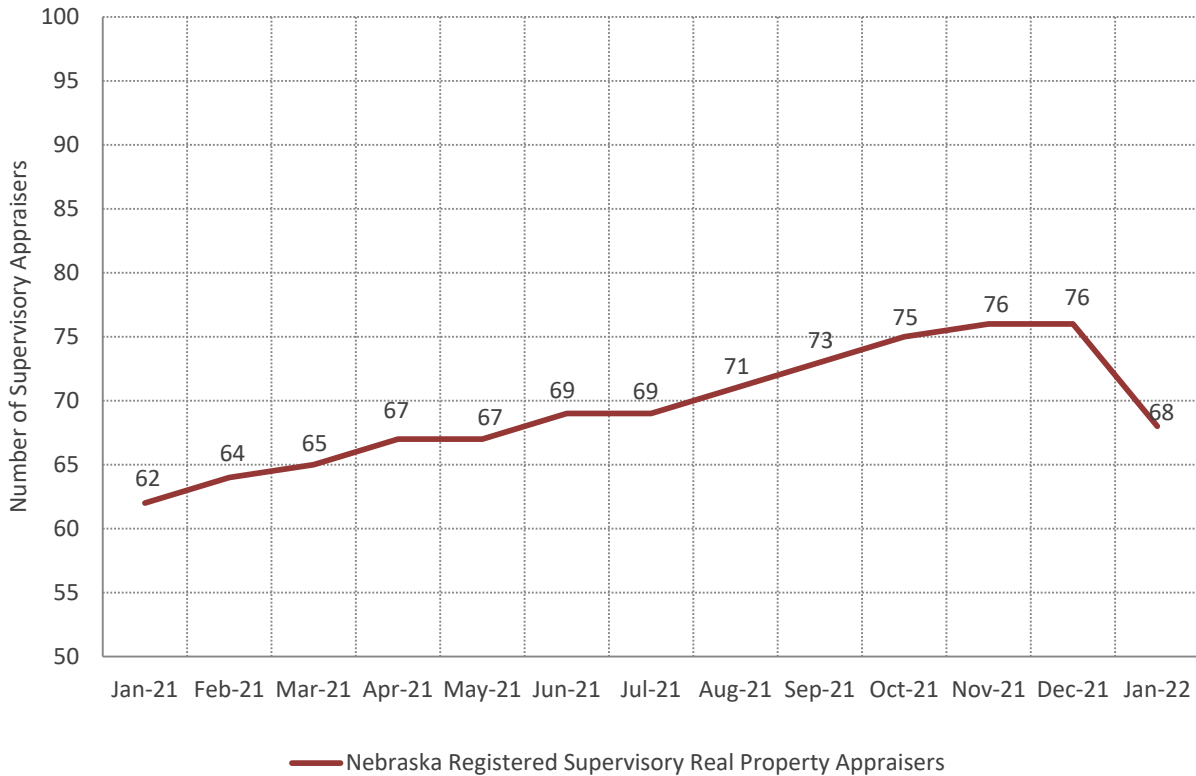


Temporary Real Property Appraiser Credentials Issued by Month - Twelve Month Trend

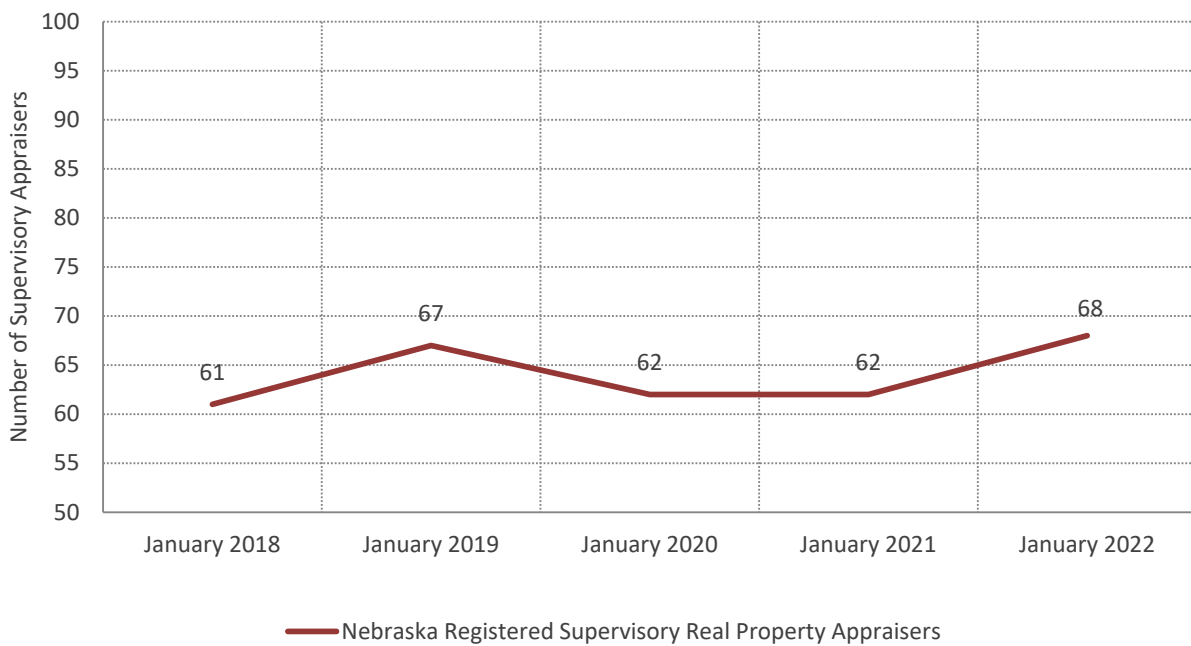


Supervisory Real Property Appraiser Report

Registered Supervisory Real Property Appraisers - Thirteen Month Trend

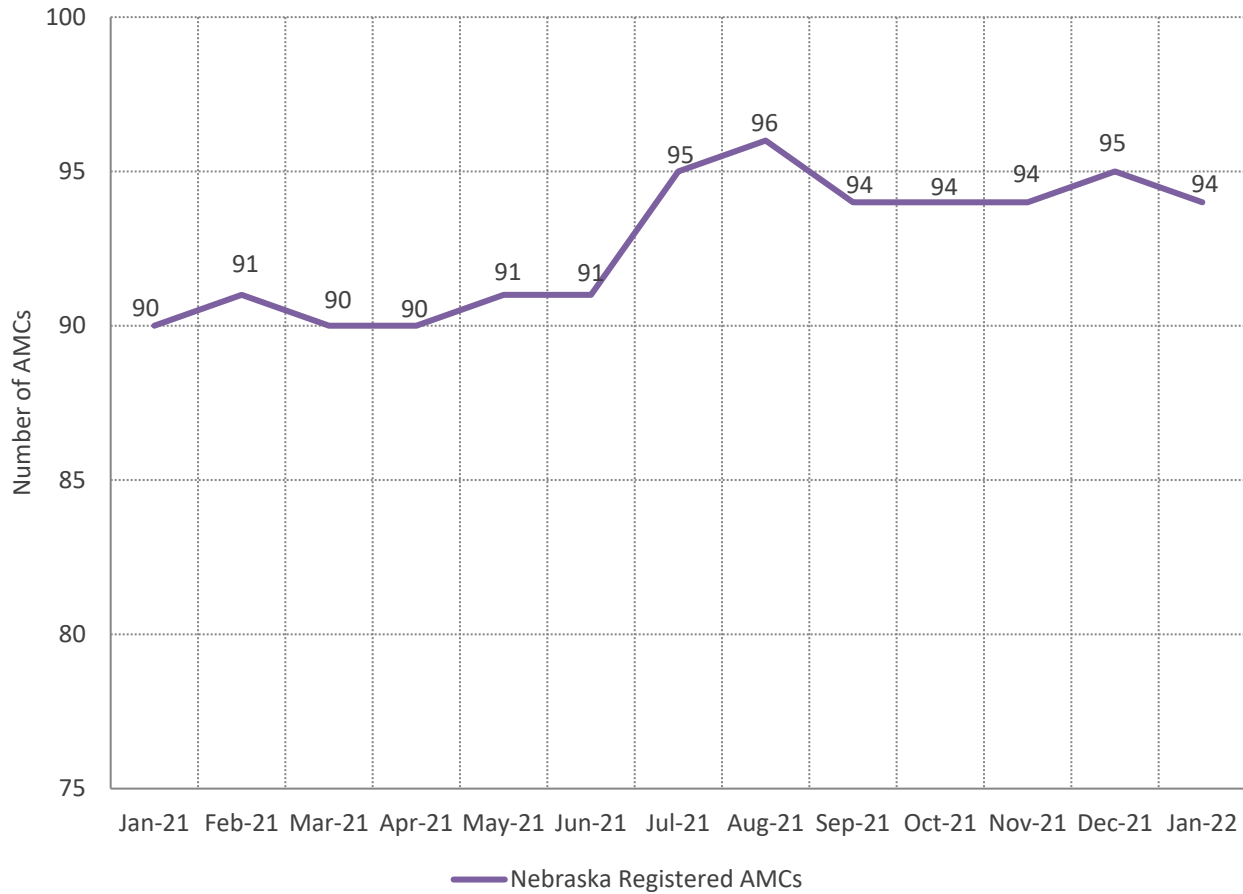


Registered Supervisory Real Property Appraisers - Five Year Trend

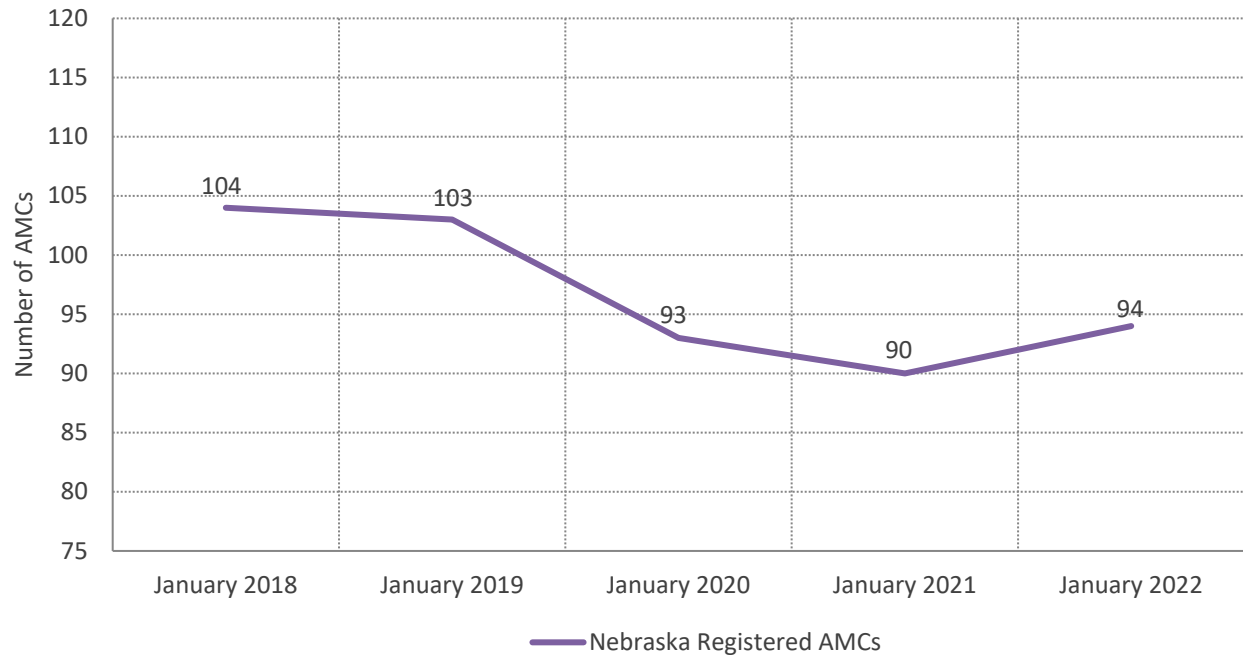


Appraisal Management Company Report

Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

December 7, 2021 – January 10, 2022

<i>New Trainee Real Property Appraisers</i>		
T2021031	Morea Shipley	Approved December 14, 2021
T2021033	Ryan Flynn	Approved December 20, 2021
T2021034	Collin Massengale	Approved December 30, 2021
<i>New Certified Residential Real Property Appraisers through Reciprocity</i>		
CR2022001R	Ann Kaczmarek	Approved December 8, 2021
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG2021025R	Andrew Baker	Approved December 8, 2021
CG2022002R	Walker Kelly	Approved December 9, 2021
CG2022003R	Michael O'Brien	Approved December 9, 2021
CG21031R	Lee Canel	Approved January 10, 2022
CG21032R	Douglas Hattery	Approved January 10, 2022
<i>New Licensed Residential Real Property Appraisers through Education, Experience, and Examination</i>		
L21002	Justin Augustyn	Approved December 10, 2021
L21003	Brandon Cernik	Approved January 6, 2022
<i>Renewed Real Property Appraisers</i>		
CG2013022	Jason Pickerel	Approved December 21, 2021
CG250063R	Matthew Saskowski	Approved December 21, 2021
CG2019023	Chad Tetherow	Approved December 21, 2021
CG2021015R	Benjamin Miles	Approved December 21, 2021
CG2021013R	Amy Earnheart	Approved December 21, 2021
CR2019001R	Timothy Holcomb	Approved December 21, 2021
CR980040	Cass Robb	Approved December 21, 2021
T2020009	Katie McGarvie	Approved December 21, 2021
CG2019015R	Nicholas Cipriano	Approved December 22, 2021
CG2020005R	Emerson Sutton Jr	Approved December 22, 2021
CG2021001R	John Evans	Approved December 27, 2021
CG920257	Wayne Kubert	Approved December 27, 2021
CG212008R	Stanley Wolkins	Approved December 27, 2021

CG2015022R	Daniel Kann	Approved December 28, 2021
T2017021	Brian Morrissey	Approved December 28, 2021
CG2020015R	Patrick Wyatt	Approved December 29, 2021
CG2017028R	Kendall Winegar	Approved December 29, 2021
CR2020008R	Carolyn Hinkey Garnett	Approved December 29, 2021
CR290008	Amy Schweers	Approved December 29, 2021
CR250273	Benjamin Hynek	Approved December 30, 2021
CG2020021R	William Graw	Approved December 30, 2021
L250431	Mark Kopp	Approved December 30, 2021
CG280172	Janell Moore	Approved January 4, 2022
CG2020019R	Stephanie Velde	Approved January 4, 2022
CG2020029R	Mandy Hoistad	Approved January 4, 2022
CG2021016R	Jamie Rich	Approved January 4, 2022
CG280036	Mark Stanard	Approved January 4, 2022
CG290027	Jeffrey Quist	Approved January 5, 2022
L2014002R	William Cox	Approved January 5, 2022
CG2015024R	Robby Tandjung	Approved January 5, 2022
T2017011	Gabriel Petersen	Approved January 7, 2022
CG2020018R	Joel Ambrose	Approved January 7, 2022
CG211051R	Kevin Flaherty	Approved January 7, 2022
CR270040	Patricia Cox	Approved January 7, 2022
CG2018014R	Miles Loo Jr	Approved January 10, 2022

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF AMC APPLICANTS

December 7, 2021 – January 10, 2022

New AMCs		
NE2021010	Think Tank AMC, LLC	Approved January 10, 2022

NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

December 7, 2021 – January 10, 2021

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
McKissock, LLC	2213452.03	4	Live Webinar: Bifurcated and Hybrid Appraisals: A Practical Approach	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 6, 2022
	2213453.03	4	Live Webinar: Market Disturbances-Market Analysis in Atypical Markets and Cycles	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 6, 2022
	2213454.03	4	Live Webinar: Measuring 1-4 Unit Residential Properties-with ANSI Z765 Standard	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 6, 2022

	2213455.03	7	Live Webinar: Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 6, 2022
	2213456.03	7	Live Webinar: Residential Property Inspections: An Appraiser's Perspective	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 6, 2022
	2213457.03	4	Live Webinar: Supporting Adjustments: The Journey from Analysis to Adjusting	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 7, 2022
	2213458.03	3	Live Webinar: Using Appraisal Report Templates Responsibly	Robert Abelson Dan Bradley Charles Fisher Robert Frazier Charles Huntoon Philicia Lloyd Steve Maher Robert McClelland Julie Molendorp Jo Traut Josh Walitt	January 7, 2022
The Moore Group	2221101.04	7	7-Hour National USPAP Update Course 2022-2023	Bradford Moore	January 6, 2022

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	Public review of REQ03236 complete. LB706 introduced by Senator Williams on January 5, 2022.	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	Public review of REQ03236 complete. LB706 introduced by Senator Williams on January 5, 2022.	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	Approved by Governor Ricketts on December 16, 2021 and effective on December 21, 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. No progress made by CIO to date. Update requested on January 3, 2022.	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	Completed December 16, 2021.	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). No estimate provided by CIO to date. Request for update made on November 2, 2021 and January 3, 2022.	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	Estimate received from CIO on November 19, 2021 (14261-AMC Renewal Online Application and Interface). Project approved by the Board at its December 16, 2021 meeting.	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.		

R5509297
NIS0001

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 12/31/21

01/13/22 8:13:16
Page - 1
- Indicates Credit

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

Percent of Time Elapsed = 50.41

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	145,603.03	15,918.52	71,907.12	49.39		73,695.91
511300	OVERTIME PAYMENTS	1,503.00	2,533.35	3,308.22	220.11		1,805.22-
511600	PER DIEM PAYMENTS	9,100.00	1,000.00	2,900.00	31.87		6,200.00
511700	EMPLOYEE BONUSES	1,000.00					1,000.00
511800	COMP TIME PAYMENT	1,502.00					1,502.00
512100	VACATION LEAVE EXPENSE	11,489.14	1,286.09	6,339.26	55.18		5,149.88
512200	SICK LEAVE EXPENSE	3,136.00		263.44	8.40		2,872.56
512300	HOLIDAY LEAVE EXPENSE	8,154.00	1,911.62	3,813.26	46.77		4,340.74
Personal Services Subtotal		181,487.17	22,649.58	88,531.30	48.78	0.00	92,955.87
515100	RETIREMENT PLANS EXPENSE	12,928.72	1,621.12	6,411.98	49.59		6,516.74
515200	FICA EXPENSE	13,839.64	1,699.10	6,292.23	45.47		7,547.41
515500	HEALTH INSURANCE EXPENSE	32,903.00	2,741.90	16,451.40	50.00		16,451.60
516300	EMPLOYEE ASSISTANCE PRO	37.08		37.08	100.00		
516500	WORKERS COMP PREMIUMS	1,528.00		1,528.00	100.00		
Major Account 510000 Total		242,723.61	28,711.70	119,251.99	49.13	0.00	123,471.62
520000 OPERATING EXPENSES							
521100	POSTAGE EXPENSE	2,988.99	279.70	1,493.53	49.97		1,495.46
521300	FREIGHT	200.00					200.00
521400	DATA PROCESSING EXPENSE	31,736.82	6,079.41	15,792.10	49.76		15,944.72
521500	PUBLICATION & PRINT EXPENSE	3,470.40		1,146.39	33.03		2,324.01
521900	AWARDS EXPENSE	150.00					150.00
522100	DUES & SUBSCRIPTION EXPENSE	350.00	98.66	98.66	28.19		251.34
522200	CONFERENCE REGISTRATION	1,080.00		515.00	47.69		565.00
524600	RENT EXPENSE-BUILDINGS	11,351.42	978.70	5,903.31	52.01		5,448.11
524900	RENT EXP-DUPR SURCHARGE	3,859.00	321.59	1,929.54	50.00		1,929.46
527100	REP & MAINT-OFFICE EQUIP	500.00					500.00
531100	OFFICE SUPPLIES EXPENSE	4,214.40		2,483.59	58.93		1,730.81
532100	NON CAPITALIZED EQUIP PU	200.00					200.00
532280	VIDEO EQUIP	300.00		129.30	43.10		170.70
533100	HOUSEHOLD & INSTIT EXP	235.00					235.00
534900	MISCELLANEOUS SUPPLIES EXPENSE	50.00					50.00

