

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
BY VIRTUAL CONFERENCING
Thursday, December 21, 2023, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska**

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 10:30 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-10

1. New Applicants for Certified General Credential Through Education, Experience, and Examination
 - a. CG23033
2. Applicants for Renewal of Real Property Appraiser Credential
 - a. Post-November 30th Submissions – see Attachment A

D. Registration as an Appraisal Management Company 1-44

1. Applicants for Renewal of Appraisal Management Company Registration
 - a. NE2012035
 - b. NE2012041
 - c. NE2012043

E. Consideration of Compliance Matters 1

1. New Grievances
 - a. 23-11
2. Active Investigations
 - a. 23-01
 - b. 23-07

F. Consideration of Other Executive Session Items 1-70

1. 2023.10
2. 2023.19
3. 2023.20
4. 2023.21
5. 2023.22
6. Personnel Matters

G. Welcome and Chair’s Remarks (*Public Agenda 10:30 a.m.*)

H. NRPAB Employee Recognition Award

I. Board Meeting Minutes

1. Approval of November 16, 2023 Meeting Minutes 1-11

J. 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
 - b. Education Activity and Instructor(s) Report 10
3. 2023-24 NRPAB Goals and Objectives + SWOT Analysis 11-12

K. Financial Report and Considerations

1. November Financial Report
 - a. Budget Status Report 1-3
 - b. MTD General Ledger Detail Report 4-13
 - c. Financial Charts 14-17
2. Per Diems

L. General Public Comments

M. Consideration of Education/Instructor Requests

N. Unfinished Business

1. Open At-Large Licensed Real Estate Broker Position
2. Open At-Large Representative of Financial Institutions Position

O. New Business

P. Legislative Report and Business

1. Nebraska Real Property Appraiser Act Update
 - a. 2024 Update to Nebraska Real Property Appraiser Act Summary 1-5
 - b. Request for Comments and Responses for REQ05050 6-20
 - c. REQ05050_October 31, 2023 21-52
2. Nebraska Appraisal Management Company Registration Act Update
 - a. 2024 Update to Nebraska Appraisal Management Company Registration Act Summary 53-54
 - b. Request for Comments and Responses for REQ05049 55-69
 - c. REQ05049_October 27, 2023 70-85
3. Other Legislative Matters

Q. Administrative Business

- 1. Guidance Documents
- 2. Internal Procedural Documents
- 3. Forms, Applications, and Procedures
 - a. 2024 NRPAB USPAP Compliance Review Report 1-9
 - b. Applicant Appraisal Review Services Contractor
USPAP Compliance Review Report Check Sheet 10-11
 - c. Subject Matter Expert Services Contractor
USPAP Compliance Review Report Check Sheet 12-13

R. Other Business

- 1. Board Meetings
 - a. 2024 NRPAB Calendar 1
- 2. Conferences/Education
- 3. Memos from the Board
- 4. Quarterly Newsletter
 - a. Fall 2023 Edition of The Nebraska Appraiser 2-12
- 5. Appraisal Subcommittee
 - a. ASC Quarterly Meeting: March 13, 2024 (Online)
 - b. ASC June 14, 2023 Meeting Minutes 13-18
- 6. The Appraisal Foundation
 - a. TAF December Newsletter 19-20
 - b. BOT Public Meeting: December 12, 2023 (Online) 21
 - c. BOT Public Meeting: January 30, 2024 (Online) 22
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

S. Adjourn



**December 12, 2023 Board Meeting Agenda
Attachment A**

**Post November 30, 2023 Real Property Appraiser Renewal Applications
As of December 18, 2023**

Credential Number	
CR2023007	CG2021014R
CR200036	CG2022012R
CR990060	CG2020015R
CR212063	CR2017012R
CG2022020R	CG2014001R
CG2020021R	CR290047
CG2022006R	T2022008
CG2023025R	CG2017028R
CR2015007	L950112
CR960198	CG2023007R
CG2022019	CG2017025R
CG2016005R	CG2023017R
L 270061	CG2023009R
CG2017037R	CG2017031R
CR290072R	CG2020019R
CG2023038R	CG2022013R
CG212062	

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

November 16, 2023 Meeting Minutes

A. OPENING

Chairperson Walkenhorst called to order the November 16, 2023 meeting of the Nebraska Real Property Appraiser Board at 9:00 a.m. in the Nebraska Real Property Appraiser Board meeting room located on the first floor of the Nebraska State Office Building, 301 Centennial Mall South, Lincoln, Nebraska.

B. NOTICE OF MEETING

Chairperson Walkenhorst 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 November 8, 2023. 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 Wade Walkenhorst of Lincoln, Nebraska, Bonnie Downing of Dunning, Nebraska, Cody Gerdes of Lincoln, Nebraska, and Kevin Hermsen of Gretna, Nebraska were present. Thomas Luhrs of Imperial, Nebraska was absent and excused. Also present were Director Tyler Kohtz, Licensing Programs Manager Allison Nesper, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

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

Board Member Downing 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 9:02 a.m. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Board Member Downing moved to come out of executive session at 9:45 a.m. Board Member Gerdes seconded the motion. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Break from 9:45 a.m. to 9:50 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Walkenhorst welcomed all to the November 16, 2023 meeting of the Nebraska Real Property Appraiser Board and thanked everyone for attending. The Chairperson recognized Roger Morrissey and Eric Kasik as the only members of the public present for the meeting, and recognized temporary employee Karen Loll as a guest.

H. BOARD MEETING MINUTES

1. APPROVAL OF OCTOBER 26, 2023 MEETING MINUTES

Chairperson Walkenhorst asked for any additions or corrections to the October 26, 2023 meeting minutes. With no discussion, Chairperson Walkenhorst called for a motion. Board Member Downing moved to approve the October 26, 2023 meeting minutes as presented. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

I. DIRECTOR'S REPORT

1. REAL PROPERTY APPRAISER AND AMC COUNTS AND TRENDS

a. Real Property Appraiser Report

Director Kohtz presented nine charts outlining the number of real property appraisers as of November 16, 2023 to the Board for review and indicated that trends are stable. The Director then informed the Board that the 2024-25 Appraiser Count Renewal Progress Report charts have also been added to the Real Property Appraiser Report and reported that as of November 15, 2023, 118 real property appraiser credentials have been renewed out of 488 due, and 81 renewal applications are currently pending. The Director asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of October 31, 2023 to the Board for review. The Director indicated that he had no specific comments on this report and the trends are stable. The Director asked for any questions or comments. There was no discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of November 16, 2023 to the Board for review. The Director stated that the trends are stable and asked for any questions or comments. There was no discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of November 16, 2023 to the Board for review and remarked that the downward trend in the number of registered AMCs has resumed, as the number of registrations dropped from 79 to 76. The Director asked for any questions or comments. There was no further discussion.

2. DIRECTOR APPROVAL OF APPLICANTS

a. Real Property Appraiser Report

Director Kohtz presented the Real Property Appraiser Report to the Board for review showing real property appraiser applicants approved for credentialing by the Director, and the real property appraiser applicants approved to sit for exam by the Director, for the period between October 18, 2023 and November 7, 2023. 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 activity and instructors approved by the Director