R5509297
NIS0001

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 12/31/21

01/13/22 8:13:16
Page - 2
- Indicates Credit

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

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
541100	ACCTG & AUDITING SERVICES	1,037.00		1,037.00	100.00		
541200	PURCHASING ASSESSMENT	90.00		83.00	92.22		7.00
541500	LEGAL SERVICES EXPENSE	35,000.00		1,600.00	4.57		33,400.00
541700	LEGAL RELATED EXPENSE	7,000.00		13.50	.19		6,986.50
542100	SOS TEMP SERV-PERSONNEL	7,680.00	1,188.00	2,435.40	31.71		5,244.60
547100	EDUCATIONAL SERVICES	1,532.50		38.00	2.48		1,494.50
554900	OTHER CONTRACTUAL SERVICE	41,855.25	2,178.75	13,559.00	32.39		28,296.25
556100	INSURANCE EXPENSE	21.00	25.95	25.95	123.57		4.95-
556300	SURETY & NOTARY BONDS	26.00					26.00
559100	OTHER OPERATING EXP	897.92					897.92
Major Account 520000 Total		155,825.70	11,150.76	48,283.27	30.99	0.00	107,542.43
570000 TRAVEL EXPENSES							
571100	BOARD & LODGING	4,938.00	192.00	2,233.44	45.23		2,704.56
571600	MEALS-NOT TRAVEL STATUS	100.00					100.00
571800	TAXABLE TRAVEL EXPENSES	1,867.26	61.96	530.65	28.42		1,336.61
572100	COMMERCIAL TRANSPORTATION	1,950.00					1,950.00
573100	STATE-OWNED TRANSPORT	200.00					200.00
574500	PERSONAL VEHICLE MILEAGE	9,553.76	399.84	2,408.56	25.21		7,145.20
575100	MISC TRAVEL EXPENSES	1,012.25	21.25	111.25	10.99		901.00
Major Account 570000 Total		19,621.27	675.05	5,283.90	26.93	0.00	14,337.37
BUDGETED EXPENDITURES TOTAL		418,170.58	40,537.51	172,819.16	41.33	0.00	245,351.42

SUMMARY BY FUND TYPE - EXPENDITURES

2	CASH FUNDS	418,170.58	40,537.51	172,819.16	41.33		245,351.42
BUDGETED EXPENDITURES TOTAL		418,170.58	40,537.51	172,819.16	41.33	0.00	245,351.42

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100	SALE OF SERVICES	350.00-		50.00-	14.29		300.00-
471120	QUALIFYING ED COURSE FEES	750.00-	150.00-	550.00-	73.33		200.00-
471121	CONTINUING ED NEW FEES	1,250.00-	275.00-	725.00-	58.00		525.00-
471122	CONTINUING ED RENEWAL FEES	100.00-	10.00-	100.00-	100.00		

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 12/31/21Agency 053 REAL PROPERTY APPRAISER BD
Division 000 Real Property App Bd
Program 079 APPRAISER LICENSING

Percent of Time Elapsed = 50.41

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475150	CERTIFIED GENERAL NEW FEES	7,500.00-	600.00-	4,805.00-	64.07		2,695.00-
475151	LICENSED NEW FEES	300.00-		600.00-	200.00		300.00
475152	FINGERPRINT FEES	2,580.00-	271.50-	1,945.75-	75.42		634.25-
475153	CERTIFIED RESIDENTIAL NEW	2,400.00-		1,200.00-	50.00		1,200.00-
475154	CERTIFIED GENERAL RENEWAL	80,025.00-	26,950.00-	79,200.00-	98.97		825.00-
475155	LICENSED RENEWAL	11,000.00-	4,675.00-	9,900.00-	90.00		1,100.00-
475156	FINGERPRINT AUDIT PROGRAM FEES	2,900.00-	1,005.00-	2,855.00-	98.45		45.00-
475157	CERTIFIED RESIDENTIAL RENEWAL	50,875.00-	18,700.00-	53,625.00-	105.41		2,750.00
475161	TEMPORARY CERTIFIED GENERAL	9,000.00-	800.00-	4,550.00-	50.56		4,450.00-
475163	AMC REGISTERED NEW FEES	12,000.00-		8,000.00-	66.67		4,000.00-
475164	AMC APPLICATION FEES	2,100.00-	700.00-	1,750.00-	83.33		350.00-
475165	AMC REGISTERED RENEWAL	126,000.00-	16,500.00-	66,000.00-	52.38		60,000.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	26,550.00-	2,500.00-	15,900.00-	59.89		10,650.00-
476101	LATE PROCESSING FEES	5,000.00-	1,100.00-	1,400.00-	28.00		3,600.00-
Major Account 470000 Total		341,280.00-	74,236.50-	253,155.75-	74.18	0.00	88,124.25-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	6,250.00-	820.09-	4,895.01-	78.32		1,354.99-
481101	AMC INVESTMENT INCOME	5,750.00-					5,750.00-
484500	REIMB NON-GOVT SOURCES		80.00-	159.45-			159.45
486500	MISCELLANEOUS ADJUSTMENT			125.00			125.00-
Major Account 480000 Total		12,000.00-	900.09-	4,929.46-	41.08	0.00	7,070.54-
BUDGETED REVENUE TOTAL		353,280.00-	75,136.59-	258,085.21-	73.05	0.00	95,194.79-
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	353,280.00-	75,136.59-	258,085.21-	73.05		95,194.79-
BUDGETED REVENUE TOTAL		353,280.00-	75,136.59-	258,085.21-	73.05	0.00	95,194.79-

R5509168M
NIS0003
Agency 053
Division 000
Grant

REAL PROPERTY APPRAISER BD
AGENCY DEFINED DIVISION

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

01/13/22 8:32:38
Page - 1

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
25310	079	000	53105018.471120.		422182	12/16/21	RC	RB	NRPAB DEPOSIT 211216	6558227		150.00-
Total for Object			471120 QUALIFYING ED COURSE FEES									150.00-
25310	079	000	53105018.471121.		419803	12/01/21	RC	RB	NRPAB DEPOSIT 211201	6540886		175.00-
25310	079	000	53105018.471121.		420087	12/02/21	RC	RB	NRPAB DEPOSIT 211202	6542645		25.00-
25310	079	000	53105018.471121.		422182	12/16/21	RC	RB	NRPAB DEPOSIT 211216	6558227		50.00-
25310	079	000	53105018.471121.		422934	12/21/21	RC	RB	NRPAB DEPOSIT 211221	6562563		25.00-
Total for Object			471121 CONTINUING ED NEW FEES									275.00-
25310	079	000	53105018.471122.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		10.00-
Total for Object			471122 CONTINUING ED RENEWAL FEES									10.00-
25310	079	000	53105018.475150.		419803	12/01/21	RC	RB	NRPAB DEPOSIT 211201	6540886		300.00-
25310	079	000	53105018.475150.		422182	12/16/21	RC	RB	NRPAB DEPOSIT 211216	6558227		300.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									600.00-
25310	079	000	53105018.475152.		420779	12/07/21	RC	RB	NRPAB DEPOSIT 211207	6545833		45.25-
25310	079	000	53105018.475152.		420847	12/08/21	RC	RB	NRPAB DEPOSIT 211208	6548461		45.25-
25310	079	000	53105018.475152.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		45.25-
25310	079	000	53105018.475152.		422934	12/21/21	RC	RB	NRPAB DEPOSIT 211221	6562563		45.25-
25310	079	000	53105018.475152.		423821	12/28/21	RC	RB	NRPAB DEPOSIT 211228	6567732		90.50-
Total for Object			475152 FINGERPRINT FEES									271.50-
25310	079	000	53105018.475154.		419889	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6540371		3,025.00-
25310	079	000	53105018.475154.		419801	12/01/21	RC	RB	NRPAB RENEWALS DEPOSIT 211201	6540740		4,950.00-
25310	079	000	53105018.475154.		420206	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6541885		3,850.00-
25310	079	000	53105018.475154.		420086	12/02/21	RC	RB	NRPAB RENEWALS DEPOSIT 211202	6542652		1,925.00-
25310	079	000	53105018.475154.		420428	12/02/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211202	6543034		550.00-
25310	079	000	53105018.475154.		420601	12/03/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211203	6544812		275.00-
25310	079	000	53105018.475154.		420777	12/07/21	RC	RB	NRPAB RENEWALS DEPOSIT 211207	6545822		2,475.00-
25310	079	000	53105018.475154.		421192	12/08/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211208	6549298		1,100.00-
25310	079	000	53105018.475154.		421297	12/10/21	RC	RB	NRPAB RENEWALS DEPOSIT 211210	6551759		550.00-
25310	079	000	53105018.475154.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		275.00-
25310	079	000	53105018.475154.		421687	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211213	6554362		275.00-
25310	079	000	53105018.475154.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		550.00-
25310	079	000	53105018.475154.		422008	12/14/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211214	6555794		1,650.00-
25310	079	000	53105018.475154.		422300	12/15/21	RC	RB	NRPAB RENEW EFW 211215	6557507		275.00-
25310	079	000	53105018.475154.		422182	12/16/21	RC	RB	NRPAB DEPOSIT 211216	6558227		550.00-
25310	079	000	53105018.475154.		422549	12/16/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211216	6558691		550.00-

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

STATE OF NEBRASKA
 MTD General Ledger Detail
 All Objects
 As of 12/31/21

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
25310	079	000	53105018.475154.		422816	12/17/21	RC	RB	NRPAB RENEW DEPOSIT 211217	6560198		550.00-
25310	079	000	53105018.475154.		423347	12/22/21	RC	RB	NRPAB RENEWALS DEPOSIT 211222	6564130		825.00-
25310	079	000	53105018.475154.		423564	12/22/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211222	6564860		825.00-
25310	079	000	53105018.475154.		423875	12/27/21	RC	RB	NRPAB FENEW EFW DEPOSIT 211227	6567397		550.00-
25310	079	000	53105018.475154.		423820	12/28/21	RC	RB	NRPAB RENEWALS DEPOSIT 211228	6567739		275.00-
25310	079	000	53105018.475154.		424095	12/28/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211228	6568170		550.00-
25310	079	000	53105018.475154.		424272	12/29/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211229	6569087		550.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									26,950.00-
25310	079	000	53105018.475155.		419889	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6540371		550.00-
25310	079	000	53105018.475155.		419801	12/01/21	RC	RB	NRPAB RENEWALS DEPOSIT 211201	6540740		1,100.00-
25310	079	000	53105018.475155.		420206	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6541885		550.00-
25310	079	000	53105018.475155.		420086	12/02/21	RC	RB	NRPAB RENEWALS DEPOSIT 211202	6542652		1,650.00-
25310	079	000	53105018.475155.		420777	12/07/21	RC	RB	NRPAB RENEWALS DEPOSIT 211207	6545822		275.00-
25310	079	000	53105018.475155.		421192	12/08/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211208	6549298		275.00-
25310	079	000	53105018.475155.		424223	12/30/21	RC	RB	NRPAB RENEWALS DEPOSIT 211230	6569871		275.00-
Total for Object			475155 LICENSED RENEWAL									4,675.00-
25310	079	000	53105018.475156.		419889	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6540371		145.00-
25310	079	000	53105018.475156.		419801	12/01/21	RC	RB	NRPAB RENEWALS DEPOSIT 211201	6540740		170.00-
25310	079	000	53105018.475156.		420206	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6541885		125.00-
25310	079	000	53105018.475156.		420086	12/02/21	RC	RB	NRPAB RENEWALS DEPOSIT 211202	6542652		125.00-
25310	079	000	53105018.475156.		420428	12/02/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211202	6543034		30.00-
25310	079	000	53105018.475156.		420601	12/03/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211203	6544812		5.00-
25310	079	000	53105018.475156.		420777	12/07/21	RC	RB	NRPAB RENEWALS DEPOSIT 211207	6545822		75.00-
25310	079	000	53105018.475156.		420829	12/06/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211206	6546148		35.00-
25310	079	000	53105018.475156.		420934	12/07/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211207	6547926		10.00-
25310	079	000	53105018.475156.		421192	12/08/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211208	6549298		30.00-
25310	079	000	53105018.475156.		421297	12/10/21	RC	RB	NRPAB RENEWALS DEPOSIT 211210	6551759		10.00-
25310	079	000	53105018.475156.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		10.00-
25310	079	000	53105018.475156.		421571	12/10/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211210	6552706		10.00-
25310	079	000	53105018.475156.		421687	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211213	6554362		15.00-
25310	079	000	53105018.475156.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		10.00-
25310	079	000	53105018.475156.		421670	12/14/21	RC	RB	NRPAB RENEWALS DEPOSIT 211214	6555165		10.00-
25310	079	000	53105018.475156.		422008	12/14/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211214	6555794		30.00-
25310	079	000	53105018.475156.		422300	12/15/21	RC	RB	NRPAB RENEW EFW 211215	6557507		5.00-
25310	079	000	53105018.475156.		422182	12/16/21	RC	RB	NRPAB DEPOSIT 211216	6558227		10.00-
25310	079	000	53105018.475156.		422549	12/16/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211216	6558691		10.00-
25310	079	000	53105018.475156.		422816	12/17/21	RC	RB	NRPAB RENEW DEPOSIT 211217	6560198		20.00-

R5509168M
NIS0003
Agency 053
Division 000
Grant

REAL PROPERTY APPRAISER BD
AGENCY DEFINED DIVISION

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

01/13/22 8:32:38
Page - 3

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
25310	079	000	53105018.475156.		423394	12/21/21	RC	RB	NRAPB RENEW EFW DEPOSIT 211221	6563286		10.00-
25310	079	000	53105018.475156.		423347	12/22/21	RC	RB	NRPAB RENEWALS DEPOSIT 211222	6564130		15.00-
25310	079	000	53105018.475156.		423564	12/22/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211222	6564860		25.00-
25310	079	000	53105018.475156.		423875	12/27/21	RC	RB	NRPAB FENEW EFW DEPOSIT 211227	6567397		10.00-
25310	079	000	53105018.475156.		423820	12/28/21	RC	RB	NRPAB RENEWALS DEPOSIT 211228	6567739		5.00-
25310	079	000	53105018.475156.		424095	12/28/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211228	6568170		10.00-
25310	079	000	53105018.475156.		424272	12/29/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211229	6569087		35.00-
25310	079	000	53105018.475156.		424223	12/30/21	RC	RB	NRPAB RENEWALS DEPOSIT 211230	6569871		5.00-
Total for Object			475156 FINGERPRINT AUDIT PROGRAM FEES									1,005.00-
25310	079	000	53105018.475157.		419889	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6540371		3,850.00-
25310	079	000	53105018.475157.		419801	12/01/21	RC	RB	NRPAB RENEWALS DEPOSIT 211201	6540740		3,300.00-
25310	079	000	53105018.475157.		420206	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211201	6541885		1,375.00-
25310	079	000	53105018.475157.		420086	12/02/21	RC	RB	NRPAB RENEWALS DEPOSIT 211202	6542652		2,750.00-
25310	079	000	53105018.475157.		420777	12/07/21	RC	RB	NRPAB RENEWALS DEPOSIT 211207	6545822		1,375.00-
25310	079	000	53105018.475157.		420829	12/06/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211206	6546148		1,375.00-
25310	079	000	53105018.475157.		420934	12/07/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211207	6547926		550.00-
25310	079	000	53105018.475157.		421192	12/08/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211208	6549298		275.00-
25310	079	000	53105018.475157.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		275.00-
25310	079	000	53105018.475157.		421571	12/10/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211210	6552706		550.00-
25310	079	000	53105018.475157.		421687	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211213	6554362		550.00-
25310	079	000	53105018.475157.		421670	12/14/21	RC	RB	NRPAB RENEWALS DEPOSIT 211214	6555165		550.00-
25310	079	000	53105018.475157.		422816	12/17/21	RC	RB	NRPAB RENEW DEPOSIT 211217	6560198		550.00-
25310	079	000	53105018.475157.		423564	12/22/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211222	6564860		550.00-
25310	079	000	53105018.475157.		424272	12/29/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211229	6569087		825.00-
Total for Object			475157 CERTIFIED RESIDENTIAL RENEWAL									18,700.00-
25310	079	000	53105018.475161.		419803	12/01/21	RC	RB	NRPAB DEPOSIT 211201	6540886		200.00-
25310	079	000	53105018.475161.		420779	12/07/21	RC	RB	NRPAB DEPOSIT 211207	6545833		100.00-
25310	079	000	53105018.475161.		420847	12/08/21	RC	RB	NRPAB DEPOSIT 211208	6548461		50.00-
25310	079	000	53105018.475161.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		100.00-
25310	079	000	53105018.475161.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		50.00-
25310	079	000	53105018.475161.		422934	12/21/21	RC	RB	NRPAB DEPOSIT 211221	6562563		100.00-
25310	079	000	53105018.475161.		423346	12/22/21	RC	RB	NRPAB DEPOSIT 211222	6564119		100.00-
25310	079	000	53105018.475161.		423821	12/28/21	RC	RB	NRPAB DEPOSIT 211228	6567732		100.00-
Total for Object			475161 TEMPORARY CERTIFIED GENERAL									800.00-
25310	079	000	53105018.475234.		419803	12/01/21	RC	RB	NRPAB DEPOSIT 211201	6540886		400.00-
25310	079	000	53105018.475234.		420779	12/07/21	RC	RB	NRPAB DEPOSIT 211207	6545833		500.00-

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

STATE OF NEBRASKA
 MTD General Ledger Detail
 All Objects
 As of 12/31/21

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
25310	079	000	53105018.475234.		420847	12/08/21	RC	RB	NRPAB DEPOSIT 211208	6548461		250.00-
25310	079	000	53105018.475234.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		200.00-
25310	079	000	53105018.475234.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		250.00-
25310	079	000	53105018.475234.		422934	12/21/21	RC	RB	NRPAB DEPOSIT 211221	6562563		350.00-
25310	079	000	53105018.475234.		423346	12/22/21	RC	RB	NRPAB DEPOSIT 211222	6564119		200.00-
25310	079	000	53105018.475234.		423821	12/28/21	RC	RB	NRPAB DEPOSIT 211228	6567732		500.00-
Total for Object			475234 APPLICATION FEES									2,500.00-
25310	079	000	53105018.476101.		420086	12/02/21	RC	RB	NRPAB RENEWALS DEPOSIT 211202	6542652		50.00-
25310	079	000	53105018.476101.		420601	12/03/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211203	6544812		25.00-
25310	079	000	53105018.476101.		420829	12/06/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211206	6546148		100.00-
25310	079	000	53105018.476101.		420934	12/07/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211207	6547926		25.00-
25310	079	000	53105018.476101.		421192	12/08/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211208	6549298		125.00-
25310	079	000	53105018.476101.		421297	12/10/21	RC	RB	NRPAB RENEWALS DEPOSIT 211210	6551759		25.00-
25310	079	000	53105018.476101.		421571	12/10/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211210	6552706		25.00-
25310	079	000	53105018.476101.		421687	12/01/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211213	6554362		50.00-
25310	079	000	53105018.476101.		421670	12/14/21	RC	RB	NRPAB RENEWALS DEPOSIT 211214	6555165		25.00-
25310	079	000	53105018.476101.		422008	12/14/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211214	6555794		100.00-
25310	079	000	53105018.476101.		422300	12/15/21	RC	RB	NRPAB RENEW EFW 211215	6557507		25.00-
25310	079	000	53105018.476101.		422549	12/16/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211216	6558691		25.00-
25310	079	000	53105018.476101.		422816	12/17/21	RC	RB	NRPAB RENEW DEPOSIT 211217	6560198		75.00-
25310	079	000	53105018.476101.		423394	12/21/21	RC	RB	NRAPB RENEW EFW DEPOSIT 211221	6563286		25.00-
25310	079	000	53105018.476101.		423347	12/22/21	RC	RB	NRPAB RENEWALS DEPOSIT 211222	6564130		25.00-
25310	079	000	53105018.476101.		423564	12/22/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211222	6564860		75.00-
25310	079	000	53105018.476101.		423875	12/27/21	RC	RB	NRPAB FENEW EFW DEPOSIT 211227	6567397		50.00-
25310	079	000	53105018.476101.		423820	12/28/21	RC	RB	NRPAB RENEWALS DEPOSIT 211228	6567739		25.00-
25310	079	000	53105018.476101.		424095	12/28/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211228	6568170		25.00-
25310	079	000	53105018.476101.		424272	12/29/21	RC	RB	NRPAB RENEW EFW DEPOSIT 211229	6569087		100.00-
25310	079	000	53105018.476101.		424223	12/30/21	RC	RB	NRPAB RENEWALS DEPOSIT 211230	6569871		25.00-
Total for Object			476101 LATE PROCESSING FEES									1,025.00-
25310	079	000	53105018.481100.		17135128	12/22/21	JE	G	OIP November 2021 1.37185%	6565673		447.19-
Total for Object			481100 INVESTMENT INCOME									447.19-
25310	079	000	53105018.484500.		421298	12/10/21	RC	RB	NRPAB DEPOSIT 211210	6551772		40.00-
25310	079	000	53105018.484500.		421669	12/14/21	RC	RB	NRPAB DEPOSIT 211214	6555153		40.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									80.00-
25310	079	000	53105018.511100.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		3,620.79

R5509168M
NIS0003
Agency 053
Division 000
Grant

REAL PROPERTY APPRAISER BD
AGENCY DEFINED DIVISION

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

01/13/22 8:32:38
Page - 5

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
25310	079	000	53105018.511100.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		2,649.10
25310	079	000	53105018.511100.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		4,077.65
Total for Object			511100 PERMANENT SALARIES-WAGES									10,347.14
25310	079	000	53105018.511300.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		578.27
25310	079	000	53105018.511300.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		540.01
25310	079	000	53105018.511300.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		528.46
Total for Object			511300 OVERTIME PAYMENTS									1,646.74
25310	079	000	53105018.511600.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		325.00
25310	079	000	53105018.511600.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		325.00
Total for Object			511600 PER DIEM PAYMENTS									650.00
25310	079	000	53105018.512100.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		107.28
25310	079	000	53105018.512100.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		664.37
25310	079	000	53105018.512100.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		64.19
Total for Object			512100 VACATION LEAVE EXPENSE									835.84
25310	079	000	53105018.512300.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		414.18
25310	079	000	53105018.512300.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		828.37
Total for Object			512300 HOLIDAY LEAVE EXPENSE									1,242.55
25310	079	000	53105018.515100.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		353.45
25310	079	000	53105018.515100.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		350.58
25310	079	000	53105018.515100.		3161739	12/29/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6562963		349.71
Total for Object			515100 RETIREMENT PLANS EXPENSE									1,053.74
25310	079	000	53105018.515200.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		375.02
25310	079	000	53105018.515200.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		347.22
25310	079	000	53105018.515200.		3161739	12/29/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6562963		382.12
Total for Object			515200 FICA EXPENSE									1,104.36
25310	079	000	53105018.515500.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		891.10
25310	079	000	53105018.515500.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		891.11
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,782.21
25310	079	000	53105018.521100.		17021221	12/02/21	J1	G	PURCHASE CARD TRANSACTION	6543220		65.00
25310	079	000	53105018.521100.		17092594	12/16/21	JE	G	POSTAGE DUE NOV 2021	6558821		179.70
Total for Object			521100 POSTAGE EXPENSE									244.70

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

STATE OF NEBRASKA
 MTD General Ledger Detail
 All Objects
 As of 12/31/21

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
25310	079	000	53105018.521400.		48234068	12/01/21	PV	V	AS - OCIO - COMMUNICATIONS	6537437		110.70
25310	079	000	53105018.521400.		48269000	12/02/21	PV	V	AS - OCIO - COMMUNICATIONS	6543394		110.51
25310	079	000	53105018.521400.		48293102	12/08/21	PV	V	AS - OCIO - IMSERVICES	6550669		3,851.58
25310	079	000	53105018.521400.		48293103	12/08/21	PV	V	AS - OCIO - IMSERVICES	6550672		647.15
Total for Object			521400 CIO CHARGES									4,719.94
25310	079	000	53105018.522100.		48269242	12/02/21	PV	V	NESPOR, ALLISON L	6543632		64.13
Total for Object			522100 DUES & SUBSCRIPTION EXP									64.13
25310	079	000	53105018.524600.		17015872	12/07/21	JE	G	RENT & LB530 DEC 2021-OTHER	6542172		939.94
25310	079	000	53105018.524600.		48311005	12/13/21	PV	V	SECRETARY OF STATE	6555237		25.19
Total for Object			524600 RENT EXPENSE-BUILDINGS									965.13
25310	079	000	53105018.524900.		17015872	12/07/21	JE	G	RENT & LB530 DEC 2021-OTHER	6542172		321.59
Total for Object			524900 RENT EXP-DEPR SURCHARGE									321.59
25310	079	000	53105018.532280.		17021292	12/02/21	JE	G	NRPAB B&H VADDIO MOUNT VAUECM	6543297		18.38-
Total for Object			532280 VIDEO EQUIP									18.38-
25310	079	000	53105018.539500.		48268758	12/02/21	PC	V	Purchase Card Offset	6543120		292.00
25310	079	000	53105018.539500.		17021221	12/02/21	J1	G	PURCHASE CARD TRANSACTION	6543220		292.00-
Total for Object			539500 PURCHASING CARD SUSPENSE									
25310	079	000	53105018.542100.		48269037	12/02/21	PV	V	AS - PERSONNEL DIVISION	6543439		386.10
25310	079	000	53105018.542100.		48269073	12/02/21	PV	V	AS - PERSONNEL DIVISION	6543472		386.10
Total for Object			542100 SOS TEMP SERV - PERSONNEL									772.20
25310	079	000	53105018.554900.		48269103	12/02/21	PV	V	PATROL, NEBRASKA STATE	6543502		316.75
25310	079	000	53105018.554900.		48315326	12/14/21	PV	V	JANNING, GEORGE	6556623		1,500.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									1,816.75
25310	079	000	53105018.556100.		48269020	12/02/21	PV	V	AS - RISK MANAGEMENT DIVISION	6543419		16.87
Total for Object			556100 INSURANCE EXPENSE									16.87
25310	079	000	53105018.571100.		17021221	12/02/21	J1	G	PURCHASE CARD TRANSACTION	6543220		124.80
Total for Object			571100 LODGING									124.80
25310	079	000	53105018.571800.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		400.97

R5509168M
NIS0003
Agency 053
Division 000
Grant

REAL PROPERTY APPRAISER BD
AGENCY DEFINED DIVISION

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

01/13/22 8:32:38
Page - 7

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			571800	MEALS - TRAVEL STATUS								40.27
25310	079	000	53105018.574500.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		171.08
25310	079	000	53105018.574500.		48269194	12/02/21	PV	V	WALKENHORST, WADE	6543581		4.37
25310	079	000	53105018.574500.		48269221	12/02/21	PV	V	MUSTOE, CHRISTOPHER M	6543597		84.45
Total for Object			574500	PERSONAL VEHICLE MILEAGE								259.90
25310	079	000	53105018.575100.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		7.31
25310	079	000	53105018.575100.		48269194	12/02/21	PV	V	WALKENHORST, WADE	6543581		1.62
25310	079	000	53105018.575100.		48269221	12/02/21	PV	V	MUSTOE, CHRISTOPHER M	6543597		4.87
Total for Object			575100	MISC TRAVEL EXPENSE								13.80
Total for Business Unit			53105018	NE REAL PROPERTY APPRAISER								29,484.41-
25320	079	000	53105200.475164.		419802	12/01/21	RC	RB	NRPAB AMC DEPOSIT 211201	6540895		350.00-
25320	079	000	53105200.475164.		423822	12/28/21	RC	RB	NRPAB AMC DEPOSIT 211228	6567750		350.00-
Total for Object			475164	AMC APPLICATION FEES								700.00-
25320	079	000	53105200.475165.		419802	12/01/21	RC	RB	NRPAB AMC DEPOSIT 211201	6540895		3,000.00-
25320	079	000	53105200.475165.		420778	12/07/21	RC	RB	NRPAB DEPOSIT 211207	6545838		1,500.00-
25320	079	000	53105200.475165.		420846	12/08/21	RC	RB	NRAPB AMC DEPOSIT 211208	6548454		1,500.00-
25320	079	000	53105200.475165.		421668	12/14/21	RC	RB	NRPAB AMC DEPOSIT 211214	6555140		3,000.00-
25320	079	000	53105200.475165.		422181	12/16/21	RC	RB	NRPAB AMC DEPOSIT 211216	6558250		1,500.00-
25320	079	000	53105200.475165.		422935	12/21/21	RC	RB	NRPAB AMC DEPOSIT 211221	6562556		1,500.00-
25320	079	000	53105200.475165.		423474	12/23/21	RC	RB	NRPAB AMC DEPOSIT 211223	6565481		1,500.00-
25320	079	000	53105200.475165.		423822	12/28/21	RC	RB	NRPAB AMC DEPOSIT 211228	6567750		1,500.00-
25320	079	000	53105200.475165.		424224	12/30/21	RC	RB	NRPAB AMC DEPOSIT 211230	6569885		1,500.00-
Total for Object			475165	AMC REGISTERED RENEWAL								16,500.00-
25320	079	000	53105200.476101.		422181	12/16/21	RC	RB	NRPAB AMC DEPOSIT 211216	6558250		25.00-
25320	079	000	53105200.476101.		423822	12/28/21	RC	RB	NRPAB AMC DEPOSIT 211228	6567750		50.00-
Total for Object			476101	LATE PROCESSING FEES								75.00-
25320	079	000	53105200.481100.		17135128	12/22/21	JE	G	OIP November 2021 1.37185%	6565673		372.90-
Total for Object			481100	INVESTMENT INCOME								372.90-
25320	079	000	53105200.511100.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		1,949.60
25320	079	000	53105200.511100.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		1,426.28
25320	079	000	53105200.511100.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		2,105.00

R5509168M
NIS0003
Agency 053 REAL PROPERTY APPRAISER BD
Division 000 AGENCY DEFINED DIVISION
Grant

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

01/13/22 8:32:38
Page - 8

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			511100	PERMANENT SALARIES-WAGES								5,571.38
25320	079	000	53105200.511300.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		311.38
25320	079	000	53105200.511300.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		290.78
25320	079	000	53105200.511300.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		284.45
Total for Object			511300	OVERTIME PAYMENTS								886.61
25320	079	000	53105200.511600.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		175.00
25320	079	000	53105200.511600.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		175.00
Total for Object			511600	PER DIEM PAYMENTS								350.00
25320	079	000	53105200.512100.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		57.60
25320	079	000	53105200.512100.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		357.91
25320	079	000	53105200.512100.		3161738	12/29/21	T2	7	PAYROLL LABOR DISTRIBUTION	6562963		34.74
Total for Object			512100	VACATION LEAVE EXPENSE								450.25
25320	079	000	53105200.512300.		3161151	12/01/21	T2	7	PAYROLL LABOR DISTRIBUTION	6535145		223.02
25320	079	000	53105200.512300.		3161628	12/15/21	T2	7	PAYROLL LABOR DISTRIBUTION	6548987		446.05
Total for Object			512300	HOLIDAY LEAVE EXPENSE								669.07
25320	079	000	53105200.515100.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		190.30
25320	079	000	53105200.515100.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		188.78
25320	079	000	53105200.515100.		3161739	12/29/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6562963		188.30
Total for Object			515100	RETIREMENT PLANS EXPENSE								567.38
25320	079	000	53105200.515200.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		201.95
25320	079	000	53105200.515200.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		187.00
25320	079	000	53105200.515200.		3161739	12/29/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6562963		205.79
Total for Object			515200	FICA EXPENSE								594.74
25320	079	000	53105200.515500.		3161152	12/01/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6535145		479.85
25320	079	000	53105200.515500.		3161629	12/15/21	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	6548987		479.84
Total for Object			515500	HEALTH INSURANCE EXPENSE								959.69
25320	079	000	53105200.521100.		17021221	12/02/21	J1	G	PURCHASE CARD TRANSACTION	6543220		35.00
Total for Object			521100	POSTAGE EXPENSE								35.00
25320	079	000	53105200.521400.		48234068	12/01/21	PV	V	AS - OCIO - COMMUNICATIONS	6537437		59.61
25320	079	000	53105200.521400.		48269000	12/02/21	PV	V	AS - OCIO - COMMUNICATIONS	6543394		99.10

R5509168M
NIS0003
Agency 053 REAL PROPERTY APPRAISER BD
Division 000 AGENCY DEFINED DIVISION
Grant

STATE OF NEBRASKA
MTD General Ledger Detail
All Objects
As of 12/31/21

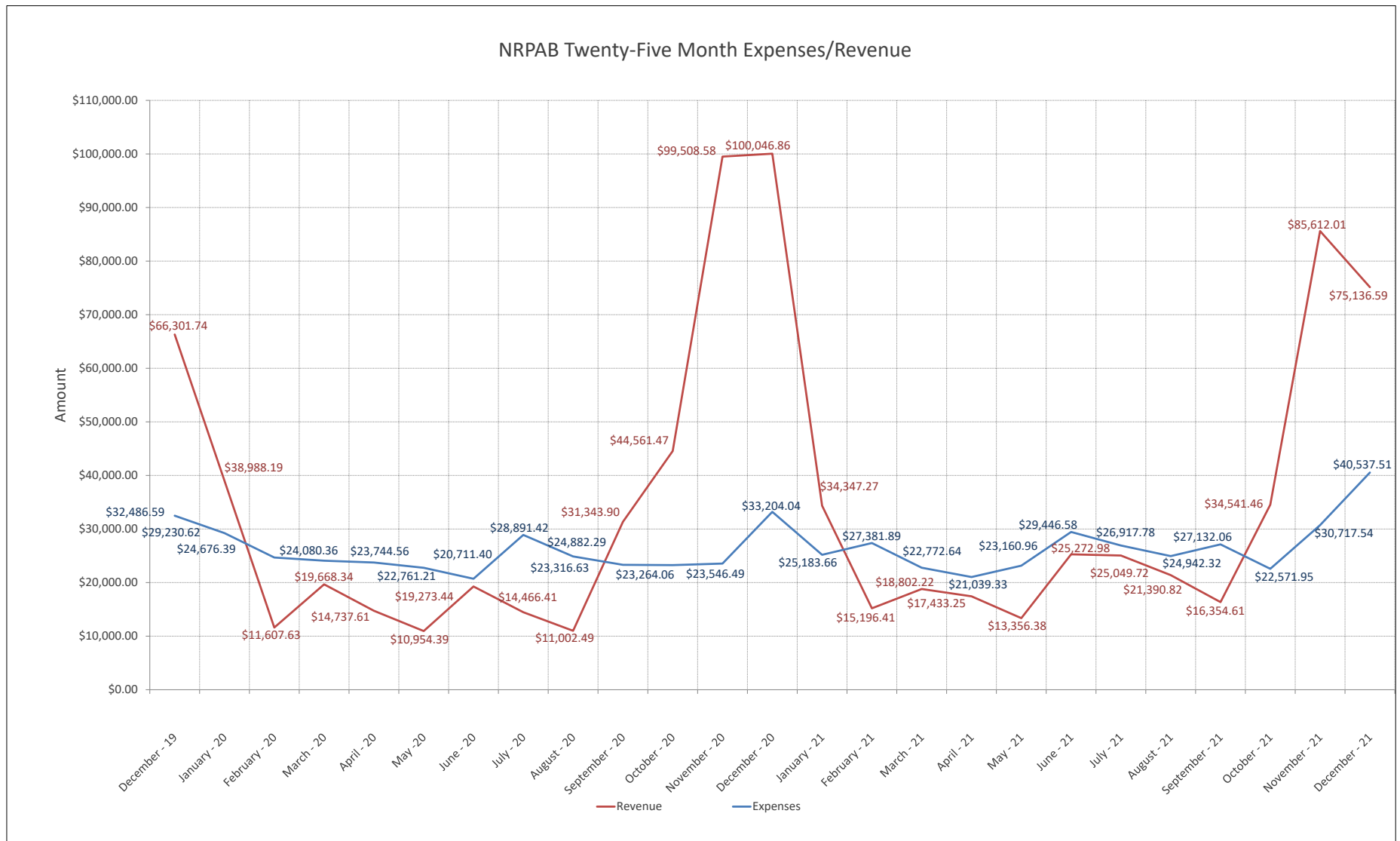
01/13/22 8:32:38
Page - 9

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
25320	079	000	53105200.521400.		48293102	12/08/21	PV	V	AS - OCIO - IMSERVICES	6550669		462.15
25320	079	000	53105200.521400.		48293103	12/08/21	PV	V	AS - OCIO - IMSERVICES	6550672		778.21
Total for Object			521400 CIO CHARGES									1,359.47
25320	079	000	53105200.522100.		48269242	12/02/21	PV	V	NESPOR, ALLISON L	6543632		34.53
Total for Object			522100 DUES & SUBSCRIPTION EXP									34.53
25320	079	000	53105200.524600.		48311005	12/13/21	PV	V	SECRETARY OF STATE	6555237		13.57
Total for Object			524600 RENT EXPENSE-BUILDINGS									13.57
25320	079	000	53105200.532280.		17021292	12/02/21	JE	G	NRPAB B&H VADDIO MOUNT VAUECM	6543297		18.38
Total for Object			532280 VIDEO EQUIP									18.38
25320	079	000	53105200.542100.		48269037	12/02/21	PV	V	AS - PERSONNEL DIVISION	6543439		207.90
25320	079	000	53105200.542100.		48269073	12/02/21	PV	V	AS - PERSONNEL DIVISION	6543472		207.90
Total for Object			542100 SOS TEMP SERV - PERSONNEL									415.80
25320	079	000	53105200.554900.		48269103	12/02/21	PV	V	PATROL, NEBRASKA STATE	6543502		362.00
Total for Object			554900 OTHER CONTRACTUAL SERVICES									362.00
25320	079	000	53105200.556100.		48269020	12/02/21	PV	V	AS - RISK MANAGEMENT DIVISION	6543419		9.08
Total for Object			556100 INSURANCE EXPENSE									9.08
25320	079	000	53105200.571100.		17021221	12/02/21	J1	G	PURCHASE CARD TRANSACTION	6543220		67.20
Total for Object			571100 LODGING									67.20
25320	079	000	53105200.571800.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		21.69
Total for Object			571800 MEALS - TRAVEL STATUS									21.69
25320	079	000	53105200.574500.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		92.12
25320	079	000	53105200.574500.		48269194	12/02/21	PV	V	WALKENHORST, WADE	6543581		2.35
25320	079	000	53105200.574500.		48269221	12/02/21	PV	V	MUSTOE, CHRISTOPHER M	6543597		45.47
Total for Object			574500 PERSONAL VEHICLE MILEAGE									139.94
25320	079	000	53105200.575100.		48269168	12/02/21	PV	V	DOWNING, BONNIE M	6543560		3.94
25320	079	000	53105200.575100.		48269194	12/02/21	PV	V	WALKENHORST, WADE	6543581		.88
25320	079	000	53105200.575100.		48269221	12/02/21	PV	V	MUSTOE, CHRISTOPHER M	6543597		2.63
Total for Object			575100 MISC TRAVEL EXPENSE									7.45

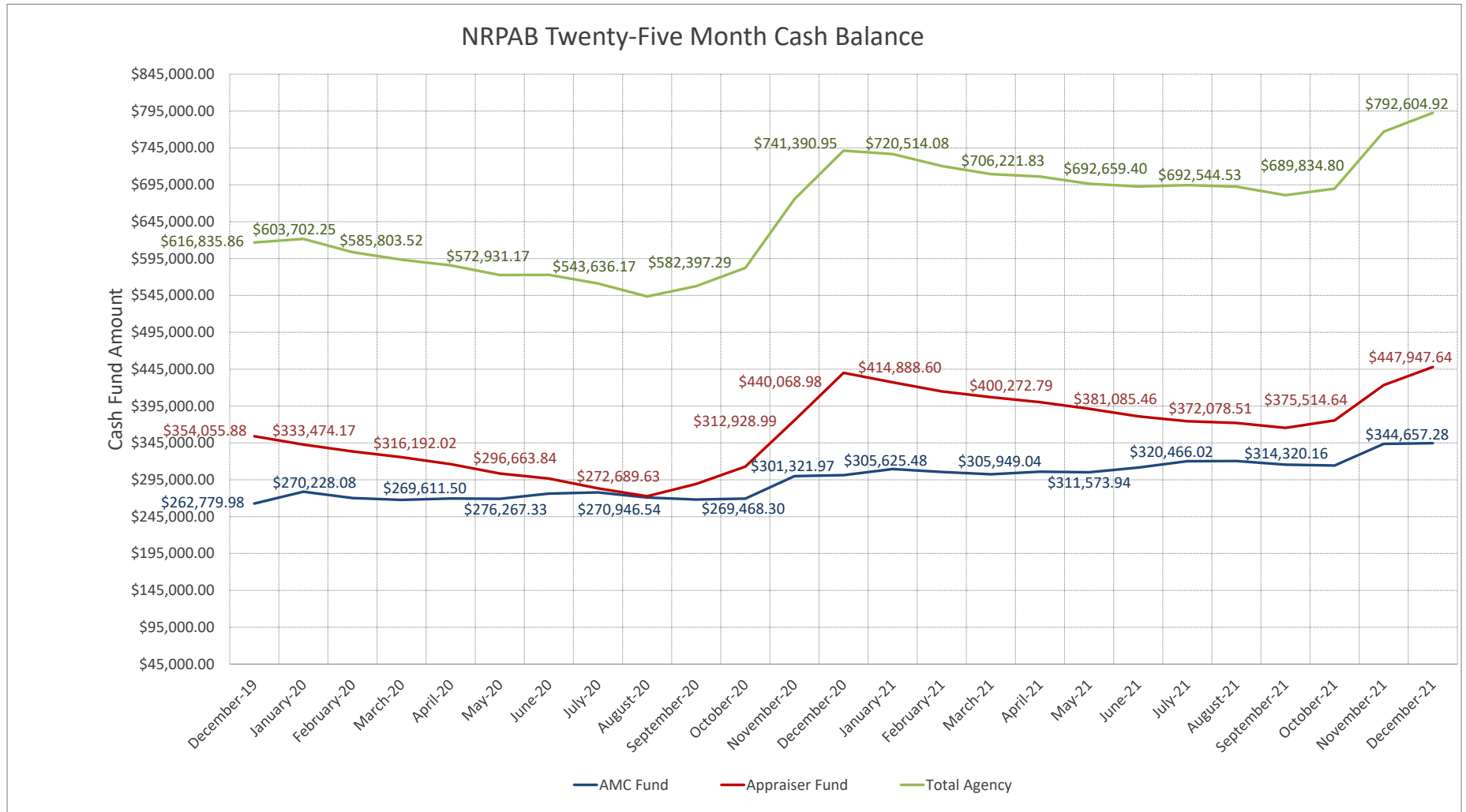
L.12

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 Business Unit		53105200	AMC LICENSING									5,114.67-
Total for Division		000										34,599.08-
Total for Agency		053	REAL PROPERTY APPRAISER BD									34,599.08-

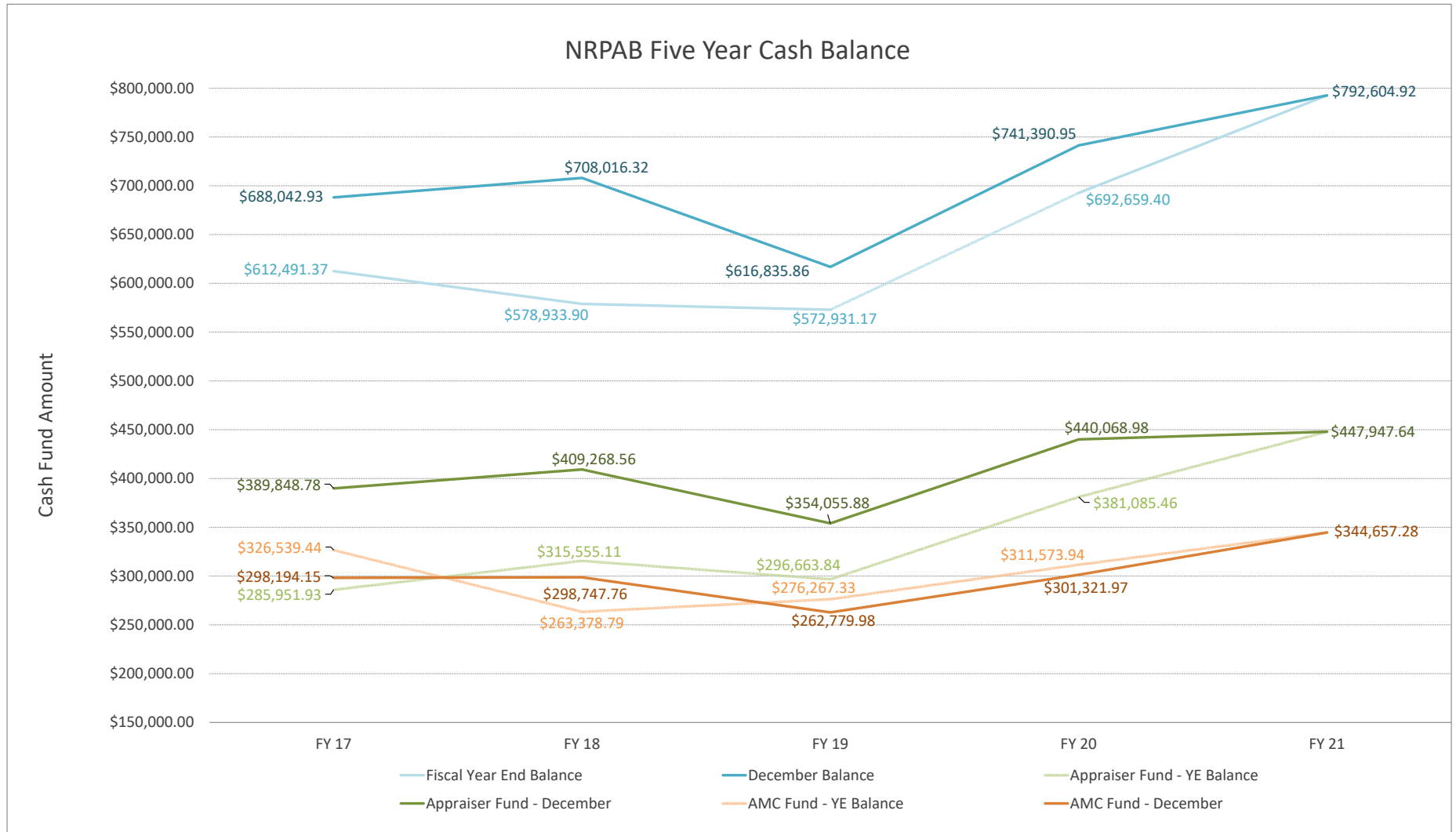
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



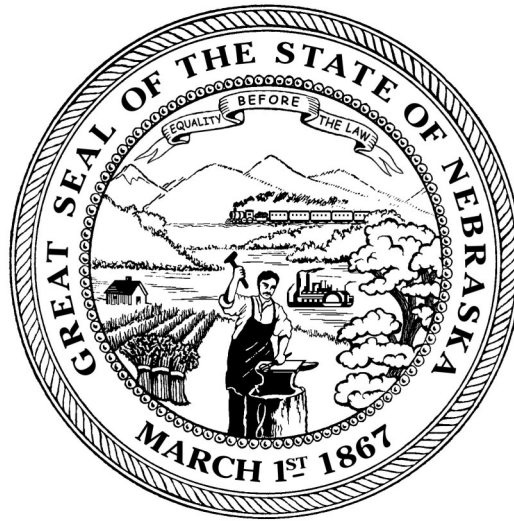
Financial Report and Considerations - Financial Charts



State of Nebraska



**Mid-Biennium
Budget Adjustments
2021-2023 Biennium**



A handwritten signature in blue ink that reads "Pete Ricketts".

Pete Ricketts
Governor

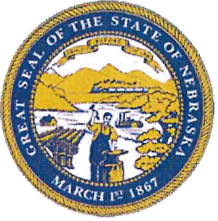
January 13, 2022

Mid-Biennium Budget Adjustments

2021 - 2023 Biennium

Presented by
Administrative Services – State Budget Division
Room 1320 State Capitol
Lincoln, Nebraska 68509
(402) 471-2526
das.nebraska.gov/budget

Presented January 13, 2022



Pete Ricketts
Governor

STATE OF NEBRASKA

OFFICE OF THE GOVERNOR

P.O. Box 94848 • Lincoln, Nebraska 68509-4848
Phone: (402) 471-2244 • pete.ricketts@nebraska.gov

January 13, 2022

Mr. President, Mr. Speaker,
and Members of the Legislature
State Capitol Building
Lincoln, NE 68509

Dear Mr. President and Members of the Legislature:

Congratulations on the commencement of the second session of the 107th Nebraska Legislature and your historic accomplishments during the first 107th legislative session. Today, I am presenting my mid-biennium adjustments to the enacted 2021-2023 Biennial budget and recommendations on utilization of American Rescue Plan Act (ARPA) funds provided to the State of Nebraska.

At the end of FY 2020-21, General Fund tax receipts exceeded the certified forecast by \$958 million, with \$533 million transferred to the Cash Reserve Fund, while also allowing the LB 1107 Property Tax Incentive Credit to reach \$548 million in annual tax relief to Nebraskan property owners. The total anticipated property tax relief among all state programs during the 2021-2023 Biennium is approximately \$2 billion.

The November 2021 Nebraska Forecasting Advisory Board (NEFAB) meeting provided for an increase in anticipated net General Fund tax receipts of \$475 million in FY 2021-22 and \$428 million in FY 2022-23. This provides for an estimate of \$475 million to be transferred to the Cash Reserve Fund, raising the balance to an estimated \$1.5 billion in FY 2022-23.

The State of Nebraska has also received \$520 million in ARPA funding, with an additional \$520 million anticipated to be received pending certification by the U.S. Treasury Department, no later than May 2022. This funding has specific requirements outlined in statute and guidance, which need to be followed to ensure federal compliance.

My mid-biennium recommendation addresses emergent needs that have occurred since enactment of the 2021-2023 Biennial budget that cannot be managed within existing appropriations. Included is \$121.8 million between ARPA and state General Funds to respond to the needs of the Medicaid and child welfare programs exacerbated by the effects of the pandemic.

To strengthen Nebraska's public safety, I recommend fully funding the replacement of the Nebraska State Penitentiary from the Cash Reserve Fund for \$155 million in FY 2022-23. Historic agreements were also struck to provide substantial increases focusing on 24/7 public health and safety positions, with \$36.7 million ARPA funds in FY 2021-22 and \$62.4 million General Funds provided in FY 2022-23. The recommendation provides for \$47.7 million ARPA funding in FY 2021-22 for the Law Enforcement Training Center to ensure we are adequately training the next generation of law enforcement officers. In addition, the recommendation includes \$16.9 million General Funds in FY 2022-23 for a necessary expansion of the Nebraska Crime Lab to accommodate the increased need for evidence processing.

Ensuring Nebraska's access to an abundant clean water supply is critical for the citizens of the state and the agricultural sector. I am recommending \$400 million from the Cash Reserve Fund and \$100 million ARPA funding to construct a canal to secure Nebraska's water supply. Also included is

\$150 million of General Funds and \$50 million in ARPA funding to the Statewide Tourism and Recreational Water Access and Resource Sustainability (STARWARS) Fund. In addition, I am recommending \$5 million in General Funds to support the construction of a levee to mitigate the impact of flood waters affecting the town of Peru.

Recognizing the impact of COVID-19 on labor and material costs, the recommendation provides for an additional \$10.5 million General Funds in FY 2022-23 to address the increased costs related to the Capitol HVAC project and \$8.8 million in FY 2022-23 related to multiple military capital projects.

Additional ARPA recommendations address the following categories: public health emergency, negative economic impacts, fund administration and water, sewer, and broadband needs. The \$199.4 million public health response allocation includes: \$40 million to supplement the overall public health response, \$15 million for the Youth Rehabilitation Treatment Center in Kearney, and \$10 million for the UNK-UNMC Rural Health Complex public-private partnership project.

The recommendation for the negative economic impact category allocates \$504.7 million, including: \$100 million for Shovel-Ready projects throughout the state, \$60 million for Site and Building Development to assist adversely impacted local economies and provide public health mitigation efforts.

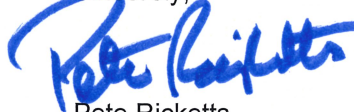
Also included is \$90 million for community colleges to facilitate high-skill workforce development, \$25 million for behavioral health and nursing scholarships, \$25 million to assist the meat packing industry supply chain, \$12 million for economic development to North Omaha, and \$10 million for commercial real estate assistance.

Additional ARPA recommendations for water, sewer and broadband projects include: \$274 million for water infrastructure improvements, including \$23.1 million to fix the Ft. Laramie-Gering canal, \$25 million for the state fairgrounds, \$8.1 million for state parks, and \$8 million for state college campuses.

Building on the substantial tax relief provided last session, my recommendation accounts for the ability to accelerate a phase-in of social security tax exemptions completed over five years instead of the current ten-year period. Also included is the ability to maintain the property tax incentive credit floor at \$548 million in FY 2024-25 to ensure property tax relief is not reduced in the future.

The recommendation also includes reducing the top individual tax rate by one percent, from 6.84 percent to 5.84 percent, phased in over the next five years, and achieving corporate tax parity to this new individual income rate. By FY 2024-25, these recommended tax relief measures will deliver an additional \$612.8 million in tax relief to hardworking Nebraskans.

Sincerely,



Pete Ricketts
Governor

ECONOMIC DEVELOPMENT AND REGULATORY

INSURANCE, DEPARTMENT OF (22)

Affordable Care Act Oversight – The recommendation includes the agency requested cash fund appropriation reduction of \$278,821 in FY 2021-22 and \$183,100 in FY 2022-23 due to extensions of Affordable Care Act (ACA) grants. The recommendation also includes the corresponding agency requested federal fund appropriation increase of \$278,821 in FY 2021-22 and \$183,100 in FY 2022-23 reflecting the continuation of federal funding for ACA oversight rather than the anticipated need for cash fund appropriation.

PUBLIC SERVICE COMMISSION (14)

Common Carrier Program – The recommendation includes the agency requested General Fund appropriation increase of \$186,092 in FY 2021-22 and FY 2022-23 to partially restore funds that were reduced by the Legislature during the 2021 session in the Common Carrier program. Without these increases, the Commission would be unable to operate this program without budget adjustments.

REAL PROPERTY APPRAISER BOARD (53)

Reclassify Office Specialist to Administrative Specialist – The recommendation includes the agency requested cash fund appropriation increase of \$2,614 in FY 2021-22 and \$3,010 in FY 2022-23 with a corresponding Personal Service Limitation (PSL) increase of \$2,271 in FY 2021-22 and \$2,614 in FY 2022-23 to fund the salary increase related to the reclassification of a team member.

EDUCATION AND CULTURAL DEVELOPMENT

ARTS COUNCIL, NEBRASKA (69)

Executive Director Search – The recommendation includes the agency requested General Fund appropriation increase of \$55,000 in FY 2022-23 to conduct a national search for a new executive director.

Retirement Pay-out – The recommendation includes the agency requested General Fund appropriation increase of \$41,946 in FY 2022-23 with a corresponding Personal Service Limitation (PSL) increase of \$36,432 for a one-time retirement pay-out.

Other Budget Requests – The recommendation does not include the agency requested increases for an in-grade salary adjustment, software upgrades, or a new staff position within the new cultural district program, which was added during the 2021 legislative session. Existing appropriation and Personal Service Limitation (PSL) are sufficient to address these items without the need for additional resources.

EDUCATION, DEPARTMENT OF (13)

Correct Federal and Cash Fund Appropriations for CARES Act – The recommendation includes the agency requested shift from cash fund to federal fund appropriations related to the Coronavirus Aid, Relief, and Economic Security (CARES) Act. Cash fund appropriation is reduced by \$46,971,361 in FY 2021-22 and \$26,971,361 in FY 2022-23 with a corresponding increase to federal fund appropriation to correct the appropriate fund type.

Association of Appraiser Regulatory Officials

1815 SW White Birch Circle, Unit 12 in Ankeny, IA 50023
PO Box 187 in Des Moines, IA 50301
www.aaro.net | 515-494-1710

Date: January 2, 2022
Invoice #: No. 2022-SER-01
Due Date: February 1, 2022

To: Tyler Kohtz
Tyler.kohtz@nebraska.gov
Real Property Appraiser Board
PO Box 94963
Lincoln, NE 68509
402-471-9015

Description of Services

2022 Annual Dues
January 1, 2022 through December 31, 2022
MED2 Category per ASC Count as of January 1, 2022

Category	Count as of 1/1/2022	Dues
SML	0 – 100	\$150
MED1	101 – 500	\$350
MED2	501 – 1000	\$600
LRG1	1001 – 2500	\$900
LRG 2	2501 – 5000	\$1,000
XLG	5000 +	\$2,000

Subtotal	\$600
Sales Tax	\$0
Total	\$600

Make all checks payable to: Association of Appraiser Regulatory Officials

Thank you for your membership!

1815 SW White Birch Circle, Unit 12 in Ankeny, IA 50023
PO Box 187 in Des Moines, IA 50301
515.494.1710
brandy.march@aaro.net
EIN: 91-1545335



Bill Color Key	
■	NRPAB High Priority Bills
■	Nebraska State Government Bills
■	General Interest Bills

Legislative Report	
Bill:	LB54
Title:	Change immunity for intentional torts under the Political Subdivisions Tort Claims Act and the State Tort Claims Act
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	<p>This bill amends the Political Subdivisions Tort Claims Act and the State Tort Claims Act to include that any act that is the direct result of the negligent failure of a state agency, political subdivision, or an employee of the state or political subdivision, to protect a person to whom the agency or employee owes a duty of care is not exempt for a claim for damages under each act.</p> <p>AM1268 was adopted by the Judiciary Committee to clarify that harm caused by an intentional tort is a proximate result of the failure of a state agency or political subdivision to exercise reasonable care to either: (i) Control a person over whom it has taken charge; or (ii) Protect a person who is in the state agency's or political subdivision's care, custody, or control from harm caused by a non-employee actor".</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43993
Notes:	
Bill:	LB61
Title:	Provide formal protest procedures for certain state contracts for services
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill requires that the Department of Administrative Services adopts and promulgates rules and regulations establishing formal protest procedures, including procedures for a contested case hearing, for any contract for services in excess of ten million dollars awarded by any state agency.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=44147
Notes:	

Bill:	LB71
Title:	Change provisions relating to intentional tort claims under the Political Subdivisions Tort Claims Act and State Tort Claims Act
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill amends the Political Subdivisions Tort Claims Act and the State Tort Claims Act to include that any act committed by a third party as a result of negligence by a state agency or political subdivision, or an employee of a state agency or political subdivision, is not exempt for a claim for damages under each act. This bill also includes technical changes, and also allows for previously dismissed claims to be reconsidered under this language.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43777
Notes:	
Bill:	LB112
Title:	Require members of the public to be allowed to speak at each meeting subject to the Open Meetings Act
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill will require, under Neb. Rev. Stat., Sec. 84-1412, that members of the public be afforded opportunity to speak at any public meeting subject to the Open Meetings Act.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43447
Notes:	
Bill:	LB161
Title:	Provide for the applicability of state and local construction codes
Status:	May 27, 2021 - Indefinitely postponed
Summary:	<p>LB 161 would make several technical changes to the Building Construction Act, which governs state and local building codes, including:</p> <ul style="list-style-type: none"> • Eliminating redundant language regarding the state building code; • Correcting a reference to the Department of Environment & Energy; and • Clarifying that either the state building code or the local building or construction code adopted by a county, city, or village is the legally applicable building code regardless of whether the state, state agency, or applicable county, city, or village has provided for the administration or enforcement of such building code. <p>Provisions/portions of LB161 amended into LB131 by AM751</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43509
Notes:	

Bill:	LB179
Title:	Transition from elected to appointed county assessors
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill would eliminate future elections for county assessors where required, and make the county assessor a county board appointed position.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43522
Notes:	
Bill:	LB213
Title:	Provide for an efficiency review of state agencies
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill would require the Department of Administrative Services to contract with an outside entity to carry out an efficiency review of all state departments, agencies, board, and councils. The review would focus on keeping or making government services more cost effective, eliminating outdated practices, increasing efficiencies, and increasing accountability to taxpayers.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43711
Notes:	
Bill:	LB221
Title:	Adopt 2021 Uniform Plumbing Code standards
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	<p>This bill would update Nebraska's default plumbing code to the 2021 Uniform Plumbing Code (UPC). The current default plumbing code is the 2009 UPC. The default plumbing code applies in counties, cities, and villages that have not adopted their own local plumbing code.</p> <p>Senator Wayne also introduced LB218 with the intent of adopting the 2018 UPC. LB221 appears to be a replacement for LB218</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43508
Notes:	

Bill:	LB263
Title:	Require occupational boards to issue certain credentials based on credentials or work experience in another jurisdiction
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill would allow for recognition in Nebraska for most types of occupational licenses issued in other states.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43709
Notes:	This bill was introduced on behalf of the Platte Institute. Director Kohtz worked with Laura Ebke of the Platte Institute, and Senator Briese's office, to ensure that the provision of this bill will not cause the Board to violate Title XI, the ASC Policy Statements, or the Real Property Appraiser Qualifications Criteria. These issues have been resolved in AM72 introduced during the February 3, 2021 hearing.
Bill:	LB422
Title:	Change the sales tax rate and impose sales tax on additional services
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill would presume all services in Nebraska, except for business inputs, to be subject to taxation, and would lower the sales tax rate to 5 percent. The bill would not take effect until October 1 of 2022.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43599
Notes:	
Bill:	LB446
Title:	Adopt the Nebraska Housing Index and Financing Investment System Act
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	This bill adopts the Nebraska Housing Index and Financing Investment Systems Act, which creates a comprehensive, sustainable, and collaborative data system that would include the statewide status of housing stock as well as the types and amounts of state and federal funding available to housing developers. To accomplish this, the bill creates the position of the Nebraska Housing Index and Financing Investment System coordinator within the Nebraska Investment Finance Authority (NIFA). AM86 redrafts the language, but does not appear to include any substantial changes.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=44395
Notes:	

Bill:	LB468
Title:	Provide compensation by the Game and Parks Commission for property damage caused by wildlife
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	LB468 clarifies the meaning of the Article 1, Section 21 of the Nebraska State Constitution to include landowners who have suffered damage to real property caused by wildlife. The bill instructs the Game and Parks Commission to adopt and promulgate rules and regulations for compensating landowners for damages caused by wildlife and mandates the Game and Parks Commission to compensate landowners for damages to property caused by wildlife.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=43980
Notes:	
Bill:	LB489
Title:	Require a financial stability and service capability analysis for certain state contracts
Status:	Jan 05, 2022 - Title printed. Carryover bill
Summary:	<p>As introduced, LB489 would require that prior to entering into a new proposed contract or renewing an existing contract for child welfare services or services to vulnerable adults that is in excess of \$15 million, the agency must conduct a proof-of-need analysis and a financial stability and service capability analysis.</p> <p>AM 337 is a white-copy amendment that would replace the original provisions of LB489. Under the amendment, a state official or state employee, except for an employee of the Legislative Council, would be prohibited from testifying at a public hearing before the Legislature on any issue in any capacity other than neutral, unless such state official or state employee is on unpaid leave from state employment for the duration of the public hearing.</p> <p>AM1217 amends LB489 to strike the original provisions of LB489. Under the amendment, a state official or state employee, except for an employee of the Legislative Council, would be prohibited from testifying at a public hearing before the Legislature on any issue in any capacity other than neutral, unless such state official or state employee is on unpaid leave from state employment for the duration of the public hearing.</p> <p>AM1478 amends AM1217 to allow for state official or state employee to utilize vacation leave in addition to unpaid leave from state employment for the duration of the public hearing.</p>
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=44439
Notes:	

Bill:	LB700
Title:	Change provisions relating to public retirement systems
Status:	Jan 10, 2022 - Referred to Nebraska Retirement Systems Committee
Summary:	LB700 to eliminate obsolete provisions relating to investment options under certain acts, the state investment officer, and the Public Employees Retirement Board; to change provisions relating to certain funds; to eliminate provisions relating to termination of employment and early retirement inducement notification; to change provisions relating to preretirement planning and repayment of a distribution after reemployment; to change duties of and provide duties for the Public Employees Retirement Board; to provide a deadline for a certain compliance audit; to define terms; to provide for retirement training sessions; to eliminate a retirement education and financial planning program; and to harmonize provisions.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47217
Notes:	
Bill:	LB706
Title:	Change provisions of the Real Property Appraiser Act
Status:	Jan 10, 2022 - Referred to Banking, Commerce and Insurance Committee
Summary:	The purpose of LB706 is to update the Nebraska Real Property Appraiser Act ("Act") to implement the Real Property Appraiser Qualifications Criteria ("2021 Criteria") adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2021; and to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("Title XI"). Along with the 2021 Criteria changes, LB706 also includes minor changes to address administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=46653
Notes:	
Bill:	LB707
Title:	Change provisions relating to banks, financial institutions, bank subsidiaries, and residential mortgage loans and adopt certain updates to federal law
Status:	Jan 10, 2022 - Referred to Banking, Commerce and Insurance Committee
Summary:	LB707 includes provisions relating to banks, financial institutions, bank subsidiaries, and residential mortgage loans; and to adopt updates to federal law relating to banks, financial institutions, securities, money transmitters, commodities, financial exploitation of vulnerable adults, digital asset depository institutions, credit unions, transactions involving franchises, consumer rental purchase agreements, and funds transfers.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47057
Notes:	

Bill:	LB709
Title:	Change requirements relating to preliminary applications under the Occupational Board Reform Act
Status:	Jan 10, 2022 - Referred to Government, Military and Veterans Affairs Committee
Summary:	LB709 changes provisions relating to preliminary applications by individuals with a criminal conviction. Specifically, LB709 requires that certain information is required to be reported by the applicant for mitigating factors, only allows for certain felony convictions to be disqualifying, requires issuance of a preliminary adverse determination by the director of the occupational board or the board's designated employee, provides for an opportunity for an informal meeting to be held within sixty days of application, and provides for a waiver of fees based on the applicants income being more than 300% below the federal poverty level.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47188
Notes:	
Bill:	LB742
Title:	Provide for minutes to be kept in an electronic record under the Open Meetings Act
Status:	Jan 10, 2022 - Referred to Government, Military and Veterans Affairs Committee
Summary:	LB742 requires that meeting minutes be kept in writing or as an electronic file.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47427
Notes:	
Bill:	LB743
Title:	Change provisions relating to when closed sessions may be held under the Open Meetings Act
Status:	Jan 10, 2022 - Referred to Government, Military and Veterans Affairs Committee
Summary:	LB743 provides limitations for which closed session discussions may be held.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47190
Notes:	
Bill:	LB769
Title:	Require certain state employees to submit to fingerprinting and criminal history record checks
Status:	Jan 10, 2022 - Notice of hearing for January 21, 2022
Summary:	LB769 requires certain state employees in the Department of Banking and Finance, the Department of Economic Development, the Department of Health and Human Services, the Department of Labor, and the Department of Revenue to submit to fingerprinting and criminal history record Checks related to their access to state and federal tax information.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=46965
Notes:	

Bill:	LB778
Title:	Adopt the Government Neutrality in Contracting Act
Status:	Jan 10, 2022 - Referred to Government, Military and Veterans Affairs Committee
Summary:	The purposes of LB778 are to provide for the efficient procurement of goods and services by governmental units and to promote the economical, nondiscriminatory, and efficient administration and completion of construction projects funded, assisted, or awarded by a governmental unit. LB778 limits or prohibits certain language or provisions from state contracts.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=46913
Notes:	
Bill:	LB823
Title:	Prohibit state agencies from imposing annual filing and reporting requirements on charitable organizations
Status:	Jan 10, 2022 - Referred to Government, Military and Veterans Affairs Committee
Summary:	LB823 prohibits state agencies from imposing annual filing and reporting requirements on charitable organizations greater than those defined in state or federal law.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=46952
Notes:	
Bill:	LB892
Title:	Change provisions of the Nebraska Real Estate License Act
Status:	Jan 10, 2022 - Referred to Banking, Commerce and Insurance Committee
Summary:	LB892 provides for the public marketing by a real estate broker, associate broker, or real estate salesperson for sale an equitable interest in a contract for the purchase of real property between a property owner and a prospective purchaser.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=46781
Notes:	

Bill:	LB908
Title:	Provide additional requirements for virtual conferencing under the Open Meetings Act
Status:	Jan 10, 2022 - Date of introduction
Summary:	LB908 provides that a public body may only hold a meeting by virtual conferencing if the purpose of the virtual meeting is to discuss items that are scheduled to be discussed or acted upon at a subsequent non-virtual open meeting of the public body, and no action is taken by the public body at the virtual meeting.
Legislature Information and Status:	https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=47156
Notes:	



Guidance Document 21-01

Adopted July 15, 2021

This guidance document is advisory in nature but is binding on the Nebraska Real Property Appraiser Board ("Board") until amended or repealed by the Board. A guidance document does not include internal procedural documents that only affect the internal operations of the Board and does not impose additional requirements or penalties on regulated parties or include confidential information or rules and regulations made in accordance with the Administrative Procedure Act. If you believe that this guidance document imposes additional requirements or penalties on regulated parties, you may request a review of the document (Neb. Rev. Stat. § 84-901.03 (2)).

SUBJECT: Real Property Appraiser, Education Activity, and Appraisal Management Company Application Approval

LEGAL REFERENCE: Neb. Rev. Stat. § 76-2223(1)(m),(n) (Laws 2020, LB808, § 71); Neb. Rev. Stat. § 76-2224 (Laws 2006, LB 778, § 44); Neb. Rev. Stat. § 76-2228.01 (Laws 2021, LB23, § 4); Neb. Rev. Stat. § 76-2233 (Laws 2020, LB808, § 78); Neb. Rev. Stat. § 76-3203 (Laws 2019, LB77, § 12); 298 NAC Chapter 2, § 004.01C (2020); 298 NAC Chapter 3, § 001.04 (2020); 298 NAC Chapter 6, § 002.02C (2020); 298 NAC Chapter 6, § 003.02C (2020); 298 NAC Chapter 6, § 004.04C (2020); 298 NAC Chapter 6, § 005.02C (2020); 298 NAC Chapter 7, § 001.03 (2020)

SUMMARY OF ACTION

Adopted by the Board at its July 15, 2021 meeting.

BACKGROUND

During the Covid-19 pandemic the Nebraska Real Property Appraiser Board ("Board") implemented application review and approval procedures that included the delegation of approval authority to the director for new trainee real property appraisers, new licensed and certified real property appraisers through reciprocity, new education activities and instructors, and appraisal management company registrations, when the minimum requirements are met and no extenuating circumstances exist requiring Board expertise. It is the Board's priority to reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession. The Board's Covid-19 review and approval procedures successfully accomplished the Board's objectives and align with its mission and vision. It is the Board's intent to make the Covid-19 application review and approval procedures permanent.

ANALYSIS

Neb. Rev. Stat. § 76-2223(1)(m) (Education Activities and Instructors), N.R.S. § 76-2228.01 (Trainee Real Property Appraisers), N.R.S. § 76-2233 (Reciprocal Licensed and Certified Real Property Appraisers), and N.R.S. § 76-3203 (Appraisal Management Company Registrations) establish the qualifications for approval as a trainee real property appraiser, a licensed or certified real property appraiser through reciprocity, an education activity and instructor(s), and an appraisal management company registration; however, these statutes provide no direction regarding the procedure for approval of each application. Title 298 of the Nebraska Administrative Code includes the following approval procedures:

- 298 NAC Chapter 2, § 004.01C (Trainee Real Property Appraisers) - If an application is processed, and the Board finds that the applicant meets the general and education requirements in the Act and this Title, the application will be considered a completed application and a credential may be issued to the applicant.
- 298 NAC Chapter 3, § 001.04 (Licensed and Certified Real Property Appraisers through Reciprocity) - If an application is processed, and the Board finds that the applicant meets the requirements in the Act and this Title, and the requirements of the applicant's jurisdiction of practice 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 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, the application will be considered a completed application and a credential may be issued to the applicant. For the purpose of this subsection, an Appraisal Subcommittee finding of poor does not satisfy the requirement that the applicant's jurisdiction of practice is effective in accordance with Title XI of the Financial Institutions Reform, Recover, and Enforcement Act of 1989.
- 298 NAC Chapter 6, § 002.02C (Qualifying Education Activities) - Any application not considered to be incomplete will be processed and reviewed by the Board. If the Board finds that the education provider and submitted activity meet the requirements in the Act and this Title, the application will be considered a completed application and the Board may approve the qualifying education activity. The education provider will receive a written notification of approval that outlines the details, including the number of hours for which the activity is approved.
- 298 NAC Chapter 6, § 003.02C (Continuing Education Activities) - Any application not considered to be incomplete will be processed and reviewed by the Board. If the Board finds that the education provider and submitted activity meet the requirements in the Act and this Title, the application will be considered a completed application and the Board may approve the continuing education activity. The education provider will receive a written notification of approval, which outlines the details, including the number of hours for which the activity is approved.

- 298 NAC Chapter 6, § 004.04C (Supervisory Real Property Appraiser and Trainee Courses) - Any application not considered to be incomplete will be processed and reviewed by the Board. If the Board finds that the education provider and submitted course meet the requirements in the Act and this Title, the application will be considered a completed application and the Board may approve the supervisory appraiser and trainee course. The education provider will receive a written notification of approval, which outlines the details of approval.
- 298 NAC Chapter 6, § 005.02C (Instructors) - Any application not considered to be incomplete will be processed and reviewed by the Board. If the Board finds that the instructor applicant meets the requirements in the Act and this Title, the application will be considered a completed application and the Board may approve the instructor applicant for a specific activity. The education provider will receive a written notification of approval, which outlines the details of approval.
- 298 NAC Chapter 7, § 001.03 (Appraisal Management Company Registrations) - Any application not considered to be incomplete will be processed and reviewed by the Board. If the Board finds that the applicant meets the general requirements in the AMC Act and this Title, the application will be considered a completed application, and the Board may approve issuance of a registration to the applicant.

Authority for approval is dependent on the Board's ability to delegate administrative authority to its staff, and the interpretation of "Board" in 298 NAC Chapter 2, § 004.01C, 298 NAC Chapter 3, § 001.04, 298 NAC Chapter 6, § 002.02C, 298 NAC Chapter 6, § 003.02C, 298 NAC Chapter 6, § 004.04C, 298 NAC Chapter 6, § 005.02C, and 298 NAC Chapter 7, § 001.03.

In accordance with N.R.S. § 76-2223(1)(n), the Board shall administer and enforce the Real Property Appraiser Act, and do all other things necessary to carry out the Real Property Appraiser Act. N.R.S. § 76-2224 states, "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."

For the purpose of 298 NAC Chapter 2, § 004.01C, 298 NAC Chapter 3, § 001.04, 298 NAC Chapter 6, § 002.02C, 298 NAC Chapter 6, § 003.02C, 298 NAC Chapter 6, § 004.04C, 298 NAC Chapter 6, § 005.02C, and 298 NAC Chapter 7, § 001.03, Board is defined as the Board or its staff as designated by the Board.

GUIDANCE

Effective as of July 1, 2021, if minimum requirements are met and no extenuating circumstances exist requiring Board expertise, any application for approval as a trainee real property appraiser, a licensed or certified real property appraiser through reciprocity, an education activity and instructor(s), and for registration as an appraisal management company will be approved by the director. Any application not approved by the director shall be presented to the Board for consideration.

Proposed Rules

Federal Register

Vol. 87, No. 9

Thursday, January 13, 2022

This section of the FEDERAL REGISTER contains notices to the public of the proposed issuance of rules and regulations. The purpose of these notices is to give interested persons an opportunity to participate in the rule making prior to the adoption of the final rules.

FEDERAL FINANCIAL INSTITUTIONS EXAMINATION COUNCIL

12 CFR Part 1102

[Docket No. AS22-01]

Appraisal Subcommittee; Appraiser Regulation; Temporary Waiver Requests

AGENCY: Appraisal Subcommittee of the Federal Financial Institutions Examination Council.

ACTION: Notice of proposed rulemaking; request for public comment.

SUMMARY: The Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council (FFIEC) proposes to amend existing rules of practice and procedure governing temporary waiver proceedings, which were promulgated in 1992 pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended (Title XI). The proposed amendments are intended to provide for greater transparency and clarity on temporary waiver proceedings.

DATES: Comments must be received on or before March 14, 2022.

ADDRESSES: Commenters are encouraged to submit comments by the Federal eRulemaking Portal or email, if possible. You may submit comments, identified by Docket Number AS22-01, by any of the following methods:

- **Federal eRulemaking Portal:** <https://www.regulations.gov>. Follow the instructions for submitting comments. Click on the "Support" button on the *Regulations.gov* home page to get information on using *Regulations.gov*, including instructions for submitting public comments.

- **Email:** webmaster@asc.gov. Include the docket number in the subject line of the message.

- **Mail:** Address to Appraisal Subcommittee, Attn: Lori Schuster, Management and Program Analyst, 1325 G Street NW, Suite 500, Washington, DC 20005.

- **Hand Delivery/Courier:** 1325 G Street NW, Suite 500, Washington, DC 20005.

In general, the ASC will enter all comments received into the docket and publish those comments on the *Regulations.gov* website without change, including any business or personal information that you provide, such as name and address information, email addresses, or phone numbers. Comments received, including attachments and other supporting materials, are part of the public record and subject to public disclosure. Do not enclose any information in your comment or supporting materials that you consider confidential or inappropriate for public disclosure. At the close of the comment period, all public comments will also be made available on the ASC's website at <https://www.asc.gov> (follow link in "What's New") as submitted, unless modified for technical reasons.

You may review comments and other related materials that pertain to this rulemaking action by the following method:

- **Viewing Comments Electronically:** Go to <https://www.regulations.gov>. Enter "Docket ID AS22-01" in the Search box and click "Search." Click on the "Support" tab on the *Regulations.gov* home page to get information on using *Regulations.gov*, including instructions for viewing public comments, viewing other supporting and related materials, and viewing the docket after the close of the comment period.

FOR FURTHER INFORMATION CONTACT: Lori Schuster, Management and Program Analyst, lori@asc.gov, (202) 595-7578, or Alice M. Ritter, General Counsel, alice@asc.gov, (202) 595-7577, ASC, 1325 G Street NW, Suite 500, Washington, DC 20005.

SUPPLEMENTARY INFORMATION:

I. Background

The purpose of Title XI¹ is "to provide that Federal financial and

¹ The ASC was established by Title XI. The ASC Board consists of seven members. Five members are designated by the heads of the FFIEC federal member agencies (Board of Governors of the Federal Reserve System [Board], Bureau of Consumer Financial Protection [Bureau], Federal Deposit Insurance Corporation [FDIC], Office of the Comptroller of the Currency [OCC], and National Credit Union Administration [NCUA]). The other two members are designated by the heads of the Department of Housing and Urban Development

public policy interests in real estate related transactions will be protected by requiring that real estate appraisals utilized in connection with federally related transactions [FRTs] are performed in writing, in accordance with uniform standards, by individuals whose competency has been demonstrated and whose professional conduct will be subject to effective supervision."²

Title XI requires that real property appraisals performed in connection with FRTs be performed in accordance with the *Uniform Standards of Professional Appraisal Practice* (USPAP)³ as promulgated by the Appraisal Standards Board (ASB) of the Appraisal Foundation. The Federal financial institutions regulatory agencies' appraisal regulations require appraisals for FRTs to meet these minimum appraisal standards as evidenced by USPAP.⁴ Title XI also requires that certified and licensed appraisers meet the minimum qualification criteria as set forth in *The Real Property Appraiser Qualification Criteria* (AQB Criteria) issued by the Appraiser Qualifications Board (AQB) of the Appraisal Foundation.⁵ The State appraiser regulatory agencies enforce these federal minimum requirements for credentialed appraisers in their respective States and are subject to federal oversight by the ASC.⁶

Section 1119(b) of Title XI authorizes the ASC to waive, on a temporary basis, subject to approval of the FFIEC:

any requirement relating to certification or licensing of a person to perform appraisals under [Title XI] if the [ASC] or a [State appraiser regulatory agency] makes a written determination that there is a scarcity of certified or licensed appraisers to perform appraisals in connection with [FRTs] in a State, or in any geographical political subdivision of a State, leading to significant delays in the performance of such appraisals.

(HUD) and the Federal Housing Finance Agency (FHFA).

² Title XI § 1101. See also, 12 U.S.C. 3331.

³ Title XI § 1109(1). See also, 12 U.S.C. 3339(1).

⁴ Title XI § 1121(4), 12 U.S.C. 3350, implemented by the Office of the Comptroller of the Currency: 12 CFR 34.44; Federal Reserve Board: 12 CFR 225.64; Federal Deposit Insurance Corporation: 12 CFR 323.4; and National Credit Union Administration: 12 CFR 722.4.

⁵ Title XI § 1116(a) and (c). See also, 12 U.S.C. 3345(a) and (c).

⁶ Title XI § 1118. See also, 12 U.S.C. 3347. "State appraiser regulatory agencies" are referred to in the proposed rule as "State Appraisal Agencies."

A waiver terminates when the [ASC] determines that such significant delays have been eliminated.⁷

Congress intended that the ASC exercise this waiver authority “cautiously.”⁸

The ASC published rules of practice and procedure governing temporary waiver proceedings in 1992.⁹ The ASC has ordered temporary waiver relief on two occasions. The first was for the Commonwealth of the Northern Mariana Islands in February 1993 (preceded by an interim order for relief issued in December 1992). The second was in August 2019 for the State of North Dakota (which was extended in part for one additional year in 2020).

Under the existing rules of practice and procedure, when the ASC receives a request from a State appraiser regulatory agency that meets the requirements set forth in 12 CFR 1102.2, *Requirements for requests*, including a written duly authorized determination that there is a scarcity of certified or licensed appraisers leading to significant delays in obtaining appraisals in FRTs, the request is published promptly in the **Federal Register** for comment. In the absence of such a written determination, the State appraiser regulatory agency must ask the ASC for such a determination. When the ASC receives a submission pursuant to 12 CFR 1102.3, *Other requests and information submissions*, the ASC has the discretion to determine whether or not to initiate a temporary waiver proceeding. If the ASC makes a determination to initiate a temporary waiver proceeding, the ASC will promptly publish notice of the proceeding in the **Federal Register**. Within 45 calendar days of the date of publication in the **Federal Register**, the existing rules provide that the ASC will grant or deny a waiver, in whole or in part, by Order. The ASC must seek FFIEC approval if the waiver is granted, and the waiver cannot take effect unless approved by the FFIEC.

Application of the existing rules of practice and procedure in the present day led the ASC to recognize there may be advantages in proposing revisions to the existing rules to define terms and provide greater clarity on the proceedings. The ASC also believes there may be advantages in proposing revisions to the timeframes in the existing rules of practice and procedure

(as established in 1992 to accommodate newly formed State appraiser regulatory agencies) to be more conducive to deliberation by the ASC or FFIEC. Accordingly, the ASC proposes to amend the existing rules of practice and procedure as set forth below. The ASC created a flow chart for temporary waiver proceedings as set forth in this notice of proposed rulemaking: <https://www.asc.gov/Documents/FederalRegister/Documents/Temporary%20Waiver%20Flow%20Chart%20for%20NPRM%20-%20Docket%20No.%20AS22-01.pdf>.

The ASC is also proposing interpretations of several of the terms used in § 1119(b) of Title XI. These interpretations are proposed to be included in the “definitions” section of the rule.

Though neither procedural rules nor published agency interpretations of their statutory authority require notice and comment under the Administrative Procedure Act (APA),¹⁰ the ASC is voluntarily submitting this proposed rule and interpretations for public comment in order to seek feedback from interested parties.

II. The Proposed Rule

Authority, Purpose, and Scope

Proposed § 1102.1 would clarify the purpose and scope of the processes available for ASC consideration of temporary waiver relief by making a clear distinction between: (1) A request from a State appraiser regulatory agency accompanied by a written determination, referred to in the proposed rule as a “Request for Temporary Waiver”; and (2) information received from other persons or entities (which could include a State appraiser regulatory agency) referred to in the proposed rule as a “Petition.” As subsequent sections in the proposed amended rule clarify, the procedure followed varies depending on whether the ASC has received a Request for Temporary Waiver or a Petition requesting that the ASC initiate a temporary waiver proceeding.

The basis for this distinction is in the statute itself. Section 1119(b) of Title XI authorizes the ASC to grant a temporary waiver only when the ASC or a State appraiser regulatory agency has made the statutorily required written determination that: (1) There is a scarcity of certified or licensed appraisers to perform appraisals in connection with FRTs in a State, or in any geographical political subdivision of a State; and (2) such scarcity is leading to significant delays in the

performance of such appraisals for FRTs.¹¹ Accordingly, the proposed rules seek to clarify the procedural differences in processing a Request for Temporary Waiver accompanied by a written determination as compared to a Petition requesting the ASC exercise its discretion to initiate a temporary waiver proceeding.

Definitions

Proposed § 1102.2 would establish definitions for the following terms:

Federally related transaction (FRT). Proposed § 1102.2(a) proposes to define *federally related transaction (FRT)* to mean any real estate-related financial transaction which: (a) A Federal financial institutions regulatory agency engages in, contracts for, or regulates; and (b) requires the services of an appraiser under the interagency appraisal rules. [(Title XI § 1121(4), 12 U.S.C. 3350), implemented by the Office of the Comptroller of the Currency: 12 CFR 34.42(g) and 34.43(a); Federal Reserve Board: 12 CFR 225.62 and 225.63(a); Federal Deposit Insurance Corporation: 12 CFR 323.2(f) and 323.3(a); and National Credit Union Administration: 12 CFR 722.2(f) and 722.3(a)].

Performance of appraisals. Proposed § 1102.2(b) proposes to define *performance of appraisals* to mean that the appraisal service requested of an appraiser has been provided to the lender or appraisal management company (AMC).

Petition. Proposed § 1102.2(c) proposes to define *Petition* to mean information submitted to the ASC by the Federal financial institutions regulatory agencies, their respective regulated financial institutions, or other persons or institutions with a demonstrable interest in appraiser regulation, including a State Appraisal Agency (defined below), asking the ASC to exercise its discretionary authority to initiate a temporary waiver proceeding, and that meets the requirements, as determined by the ASC, set forth in proposed § 1102.4.

Request for Temporary Waiver. Proposed § 1102.2(d) proposes to define *Request for Temporary Waiver* to mean information submitted to the ASC with a written determination from a State Appraisal Agency (defined below) requesting a temporary waiver that meets the requirements, as determined by the ASC, set forth in proposed § 1102.3.

Scarcity of certified or licensed appraisers. Proposed § 1102.2(e) proposes to define *scarcity of certified*

⁷ Title XI § 1119(b). See also, 12 U.S.C. 3348(b).

⁸ House Comm. on Banking, Finance and Urban Affairs, Report Together with Additional Supplemental, Minority, Individual, and Dissenting Views, Financial Institutions Reform, Recovery, and Enforcement Act of 1989, H.R. Rep. No. 101–54 Part 1, 101st Cong., 1st Sess., at 482–83.

⁹ 12 CFR part 1102, subpart A.

¹⁰ 5 U.S.C. 553(b).

¹¹ Title XI § 1119(b). See also, 12 U.S.C. 3348(b).

or licensed appraisers to mean the number of active certified or licensed appraisers within a State or a specified geographical political subdivision is insufficient to meet the demand for appraisal services and such appraisers are difficult to retain.

Significant delays in the performance of appraisals. Proposed § 1102.2(f) proposes to define *significant delays in the performance of appraisals* to mean delays that are substantially out of the ordinary when compared to performance of appraisals for similarly situated federally related transactions based on factors such as geographic location (e.g., rural versus urban) and assignment type, and the delay is not the result of intervening circumstances outside the appraiser's control or brought about by the appraiser's client (e.g., inability to access the subject property).

State Appraisal Agency. Proposed § 1102.2(g) proposes to define *State Appraisal Agency* to mean the State appraiser certifying and licensing agency.¹²

Temporary waiver. Proposed § 1102.2(h) proposes to define *Temporary waiver* to mean a waiver of any or all credentialing requirements for persons eligible to perform appraisals for FRTs; if granted, a temporary waiver does not waive the requirement for a USPAP-compliant appraisal.¹³

Request for Temporary Waiver

Proposed § 1102.3 clarifies: Who can file a Request for Temporary Waiver; what a Request for Temporary Waiver should contain; ASC review of a Request for Temporary Waiver for purposes of determining sufficiency of the document's content and receipt by the ASC; and what is required in the event a Request for Temporary Waiver is not deemed to be received, and thereby is either denied or referred back to the State Appraisal Agency.

Proposed § 1102.3(a) states that the State Appraisal Agency for the State in which temporary waiver relief is sought may file a Request for Temporary

Waiver as distinguished from a Petition from other persons or entities as proposed in § 1102.4. A State Appraisal Agency may alternatively submit a Petition as set forth in proposed § 1102.4. The ASC believes this is consistent with the intent of the existing rules.¹⁴

Proposed § 1102.3(b) states that a Request for Temporary Waiver will not be deemed to have been received by the ASC unless it fully and accurately sets out:

- (1) A written determination by the State Appraisal Agency that there is a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs within either a portion of, or the entire State;
- (2) the requirement(s) of State law from which relief is being sought;
- (3) the nature of the scarcity of certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable);
- (4) the extent of the delays anticipated or experienced in the performance of appraisals by certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable);
- (5) how complaints concerning appraisals by persons who are not certified or licensed would be processed in the event a temporary waiver is granted; and
- (6) meaningful suggestions and recommendations for remedying the situation.

The existing rules state that in the absence of a written determination by the State Appraisal Agency, it must ask the ASC for such a determination. That language is removed from this proposed subsection for the reason that if the ASC were to make such a determination when asked to do so by a State Appraisal Agency, it would be processed as an ASC Order initiating a temporary waiver proceeding pursuant to proposed § 1102.5(a).

The proposed amendments to this subsection seek to provide clarity on information that should be included in a Request for Temporary Waiver and to remove redundancy from that information. For example, the existing rules, in addition to the above, ask for "[a] description of all significant problems currently being encountered in efforts to comply with [T]itle XI" which would be captured in the

information sought in proposed § 1102.3(b). The proposed amendments also modify the requirement for a State Appraisal Agency to provide "a specific plan for expeditiously alleviating the scarcity and service delays" to "meaningful suggestions and recommendations for remedying the situation" recognizing that the situation creating scarcity and delay may be completely outside the control of the State Appraisal Agency.

The proposed amendments include the phrase "supporting documentation, statistical or otherwise verifiable." This is intended to provide clarification as to what a Request for Temporary Waiver should include to support the existence of a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs for either a portion of, or the entire State, and what the ASC will consider in determining receipt (*see* proposed § 1102.3(c) below). A Request for Temporary Waiver should include clear and specific data to support a claim that there is a scarcity of appraisers leading to significant delays in the performance of covered appraisals. The data supporting such a claim may vary from location to location and situation to situation. Information about the following could assist the ASC in reviewing a Request for Temporary Waiver:

1. Geography—location(s) of the scarcity leading to significant delay.
2. Transactions—types of FRTs impacted (*i.e.*, property and transaction type(s) and transaction amount(s)).
3. Time—length of time for waiver requested.

Proposed § 1102.3(b) includes that a Request for Temporary Waiver address how complaints concerning appraisals by persons who are not certified or licensed would be processed in the event a temporary waiver is granted.

Proposed § 1102.3(c) is intended to clarify that a Request for Temporary Waiver shall be deemed received for purposes of publication in the **Federal Register** for notice and comment if the ASC determines that the information submitted meets the requirements of § 1102.3(b).

Proposed § 1102.3(d) sets forth what is required in the event a Request for Temporary Waiver is not deemed to be received, and thereby is either denied or referred back to the State Appraisal Agency. In either case, written notice from the ASC would be required with an explanation for such a determination.

¹² Title XI § 1121(1). *See also*, 12 U.S.C. 3350(1).

¹³ The regulations of the Federal financial institutions regulatory agencies (agencies' appraisal regulations) require appraisals for FRTs to meet minimum appraisal standards including conformance to generally accepted appraisal standards as evidenced by USPAP. The ASC cannot waive the requirement for USPAP-compliant appraisals where applicable under the agencies' appraisal regulations. Therefore, when a waiver is in effect, appraisals that comply with the agencies' appraisal regulations (including conformance with USPAP) would still be required when applicable under those regulations, but they could be performed by persons who are not credentialed. (*See* 12 CFR 34.44(a); 12 CFR 225.64(a); 12 CFR 323.4(a); and 12 CFR 722.4(a)).

¹⁴ "The rules provide persons other than the State appraisal regulatory agencies ('State agencies') with the opportunity to submit informational submissions to the ASC. They also may request that the ASC exercise its discretionary authority to provide temporary waiver relief. The ASC will consider such submissions and requests in determining whether it should initiate a temporary waiver proceeding." 57 **Federal Register** 10980 (April 1992).

Petition Requesting the ASC Initiate a Temporary Waiver Proceeding

Proposed § 1102.4 clarifies: Who can file a Petition requesting that the ASC exercise its discretionary authority to issue an Order, thereby initiating a temporary waiver proceeding; what a Petition should contain; the need to forward a copy of a Petition to the State Appraisal Agency of the impacted State; what the ASC may review for purposes of determining whether the Petition may be processed for further action; what is required in the event a Petition does not meet the requirements of § 1102.4(b), *Contents of a Petition*, and thereby is either denied or referred back to the petitioner; and what further action may be taken.

Proposed § 1102.4(a) states that a Petition may be filed by the Federal financial institutions regulatory agencies, their respective regulated financial institutions, and other persons or institutions with a demonstrable interest in appraiser regulation, including a State Appraisal Agency.

Proposed § 1102.4(b) states that a Petition should include:

(1) Information (statistical or otherwise verifiable) to support the existence of a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs for either a portion of, or the entire State; and

(2) the extent of the delays anticipated or experienced in the performance of appraisals by certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable).

A Petition may also include meaningful suggestions and recommendations for remedying the situation.

The existing rules generally request the same information from State Appraisal Agencies as they do from other persons or institutions seeking consideration of temporary waiver relief (with the exception of “a specific plan to alleviate scarcity and service delays” which is unique to State Appraisal Agencies). The proposed amendments to this subsection seek to provide clarity on information that should be included in a Petition while easing the expectation that a Petition contain the specificity of a Request for Temporary Waiver from a State Appraisal Agency.

The proposed amendments include the phrase “supporting documentation, statistical or otherwise verifiable.” This is intended to clarify what a Petition should include to support the existence of a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs for either a portion of, or the entire State,

and what the ASC will consider in determining whether to process a Petition for further action (*see* proposed § 1102.4(d) below).

Proposed § 1102.4(c) clarifies the existing requirement for a petitioner to provide a copy of their Petition to the State Appraisal Agency, unless the party filing the Petition is the State Appraisal Agency.

Proposed § 1102.4(d) provides that a Petition may be processed for further action if the ASC determines that the information submitted meets the requirements of proposed § 1102.4(b) and that further action should be taken to determine whether a scarcity of appraisers exists and that the scarcity is leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs within either a portion of, or the entire State.

Proposed § 1102.4(e) sets forth what is required in the event a Petition does not meet the requirements of § 1102.4(b), *Contents of a Petition*, and thereby is either denied or referred back to the petitioner. In either case, written notice from the ASC would be required with an explanation for such a determination.

Proposed § 1102.4(f) states that if a Petition is processed for further action, the ASC may initially refer a Petition to the State Appraisal Agency where temporary waiver relief is sought for evaluation and further study, or the ASC may take further action without referring a Petition to the State Appraisal Agency. Alternatively, a Petition may be denied or referred back to the petitioner for further action.

Proposed § 1102.4(g) states that in the event the State Appraisal Agency opts to conduct evaluation and further study on a Petition, the State Appraisal Agency may issue a written determination that there is a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a class of FRTs within either a portion of, or the entire State. Assuming the State Appraisal Agency has addressed the items that would be included in a Request for Temporary Waiver as set forth in proposed § 1102.3(b), the Petition would now be subject to the procedures and requirements for a Request for Temporary Waiver.

The State Appraisal Agency could alternatively recommend that the ASC take no further action on the Petition, or moreover decline to conduct evaluation and further study on a Petition. In either case, the ASC may exercise its discretion in determining whether to issue an Order initiating a temporary waiver proceeding.

Proposed § 1102.5 clarifies that an Order initiating a temporary waiver proceeding may be in response to a Petition or may be initiated by the ASC without a Petition having been submitted. In either event, such an Order would include consideration of certain items that would be addressed in a Request for Temporary Waiver. (*See e.g.*, § 1102.3(b)(2)–(6), *Contents and Receipt of a Request for Temporary Waiver*). If such an Order is issued, the ASC shall publish a **Federal Register** notice in accordance with § 1102.6(b). This is consistent with the existing rules of practice and procedure.

Notice and Comment

Proposed § 1102.6 does not vary in substance from the existing rules of practice and procedure, § 1102.4, *Notice and comment*, which provides for a 30-day notice and comment period on either a Request for Temporary Waiver or an Order initiating a temporary waiver proceeding.

ASC Determination

Proposed § 1102.7 would expand the existing 45-day deadline, which commences on the date of publication above, for the ASC to make a determination. With respect to recent requests for temporary waivers, or other information submissions requesting the ASC initiate a proceeding, the 45-day turnaround limited the time available to process and evaluate information submitted, including comments received during the notice and comment period.

The ASC believes that the 45-day time period was imposed in 1992 primarily because States were still in the process of setting up State appraiser regulatory programs, and absent a temporary waiver, could have been left without any means to provide appraisals for FRTs. That is not the case today. Even absent a temporary waiver, a State would likely be able to continue to provide appraisals, especially given the use of temporary practice permits and reciprocity.

The ASC proposes to expand the timeframe for an ASC determination, on either a Request for Temporary Waiver or an Order initiating a temporary waiver proceeding, from 45 calendar days to 90 calendar days from the date of publication in the **Federal Register** to allow sufficient time for thorough processing and consideration. Proposed § 1102.7 also seeks to clarify that in the event the ASC issues an Order approving a temporary waiver, which is only effective upon FFIEC approval of the waiver, that the FFIEC consideration of the waiver would not be subject to

the ASC's proposed 90-day timeframe for a determination.

The existing rules of practice and procedure allow the ASC to issue an interim approval Order simultaneously with a publication for notice and comment, and apply when the ASC determines that an emergency exists. A waiver approved by such an Order also requires approval by the FFIEC. For the reasons stated above, the ASC believes the existing rules were intended to accommodate nascent State Programs, which is not applicable today. States now have options to cope with an emergency that were not available when the existing rules of practice and procedure were finalized. Additionally, the ASC believes that notice and comment is critical to thorough processing of a Request for Temporary Waiver or a Petition. Therefore, as proposed, § 1102.6 would eliminate the interim Order from the rules of practice and procedure.

Waiver Extension

Proposed § 1102.8 does not vary in substance from the existing rules of practice and procedure, § 1102.6, *Waiver extension*.

Waiver Termination

Proposed § 1102.9 would clarify the distinction between mandatory waiver termination versus discretionary waiver termination. Section 1119(b) of Title XI states, “[t]he waiver terminates when the [ASC] determines that such significant delays have been eliminated.” Therefore, proposed § 1102.9 would require termination in the event of such a finding by the ASC. Proposed § 1102.9 would retain the provision for a discretionary termination in the event the ASC finds that the terms and conditions of the waiver Order are not being satisfied and the procedure for the ASC's publication in the **Federal Register** for notice and comment in the case of discretionary waiver termination, which does not vary in substance from the existing rules of practice and procedure, § 1102.7, *Waiver termination*. In the absence of further ASC action to the contrary, the finding of a discretionary waiver termination automatically shall become final 21 calendar days after the close of the comment period.

III. Request for Comment

The ASC requests comment on all aspects of the proposed amendments to the existing rules of practice and procedure governing temporary waiver proceedings.

IV. Regulatory Requirements

The ASC has concluded that, if finalized, the proposed amendments to the procedural rule would, like the current rule, constitute a rule of agency organization, procedure, or practice, and that they would therefore be exempt from the notice-and-comment rulemaking requirements of the APA.¹⁵ For the same reason, the proposed amendments would not be subject to the 30-day delayed effective date for substantive rules under the APA.¹⁶ Moreover, agency interpretations of terms used in their statutory authority are exempt from the notice and comment requirement. Because no notice of proposed rulemaking is required, the Regulatory Flexibility Act does not require an initial or final regulatory flexibility analysis.¹⁷

Paperwork Reduction Act

There is no collection of information that would be required by this proposed rule that would be subject to the Paperwork Reduction Act of 1995, 44 U.S.C. 3501 *et seq.* The Paperwork Reduction Act of 1995¹⁸ (PRA) states that no agency may conduct or sponsor, nor is the respondent required to respond to, an information collection unless it displays a currently valid Office of Management and Budget (OMB) control number. The ASC has reviewed this notice of proposed rulemaking and determined that it does not contain any information collection requirements subject to the PRA. Accordingly, no submissions to OMB will be made with respect to this proposed rule.

Unfunded Mandates Reform Act of 1995 Determination

This proposed rule if finalized would not have a significant or unique effect on State, local, or tribal governments or the private sector. The proposed rule would amend the existing rule to provide definitions of terms and greater clarity on the proceedings for a temporary waiver. A statement containing the information required by the Unfunded Mandates Reform Act, 2 U.S.C. 1531 *et seq.* is not required.

List of Subjects in 12 CFR Part 1102

Administrative practice and procedure, Appraisers, Appraisal Management Company Registry Fees, Banks, Banking, Freedom of information, Mortgages, Reporting and recordkeeping requirements.

¹⁵ 5 U.S.C. 553(b).

¹⁶ 5 U.S.C. 553(d).

¹⁷ 5 U.S.C. 603(a) and 604(a).

¹⁸ 44 U.S.C. 3501–3521.

Authority and Issuance

For the reasons set forth in the preamble, the ASC proposes to amend 12 CFR part 1102 as follows:

PART 1102—APPRAISER REGULATION

- 1. The authority citation for part 1102, subpart A continues to read as follows:

Authority: 12 U.S.C. 3348(b).

- 2. Revise part 1102, subpart A to read as follows:

Subpart A—Temporary Waiver Requests

Sec.

- 1102.1 Authority, purpose, and scope.
- 1102.2 Definitions.
- 1102.3 Request for Temporary Waiver.
- 1102.4 Petition requesting the ASC initiate a temporary waiver proceeding.
- 1102.5 Order initiating a temporary waiver proceeding.
- 1102.6 Notice and comment.
- 1102.7 ASC determination.
- 1102.8 Waiver extension.
- 1102.9 Waiver termination.

§ 1102.1 Authority, purpose and scope.

(a) *Authority.* This subpart is issued under § 1119(b) of Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Title XI; 12 U.S.C. 3348(b)).

(b) *Purpose and scope.* This subpart prescribes rules of practice and procedure governing temporary waiver proceedings under § 1119(b) of Title XI (12 U.S.C. 3348(b)). These procedures apply whenever a Request for Temporary Waiver is submitted to the Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council (FFIEC) for a temporary waiver of any requirement relating to State certification or licensing (credentialing requirements) of persons eligible to perform appraisals for federally related transactions (FRTs) under Title XI. These procedures also apply in the event the ASC receives a Petition requesting the ASC initiate a temporary waiver proceeding. This subpart also contains the ASC's interpretations of terms used in § 1119(b) of Title XI.

§ 1102.2 Definitions.

For purposes of this subpart:

(a) *Federally related transaction (FRT)* means any real estate-related financial transaction which: (a) A Federal financial institutions regulatory agency engages in, contracts for, or regulates; and (b) requires the services of an appraiser under the interagency appraisal rules. [(Title XI § 1121(4), 12 U.S.C. 3350), implemented by the Office

of the Comptroller of the Currency: 12 CFR 34.42(g) and 34.43(a); Federal Reserve Board: 12 CFR 225.62 and 225.63(a); Federal Deposit Insurance Corporation: 12 CFR 323.2(f) and 323.3(a); and National Credit Union Administration: 12 CFR 722.2(f) and 722.3(a)].

(b) *Performance of appraisals* means the appraisal service requested of an appraiser is provided to the lender or appraisal management company (AMC).

(c) *Petition* means information submitted to the ASC by the Federal financial institutions regulatory agencies, their respective regulated financial institutions, or other persons or institutions with a demonstrable interest in appraiser regulation, including a State Appraisal Agency, asking the ASC to exercise its discretionary authority to initiate a temporary waiver proceeding, and that meets the requirements, as determined by the ASC, set forth in § 1102.4.

(d) *Request for Temporary Waiver* means information submitted to the ASC by a State Appraisal Agency with a written determination requesting a temporary waiver that meets the requirements, as determined by the ASC, set forth in § 1102.3.

(e) *Scarcity of certified or licensed appraisers* means the number of active certified or licensed appraisers within a State or a specified geographical political subdivision is insufficient to meet the demand for appraisal services and such appraisers are difficult to retain.

(f) *Significant delays in the performance of appraisals* means delays that are substantially out of the ordinary when compared to performance of appraisals for similarly situated FRTs based on factors such as geographic location (e.g., rural versus urban) and assignment type, and the delay is not the result of intervening circumstances outside the appraiser's control or brought about by the appraiser's client (e.g., inability to access the subject property).

(g) *State Appraisal Agency* means the State appraiser certifying and licensing agency.¹⁹

(h) *Temporary waiver* means a waiver of any or all credentialing requirements for persons eligible to perform appraisals for FRTs; if granted, a temporary waiver does not waive the requirement for a *Uniform Standards of Professional Appraisal Practice* (USPAP)-compliant appraisal.

§ 1102.3 Request for Temporary Waiver.

(a) *Who can file a Request for Temporary Waiver.* The State Appraisal Agency for the State in which the temporary waiver relief is sought may file a Request for Temporary Waiver.

(b) *Contents and Receipt of a Request for Temporary Waiver.* A Request for Temporary Waiver from a State Appraisal Agency will not be deemed received by the ASC unless it fully and accurately sets out:

(1) A written determination by the State Appraisal Agency that there is a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs within either a portion of, or the entire State;

(2) The requirement(s) of State law from which relief is being sought;

(3) The nature of the scarcity of certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable);

(4) The extent of the delays anticipated or experienced in the performance of appraisals by certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable);

(5) How complaints concerning appraisals by persons who are not certified or licensed would be processed in the event a temporary waiver is granted; and

(6) Meaningful suggestions and recommendations for remedying the situation.

(c) *Receipt of a Request for Temporary Waiver.* A Request for Temporary Waiver shall be deemed received for purposes of publication in the **Federal Register** for notice and comment if the ASC determines that the information submitted meets the requirements of § 1102.3(b), *Contents and Receipt of a Request for Temporary Waiver*, to support that a scarcity of appraisers exists and that the scarcity is leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs within either a portion of, or the entire State.

(d) *Deny or Refer back.* In the event the Request for Temporary Waiver is not deemed received, it may be denied in its entirety or referred back to the State Appraisal Agency for further action. In either case, the ASC shall provide written notice to the State Appraisal Agency providing an explanation for the determination.

§ 1102.4 Petition requesting the ASC initiate a temporary waiver proceeding.

(a) *Who can file a Petition requesting the ASC initiate a temporary waiver proceeding.* The Federal financial

institutions regulatory agencies, their respective regulated financial institutions, and other persons or institutions with a demonstrable interest in appraiser regulation, including a State Appraisal Agency, may petition the ASC to exercise its discretionary authority to initiate a temporary waiver proceeding.

(b) *Contents of a Petition.* (1) A Petition should include:

(i) Information (statistical or otherwise verifiable) to support the existence of a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs for either a portion of, or the entire State;

and
(ii) The extent of the delays anticipated or experienced in the performance of appraisals by certified or licensed appraisers (including supporting documentation, statistical or otherwise verifiable).

(2) A Petition may also include meaningful suggestions and recommendations for remedying the situation.

(c) *Copy of Petition to State Appraisal Agency.* In the case of a Petition from a party other than a State Appraisal Agency, the party must promptly provide a copy of its Petition to the State Appraisal Agency.

(d) *ASC review of a Petition.* A Petition may be processed for further action if the ASC determines that the information submitted meets the requirements of § 1102.4(b), *Contents of a Petition*, and that further action should be taken to determine whether a scarcity of appraisers exists and that the scarcity is leading to significant delays in the performance of appraisals for FRTs or a specified class of FRTs within either a portion of, or the entire State.

(e) *Deny or Refer back.* In the event a Petition does not meet the requirements of § 1102.4(b), *Contents of a Petition*, it may be denied in its entirety or referred back to the petitioner for further action. In either event, the ASC shall provide written notice to the petitioner providing an explanation for the determination.

(f) *Further action on a Petition.* If the ASC determines that a Petition should be processed for further action, at its discretion the ASC may:

(1) Refer a Petition to the State Appraisal Agency where temporary waiver relief is sought for further evaluation and study, to include items that would be addressed in a Request for Temporary Waiver (see § 1102.3(b), *Contents and Receipt of a Request for Temporary Waiver*); or

¹⁹ Title XI § 1121(1). See also, 12 U.S.C. 3350(1).

(2) Take further action without referring the Petition to the State Appraisal Agency.

(g) *State Appraisal Agency Action.*

(1) In the event the State Appraisal Agency opts to conduct further evaluation and study on a Petition, the State Appraisal Agency may:

(i) Issue a written determination that there is a scarcity of certified or licensed appraisers leading to significant delays in the performance of appraisals for FRTs or a class of FRTs within either a portion of, or the entire State (or request that the ASC issue such a written determination), in which case, the procedures and requirements of § 1102.3 and 1102.6(a) shall apply; or

(ii) Recommend that the ASC take no further action.

(2) In the event the State Appraisal Agency either recommends no further action or declines to conduct further evaluation and study on a Petition, the ASC may exercise its discretion in determining whether to issue an Order initiating a temporary waiver proceeding in accordance with § 1102.5(a).

§ 1102.5 Order initiating a temporary waiver proceeding.

The ASC may exercise discretion in determining whether to issue an Order initiating a temporary waiver proceeding in response to a Petition, or alternatively, the ASC may exercise discretion to initiate a temporary waiver proceeding on its own initiative without a Petition being submitted. In either event, such an Order would include consideration of certain items that would be addressed in a Request for Temporary Waiver. (*See e.g.*, § 1102.3(b)(2) through (6), *Contents and Receipt of a Request for Temporary Waiver*). If such an Order is issued, the ASC shall publish a **Federal Register** notice in accordance with § 1102.6(b).

§ 1102.6 Notice and comment.

The ASC shall publish promptly in the **Federal Register** a notice respecting:

(a) A received Request for Temporary Waiver (*see* § 1102.3(c)); or

(b) An ASC Order initiating a temporary waiver proceeding (*see* § 1102.5).

The notice of a received Request for Temporary Waiver or ASC Order initiating a temporary waiver proceeding shall contain a concise statement of the nature and basis for the action and shall give interested persons 30 calendar days from its publication in which to submit written data, views, and arguments.

§ 1102.7 ASC determination.

(a) *Order by the ASC.* Within 90 calendar days of the date of publication of the notice in the **Federal Register**, the ASC, by Order, shall either grant or deny a waiver, in whole or in part, and upon specified terms and conditions, including provisions for waiver termination. The Order shall be published in the **Federal Register**, which in the case of an Order approving a waiver, shall only be published after FFIEC approval of the waiver (*see* paragraph (b) of this section). Such Order shall respond to comments received from interested members of the public and shall provide the reasons for the ASC's finding(s).

(b) *Approval by the FFIEC.* Any ASC Order approving a waiver shall be effective only upon FFIEC approval of the waiver. FFIEC consideration of a waiver is not subject to the ASC's 90-day timeframe for a determination.

§ 1102.8 Waiver extension.

The ASC may initiate an extension of temporary waiver relief and shall follow §§ 1102.6, 1102.7 and 1102.9 of this subpart. A State Appraisal Agency also may seek an extension of temporary waiver relief by forwarding an additional written Request for Temporary Waiver to the ASC. A request for an extension from a State Appraisal Agency shall be subject to all the requirements of this subpart.

§ 1102.9 Waiver termination.

(a) *Mandatory waiver termination.* The ASC shall terminate a temporary waiver Order when the ASC determines that significant delays in the performance of appraisals by certified or licensed appraisers no longer exist.

(b) *Discretionary waiver termination.* The ASC at any time may terminate a waiver Order on the finding that the terms and conditions of the waiver Order are not being satisfied. In the case of a discretionary waiver termination, the ASC shall publish a finding of waiver termination promptly in the **Federal Register**, giving interested persons no less than 30 calendar days from publication in which to submit written data, views, and arguments. In the absence of further ASC action to the contrary, the finding of discretionary waiver termination automatically shall become final 21 calendar days after the close of the comment period.

By the Appraisal Subcommittee.

Dated: January 6, 2022.

Tim Segerson,
Chairman.

[FR Doc. 2022-00342 Filed 1-12-22; 8:45 am]

BILLING CODE 6700-01-P

DEPARTMENT OF TRANSPORTATION

Federal Aviation Administration

14 CFR Part 39

[Docket No. FAA-2021-1176; Project Identifier MCAI-2021-00755-R]

RIN 2120-AA64

Airworthiness Directives; Airbus Helicopters

AGENCY: Federal Aviation Administration (FAA), DOT.


ACTION: Notice of proposed rulemaking (NPRM).

SUMMARY: The FAA proposes to adopt a new airworthiness directive (AD) for certain Airbus Helicopters Model SA330J helicopters. This proposed AD was prompted by a review of Model EC225LP helicopter data that revealed potential tightening torque loss of the attachment screws of the upper deck fittings of the three main gearbox (MGB) suspension bars. Due to design similarities, the MGB right-hand (RH) rear fittings and MGB RH rear fitting attachment screws on Model SA330J helicopters could also be affected. Additional analysis confirmed that the service life limit (life limit) (SLL) for these affected MGB RH rear fittings needs to be reduced for helicopters on which these affected parts were operated concurrently with metallic main rotor blades installed. This proposed AD would require determining the damage value and SLL of each affected MGB RH rear fitting, replacing each affected MGB RH rear fitting with a new part, and replacing the MGB RH rear fitting attachment screws, as specified in a European Union Aviation Safety Agency (EASA) AD, which is proposed for incorporation by reference (IBR). The FAA is proposing this AD to address the unsafe condition on these products.

DATES: The FAA must receive comments on this proposed AD by February 28, 2022.

ADDRESSES: You may send comments, using the procedures found in 14 CFR 11.43 and 11.45, by any of the following methods:

- *Federal eRulemaking Portal:* Go to <https://www.regulations.gov>. Follow the instructions for submitting comments.
- *Fax:* (202) 493-2251.
- *Mail:* U.S. Department of Transportation, Docket Operations, M-30, West Building Ground Floor, Room W12-140, 1200 New Jersey Avenue SE, Washington, DC 20590.
- *Hand Delivery:* Deliver to Mail address above between 9 a.m. and 5



Appraisal Subcommittee
Federal Financial Institutions Examination Council

Welcome

[Home](#) > View whats new

ASC Quarterly Meeting - March 9, 2022

Tuesday January 04, 2022

The next ASC Quarterly Meeting is scheduled for Wednesday, March 9, 2022 at 10:00 a.m. ET. The meeting agenda and registration information will be posted here approximately two weeks before the Meeting. Persons wishing to address the ASC members at a regular meeting may submit a request to the Chairman no less than 2 weeks in advance of a regular meeting date detailing the nature of the request. Such participation by public attendees is entirely at the Chairman's discretion, and if granted, is subject to time limitation as specified by the Chairman.

[Home](#)

[Resources For](#)

[About the ASC](#)

[Resources and Records](#)

[National Registries](#)

[Legal Framework](#)

[State Appraiser Regulatory Programs](#)

[Frequently Asked Questions](#)

[About this Site](#)

[Appraisal Complaint National Hotline](#)

[Advisory Committee](#)

[Board Members](#)

[Temporary Waiver Requests](#)

[ASC Grants](#)

[FAQs](#) | [Contact Us](#) | [Terms Of Use](#) | [Privacy Notice](#) | [Email Notifications](#)

1325 G Street N.W. • Suite 500 • Washington, D.C. 20005

You are entering an official United States government system that may be used only for authorized purposes. Unauthorized modification of any information stored on this system may result in criminal prosecution. The government may monitor and audit use of this system, and all persons using this system consent to such monitoring and auditing.

**APPRAISAL SUBCOMMITTEE
OPEN SESSION MEETING MINUTES
SEPTEMBER 15, 2021**

LOCATION: Zoom Conference

ATTENDEES

ASC MEMBERS: CFPB – John Schroeder
FDIC – John Jilovec
HUD – Bobbi Borland
NCUA – Tim Segerson
OCC – Enice Thomas

ASC STAFF: Executive Director – Jim Park
Deputy Executive Director – Denise Graves
General Counsel – Alice Ritter
Grants Director – Mark Abbott
Financial Manager – Girard Hull
Attorney-Advisor – Ada Bohorfoush
Management and Program Analyst – Lori Schuster
Administrative Officer – Brian Kelly
Regulatory Affairs Specialist – Maria Brown
Policy Manager – Claire Brooks
Policy Manager – Neal Fenochietti
Policy Manager – Kristi Klamet
Policy Manager – Jenny Tidwell

OBSERVERS: See attached list.

The Meeting was called to order at 10:00 a.m. by Chair T. Segerson.

REPORTS

- **Chairman**

T. Segerson thanked observers for attending. He noted that the ASC member agencies are working collaboratively on diversity, equity, and inclusion issues. The ASC agencies as well as ASC staff are members of the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE).

- **Executive Director**

J. Park updated the ASC on recent staff activity as noted below.

- The State Off-Site Assessments (SOA) that were initiated at the beginning of 2021 are going well. Nine SOAs have been completed and 11 are in process. There are several

States that are struggling with compliance in their appraisal management company (AMC) oversight programs. Policy Managers are working to assist these States and clarify compliance requirements.

- The ASC Roundtable entitled *Building a More Equitable Appraisal System* will take place virtually on September 22nd from 11:00 a.m. to 1:30 p.m. ET and will include featured speakers, audience question and answer sessions, theme-based concurrent breakouts, and closing comments outlining next steps. Secretary Marcia Fudge from the U.S. Department of Housing and Urban Development will provide opening comments. Registration information is on the ASC website and LinkedIn page.
 - The review of the Uniform Standards of Professional Appraisal Practice (USPAP) and Real Property Appraiser Qualification Criteria (Criteria) as well as the appraiser census/survey project are underway. ASC staff hopes to have the review completed by year end or early 2022. The timing for completion of the census/survey is unclear. M. Abbott added that ASC staff is working with ASC member agencies to see if they have data that could be shared and used in the census/survey. Interviews have been held with two bidders thus far for the USPAP and Criteria review.
 - As noted by T. Segerson, J. Park said that the PAVE Task Force is holding regular meetings. HUD is overseeing PAVE and plans to have outreach with the appraisal profession and other stakeholders. Information regarding PAVE can be found at <https://pave.hud.gov/home>.
 - **Grants Director**
- M. Abbott's report concerned the Notice of Funding Availability (NOFA) for State Support Grants and NOFA for the Appraisal Foundation (TAF) which is included in the Action Items (below) for the Fiscal Year (FY) 2022 NOFAs.
- **Financial Manager**

G. Hull provided a financial update since the ASC's June 2021 Meeting.

- As of June 30th, the ASC has recognized FY21 registry revenue of \$6M, with roughly \$1.9M for appraiser fees and \$4.1M for AMC fees.
- Expenses for the period ending June 30th total \$6.1M. The ASC Reserve balance for the 3rd quarter of FY21 is \$5.2M. He does not foresee incurring any substantial or unusual budget activity that may produce a significant impact on the FY21 budget.

ACTION ITEMS

- **June 2, 2021 Open Session Minutes**

J. Jilovec made a motion to approve the June 2nd open session meeting minutes as presented. E. Thomas seconded and all members present voted to approve.

- **Fiscal Year 2022 Notice of Funding Availability Summary for TAF**

M. Abbott said that the NOFA for TAF was amended to a \$2M two-year award covering FY22 and FY23. TAF did not accept funding of \$1M for FY21. As noted in the NOFA for FY21, TAF can request grant funds for support for AQB and ASB activities, and for other activities, including: (1) providing trainees and credentialed appraisers with a free or reduced cost copy of USPAP Standards 1-4 and associated annotations; (2) USPAP publishing and revenue model; (3) AQB/ASB/Board of Trustees operational assessment; and (4) other initiatives. J. Schroeder moved to approve the NOFA Summary as amended. E. Thomas seconded and all members present voted to approve.

- **Fiscal Year 2022 Notice of Funding Availability Summary for State Support Grants**

M. Abbott said that fourteen grants were awarded in FY21 to State Appraiser Regulatory Agencies. ASC staff is recommending changes to the NOFA for FY22-23. The change would allow States or Territories with an existing grant to request supplemental funds for special initiatives, needs or projects that have costs that exceed \$120,000. Several States have expressed interest in special initiatives such as assisting trainees with education and paying supervisory appraisers to assist these trainees in underserved markets. J. Schroeder asked if there would be a cap on the supplemental funding and would the ASC approve them. M. Abbott responded that a cap is a good idea and asked for a suggested amount. He also said that per the Grants Handbook, the ASC Executive Director would have the final approval on the supplemental funding requests. T. Segerson and E. Thomas agreed that a cap would be helpful and asked for suggestions. E. Thomas asked if any States had requested grants that exceed \$120,000. M. Abbott responded “no.” He added that special initiatives could include demonstration projects that are larger and may need to be resourced with contractors. He suggested \$350,000 as a cap. T. Segerson, J. Schroeder and E. Thomas felt that was reasonable. T. Segerson asked if the NOFA could be approved with a secondary cap of \$350,000 for a supplemental grant. A. Ritter said “yes.” J. Jilovec and T. Segerson asked for clarification that \$350,000 is separate from the \$120,000 for the initial or existing grant. M. Abbott responded that if a State was awarded a grant in FY21, the \$350,000 would be in addition, thereby possibly totaling up to \$470,000. For example, a State could have a current grant of \$90,000 and request funding up to \$350,000 for a special project or initiative. J. Park wanted verification that these additional funds are part of the \$10M that was approved by the ASC in 2020. M. Abbott responded “yes.” T. Segerson suggested that the ASC could discuss increasing the grant budget if it appears that funds will be exhausted before the end of FY23. He also questioned whether the ASC would commit to multi-year projects, or will the State be expected to fund projects after grant funds are exhausted. J. Jilovec moved to

approve the State Support Grant NOFA Summary as amended. J. Schroeder seconded and all members present voted to approve.

- **FY22 ASC Budget Proposal**

J. Park said that he, G. Hull, and M. Abbott met individually with ASC members to discuss the proposed FY22 ASC budget. Suggestions from ASC members have been incorporated into the proposed budget. Net revenue of approximately \$1M is projected for FY21. As of August 21st, 45 States and the District of Columbia are populating the AMC Registry. G. Hull noted that five States (Georgia, Hawaii, Maine, Massachusetts, and Michigan) are not submitting data, but they are all expected to be submitting data by FY23. J. Park said that AMC Registry fees are projected to decrease in FY22 by approximately \$1M from \$6.4 projected in FY21. AMCs have begun to reduce their use of individual appraisers to decrease their AMC Registry fees which has been anticipated. Appraiser Registry fees for FY22 are estimated at \$3,760,000 versus \$3,720,000 for FY21. Net revenue for FY22 is estimated to be \$111,000. The FY22 operating budget is estimated to be \$4.2M, grants are estimated to be \$4.8M for a total budget of approximately \$9M. E. Thomas moved to approve the FY22 ASC budget proposal as discussed. J. Jilovec seconded and all members present voted to approve.

- **Proposed revisions to the Policy on Monitoring and Reviewing the Appraisal Foundation**

J. Park said the following changes would be made to the Policy:

- ASC staff will attend public meetings as observers of the AQB and ASB as well as the Board of Trustees. This will be delegated to staff on a rotating basis.
- ASC staff will not routinely attend work sessions, conference calls, closed session or committee, subcommittee, or subject matter expert panel meetings, but will be available for those meetings on an as needed basis.
- ASC staff will provide written public comment on TAF exposure drafts and other work product.
- Written memos prepared by ASC staff for TAF staff regarding TAF meetings will be provided to TAF for review and comment prior to finalization, with a one-week turnaround time.
- ASC staff will request meeting materials and minutes for all meetings (public and private).

J. Schroeder moved to approve the revisions as noted. J. Jilovec seconded and all members present approved.

Dave Bunton of TAF was granted five minutes to speak to the ASC.

- He was agreeable to the changes to the Monitoring and Review Policy and requested a copy of the Policy.
- He commented that TAF can pay for general operating expenses of the AQB, ASB and Board of Trustees. TAF would like grant funding for special projects but does not feel that TAF should be required to accept funding for the TAF Boards as required in the FY21 NOFA.
- He added that the USPAP publishing cycle has been decoupled from the continuing education requirement.
- He said that TAF has set up a Task Force on Board Diversity to review how candidates are solicited for Board positions. TAF will engage an outside diversity inclusion consultant with expertise in board member selection to assist in these efforts. TAF Board of Trustees has also set up a Diversity, Equity, and Inclusion Special Committee (Committee) to promote more diversity in the valuation profession. The Committee hopes to help raise awareness of the reporting mechanisms available to property owners to use if they suspect bias or discrimination. There have been several recent stories in the media regarding alleged appraiser bias, but no data has been provided in these stories. The ASC and TAF could work collaboratively on a baseline to measure efforts in diversity, equity, and inclusion.
- He noted that TAF requested funding from the ASC in the past to provide grant funds to send a copy of USPAP to trainees and appraisers. He said that the ASC denied that request. Standards 1-4 of USPAP were published in the *Federal Register* in the early 1990s. It would cost approximately \$5M to send out a copy to trainees and appraisers now.
- He acknowledged the passing of ASC Policy Manager Vicki Ledbetter-Metcalf.

The Open Session adjourned at 10:55 a.m. The next regularly scheduled ASC Meeting will be held on November 17, 2021. [Staff Note: The November 17, 2021 Quarterly Meeting was subsequently cancelled and rescheduled as a Special Meeting on December 8, 2021.]

Attachment: Observer list

Meeting:	Appraisal Subcommittee Meeting	Meeting Date: September 15, 2021
Time:	10:00 AM ET	Location: Zoom Meeting

Observers	
Name	Affiliation
JoEllen Alberts	Appraisal Foundation
David Bunton	Appraisal Foundation
Kelly Davids	Appraisal Foundation
Aida Dedajic	Appraisal Foundation
Lisa Desmarais	Appraisal Foundation
Edna Nkemngu	Appraisal Foundation
Amy Timmerman	Appraisal Foundation
Scott DiBiasio	Appraisal Institute
Bill Garber	Appraisal Institute
Brian Rodgers	Appraisal Institute
John Ryan	Appraiser Qualifications Board Vice Chair
Justin Kane	American Society of Appraisers
David Cherner	Clear Capital
Deana Krumhansl	Consumer Finance Protection Bureau
Brian Barnes	Department of Housing and Urban Development
Barbara Leslie	Department of Housing and Urban Development
Richard Foley	Federal Deposit Insurance Corporation
Patrick Mancoske	Federal Deposit Insurance Corporation

Mark Mellon	Federal Deposit Insurance Corporation
George Parkerson	Federal Deposit Insurance Corporation
Sara Todd	Federal Housing Finance Agency
Matt McQueeney	Federal Reserve Board
Matt Suntag	Federal Reserve Board
Deborah Geiger	Geiger Communications
Steve Sousa	Massachusetts Board of Real Estate Appraisers
Jonathan Miller	Miller Samuel Inc.
Jacqueline Olson	Minnesota Department of Commerce
James Rist	Minnesota Department of Commerce
Rachel Ackmann	National Credit Union Administration
Gira Bose	National Credit Union Administration
Stacey Fluellen	Office of the Comptroller of the Currency
Kevin Lawton	Office of the Comptroller of the Currency
Joanne Phillips	Office of the Comptroller of the Currency
Mark Schiffman	Real Estate Valuation Advocacy Association
Jeremy Gray	Rock Canyon Bank & Appraisal Foundation Board of Trustees Chair
Craig Steinley	Steinley Real Estate Appraisals and Consulting
Magdalene Vasquez	Wells Fargo
Joshua Walitt	Walitt Solutions

From: Dave Bunton <news@appraisalfoundation.org>
Sent: Monday, January 3, 2022 9:21 AM
To: Kohtz, Tyler
Subject: JANUARY NEWSLETTER: An inside look at the 7-Hour course

NEWSLETTER



Dear Tyler Kohtz,

As the new year kicks off, we have been receiving a lot of positive feedback from instructors and students alike about the new *7-Hour National USPAP Update Course*.

We've been talking a lot about this course, but I think the dynamic new format is really giving appraisers the opportunity to dive deeper into the USPAP publication and providing new ways for them to use USPAP in their daily appraisal practice.

Here is a sampling of the feedback we have received:

"Students loved the Case Studies. One student asked me to tell you that in all the USPAP classes they had ever taken (over 20 years) this was the first that actually showed how USPAP could be used to answer everyday questions they get from lenders and clients."

- Joanna, *Certified USPAP Instructor*

"I have taught it virtually 4 times now and here are the responses from typical working appraisers that I'm getting:

- Best and most useful class on USPAP I've taken in years.
- Whoever wrote this did a fabulous job! I really enjoyed it (and how Dawn instructed it)
- Breakout rooms for the case studies were a nice and enjoyable way to end the day but I learned stuff from my fellow appraisers -- good case studies!
- Thank you for something other than just changes, changes, changes...nice to take some time and just concentrate on USPAP itself and get to understand it better.
- Like the e-USPAP, and the e-USPAP Reference Manual is very cool!"

In This Newsletter

From the President's Desk:
An inside look at the 7-Hour Course

Updates from the ASB

Updates from the AQB

Sponsor Spotlight: Revealing Relevance for the Appraiser Profession

Appraiser Talk

Upcoming Events

January 6: [2nd Exposure Draft Webinar](#)

February 17: [ASB Public Meeting](#)

Helpful Resources

[7-Hour Course and Reference Manual FAQs](#)

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

- Dawn, Certified USPAP Instructor

"The new format provided the opportunity to have a tremendous exchange of ideas in our small group of ten individuals."

- Jeff, Certified USPAP Instructor

We hope you will find this new course just as helpful as many already have. If you have thoughts about the new 7-hour course, we'd love to hear them.

Sincerely,

Dave Bunton
President

Updates from the ASB

The Second Exposure Draft of proposed changes to the 2023 USPAP is now available. Click [here](#) to view the exposure draft. [Public comments](#) are now open and will be accepted until February 6th.

Appraisal Standards Board Chair Michelle Czekalski Bradley and Vice President of Appraisal Issues Lisa Desmarais will host a webinar to discuss this Exposure Draft on January 6, 2022, at 1:00 PM ET. Register [here](#) to attend the webinar.

Updates from the AQB

The newest edition of the *Real Property Appraiser Qualification Criteria* is now effective. Click [here](#) for the Summary of Actions.

Sponsor Spotlight: Revealing Relevance for the Appraiser Profession

The American Society of Appraisers, Appraisal Institute, American Society of Farm Managers and Rural Appraisers, International Association of Assessing Officers, MBREA and National Society of Real Estate Appraisers have come together to present a new series of webinars on diversity, equity, and inclusion.

The first webinar will cover:

- The details of the Freddie Mac study
- How the three approaches to value inform an opinion of value, including each approach's strengths and weaknesses
- How comparable sale selection can lead to inadvertent effects on the opinion of value
- Can more work be done around comparable sale selection?
- Recognize how neighborhood or market area determinations are made, and how this definition can cause inadvertent negative impacts on the opinion of value

This free webinar will be held January 31st at 1:00 p.m. EST. Click [here](#) to register.

Follow Us



Share this Newsletter

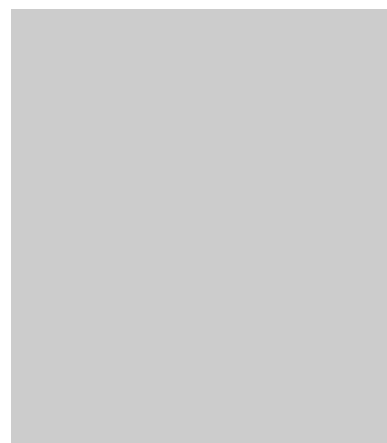
Click [here](#) to get a shareable link of this month's newsletter to share on social media.

Appraiser Talk

The Appraisal Foundation's podcast Appraiser Talk releases it's newest episode every Monday.

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.



About The Appraisal Foundation

The Appraisal Foundation is the nation's foremost authority on the valuation profession. The organization sets the Congressionally authorized standards and qualifications for real estate appraisers, and provides voluntary guidance on recognized valuation methods and techniques for all valuation professionals. This work advances the profession by ensuring appraisals are independent, consistent, and objective. More information on The Appraisal Foundation is available at www.appraisalfoundation.org.

[Unsubscribe](#)

This message was sent to tyler.kohtz@nebraska.gov from news@appraisalfoundation.org

Dave Bunton
The Appraisal Foundation
1155 15th Street NW STE 1111
Washington, DC 20005



From: [Lisa Desmarais](#)
To: [Kohtz, Tyler](#)
Subject: Updates from the AQB
Date: Friday, December 10, 2021 9:46:13 AM
Attachments: [image001.png](#)

December 10, 2021

Hello Tyler,

It was wonderful to see so many of you this October at the fall conference of the Association of Regulatory Officials. I appreciated the opportunity to meet with state regulators and catch up on the emerging issues you are facing.

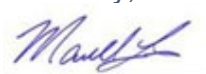
As a follow up, I wanted to both provide you with few updates and find out if there are any additional topics where the Appraiser Qualifications Board (AQB) can provide assistance.

In this newsletter, you will find updates on:

- 2022 *Criteria*
- PAREA Updates
- 7-Hour USPAP Update Course
- Course Delivery Mechanism Approval (Coming soon!)
- Stay Informed

We welcome you sharing this email with your Board members or anyone else you think may benefit from this information. And finally, as always, we would be happy to answer any questions you may have. Please email AQB@appraisalfoundation.org at any time and we will be sure and get back to you promptly.

Sincerely,



Mark A. Lewis
Chair, Appraiser Qualifications Board

UPDATES FROM THE AQB

2022 Criteria – Available Now!

The Board has adopted the [2022 Criteria](#) which is now available on our [Criteria webpage](#). We have created a summary of adopted changes ([2022 Criteria Summary of Actions](#)) as a quick reference that you may want to share with your colleagues and board members. We have also begun our print run of this new *Criteria* and will be mailing 3 hard copies to your office in the next few weeks. If you require additional copies of the new *Criteria*, please let me know as soon as possible so we can include those copies in your mailing.

PAREA Updates

Meet with Board Members

Whether you receive complex questions from your Board members and interested

participants or you would simply like to learn more about PAREA, please [contact us](#). We would be happy to have Board members and Foundation staff present on PAREA at your next Board meeting.

PAREA Concept Proposals

While a PAREA program has yet to be available, the AQB has, to date, received five preliminary concept proposals for PAREA programs. These potential providers have indicated they believe they may have a PAREA program available as early as next summer.

PAREA and States

Informally, the Foundation has been working to gather information as states adopt PAREA. Please [let us know](#) if your state's status is incorrect or if it has changed.

Here is a summary of where we believe states stand on PAREA^[1]:

State	Status	LR	CR	CG
Alabama				
Alaska				
Arizona	Adopted by reference	100%	100%	50%
Arkansas				
California	Adopted (Partial)	50%	50%	25%
Colorado	Adopted (Full)	100%	100%	50%
Connecticut				
Delaware				
District of Columbia				
Florida	Waiting for a PAREA Program			
Georgia				
Hawaii				
Idaho				
Illinois	Waiting for a PAREA Program			
Indiana				
Iowa	Adopted (Full)	100%	100%	50%
Kansas				
Kentucky	In process of rulemaking	100%	100%	50%
Louisiana	Adopted by reference		100%	50%
Maine				
Maryland				
Massachusetts				
Michigan	Adopted by reference	100%	100%	50%
Minnesota	Adopted by reference	100%	100%	50%
Mississippi	Adopted by reference	100%	100%	50%
Missouri				
Montana	Adopted (Full)	100%	100%	50%
Nebraska	Legislation will be introduced in			

	2022 to incorporate PAREA			
Nevada				
New Hampshire				
New Jersey	Adopted (Full)	100%	100%	50%
New Mexico	In process of rulemaking	100%	100%	50%
New York				
North Carolina	Adopted by reference	100%	100%	50%
North Dakota	Adopted by reference			
Ohio	Adopted (Partial)	100%	67%	33%
Oklahoma	Adopted by reference	100%	100%	50%
Oregon				
Pennsylvania	Adopted (Partial)		25%	15%
Rhode Island	Waiting for a PAREA Program	100%	100%	50%
South Carolina	Waiting for a PAREA Program			
South Dakota	In process of rulemaking	100%	100%	50%
Tennessee	In process of rulemaking	100%	100%	50%
Texas	Adopted by reference	100%	100%	50%
Utah	Rulemaking in progress			
Vermont	Adopted by reference	100%	100%	50%
Virginia				
Washington				
West Virginia				
Wisconsin				
Wyoming	Waiting for a PAREA Program			

7-Hour USPAP Update Course

The AQB requires every real property appraiser to take a 7-Hour USPAP Update course at least once every twenty-four months. This requirement exists regardless of the effective dates of the USPAP publication.

Due to extension of the 2020-2021 USPAP publication, we have received numerous questions about the course. As a result, we developed a new factsheet with [Q&As about the USPAP extension](#). These Q&As, along with the information below may be shared with your appraisers or others who have questions about the course.

Why is there a new 7-Hour USPAP Update Course?

According to the *Criteria*, appraisers must complete a USPAP update course every *two* years. The intent of the 7-Hour USPAP Update Course is for students to take coursework related to USPAP, not coursework relevant to the new updates to USPAP. *Regardless of the USPAP cycle*, a new 7-hour continuing education course will be released every two years.

The new 7-hour course has the following objectives:

- Ensure that participants understand the principles and requirements of USPAP.
- Engage participants by discussing USPAP in the context of complex scenarios and current issues.
- Explain the substance and rationale for recent key revisions to USPAP.

Why is there no new 15-Hour USPAP Course?

The 15-Hour USPAP course is a qualifying education course required by those wanting to become appraisers. Because this course focuses on the requirements for ethical behavior and competent performance by appraisers that are set forth in USPAP, it is revised only to stay current with the latest edition of USPAP.

Course Delivery Mechanism Approval – Coming in 2022

The Foundation staff with Board guidance and input of a panel of appraisers, regulators, and education providers, is building a course delivery mechanism approval for asynchronous courses that will be part of the Course Approval Program (CAP). Currently, CAP requires all distance education courses to have IDECC approval. However, on January 1, 2022, this requirement will change. Some of you are familiar with CAP and may be familiar with IDECC. This new delivery mechanism approval will be a robust alternative without the technological constraints of the current approval entities. The Board plans to launch the Delivery Mechanism Approval as an alternative that you may use for your asynchronous courses. Now that the Board is considering synchronous to be equivalent to classroom courses, you will not need IDECC approval for synchronous courses.

Stay Informed

If you and your Board members have not already, please [sign up for the Foundation newsletter](#) to stay up to date on Foundation, AQB, and ASB news. Again, if you, your Board members, or any appraisers have questions pertaining to the AQB, please email us at AQB@appraisalfoundation.org.

^[1] This list is informal and should be independently verified.



December 17, 2021

Re: ***President's Report***

To All AARO Members & Affiliates,

Thank You to all AARO members and affiliates in supporting AARO's mission. The year 2021 was challenging in having to work around the COVID 19-issues. One of the most time-consuming efforts undertaken by AARO this past year was redeveloping the Regulator Training Course (RTC) that was to be presented at the 2021 Fall Conference. AARO had submitted a grant proposal to the Appraisal Subcommittee (ASC) to develop and restructure the existing course. The grant was awarded to the Council on Licensure, Enforcement, & Regulation (CLEAR). Consequently, AARO entered into a Memorandum of Understanding (MOU) with CLEAR to assist in developing and implementing the RTC program. The program was nearing completion but it was mutually decided that, because of COVID-19, to postpone the inaugural offering of the revised RTC program until the Spring 2022 AARO Conference. A special thank you to everyone involved in working with AARO and CLEAR to develop this program.

The 2021 Fall Conference was held in Washington, DC on October 15-18, 2021. Although COVID issues were prevalent, the conference was highly successful. Conference attendees totaled 121, of which 34 were first-time attendees and 25 jurisdictions were represented. Under the leadership of Brandy March, AARO's Managing Director, and Tom Veitz, Chair of the Program Committee, the conference was highly successful.

As AARO's outgoing 2021 President *and* also the incoming 2022 President, my priorities are:

1. *Recruit More "Active" Members*: Currently, 43 of 53 member jurisdictions are "paying" members of AARO. Since its inception 30 years ago, AARO has become a well-respected resource of the appraisal profession, especially in regulatory matters. AARO's continued movement forward is to enhance the appraisal profession and minimize outside negative influences toward appraisers. Your help in recruiting more participation by all jurisdictions will make a difference in AARO's ability to move forward in strengthening our position as a leader in regulatory matters.
2. *Monitor Bias & Diversity Complaints and Allegations*: At the 2021 Annual Fall Conference, David Bunton, President of The Appraisal Foundation (TAF), expressed an interest in having AARO's jurisdictions track the number of complaints and allegations received in 2022 relating to bias, diversity, and/or inclusion. Currently, there is no process to accurately assess if bias or diversity complaints/allegations actually exist in the regulation of credentialed appraisers. Therefore, I respectfully request that each jurisdiction report all complaints or allegations to Brandy March (brandy.march@aaro.net). Complaints or allegations that move into formal disciplinary action should also be reported to Brandy. The goal is to compile all bias and diversity complaints or allegations received and distribute a quarterly report.

The results will be of paramount importance to both all regulatory officials and credentialed appraisers. Please contact either Brandy or myself if you having any questions on implementing this reporting process.

3. ASC Funding and Grants: Publication of a "Notice of Funding Availability" was approved at the September 15, 2021, meeting of the Appraisal Subcommittee (ASC). This approval provides an additional \$3.3 million in support grants for State appraiser regulatory agencies. These funds are in addition to the \$3.336 million that was made available in 2020. Through October 2021, about \$625,000 was awarded to eight states as part of the first round of funding. These funds are available to all jurisdictions to be used to improve and/or expand the appraiser and appraisal management complaint process, investigations, and enforcement activities. Additionally, the funds can be used for participation in training and conferences to increase professional competency and in the management and regulation of appraiser and AMC programs. Each jurisdiction is strongly encouraged to submit a proposal to the ASC for funding assistance in your regulatory activities.
4. National Association of Realtors (NAR): I was fortunate to be invited as a presenter at the 2021 NAR Conference in San Diego. NAR's Property Valuation Committee is strongly encouraging that the appraisal profession:
 - Work to promote and encourage entrance into the appraisal profession, particularly for minorities, by:
 - Developing ways to encourage state associations to support legislative/regulatory changes to implement the AQB-adopted Practical Applications of Real Property Appraisal (PAREA).
 - Developing pathways to recognize alternative experience for appraisal work completed without a traditional client and to recognize experience for appraisal work completed through Practicum Courses.
 - Encourage state appraiser associations to create, maintain, and support an appraisal valuation committee with their local Board of Realtors.
 - Work with NAR to secure a seat on the Fair Housing Policy Committee for a residential appraiser who will serve as a content expert and resource to the Committee and act as a conduit to the Real Property Valuation Committee.

Your actions to work with respective appraiser boards or agencies and State Board of Realtors in implementing NAR's suggestions will enhance the value of the appraisal profession.

Other important goals that AARO needs to consider this year are:

1. Standardize the continuing education application and approval process for continuing education between states by:
 - Developing a standardized application form for continuing education providers.
 - Developing a standardized approval process for continuing education providers.
2. Expand AARO's educational capacity by:
 - Exploring AARO's *future* educational needs.
 - Resurrect, develop, and implement the Investigator Training Courses I, II, and III.
 - Develop and implement Case Studies for Investigators (CSI).

3. Explore the possibility of creating a full-time AARO Executive Director position to ensure administration and program needs are met beyond the capacity of mostly volunteer time and efforts, the current status.
4. Update AARO's strategic plan.
5. Develop bias, diversity, and inclusion training at state levels.

These goals will be discussed, prioritized, and initial implementation at the first 2022 Board of Directors meeting. Achieving these goals is vital to AARO's future growth.

As AARO's president, I value and appreciate the Board of Directors and committee chairs time and commitment to fulfill our mission. Your efforts assure AARO's strength to evolve and maintain its position as the "resource of first choice" in local and national appraiser regulatory issues.

Don't forget to save the dates of May 12-15, 2022 on your calendar for the AARO Spring Conference in San Antonio, TX. The revised Regulator Training Course (RTC) and Case Studies for Investigators (CSI) programs will be presented on May 12, 2022. The conference will then be held between May 13 & 15, 2022. Let's 'shoot' for record attendance!

Merry Christmas and Happy New Year!

Best regards,



Joe Ibach, MAI

President

P: 701-255-3181

E: Joe@dakotaappraisal.net

www.aaro.net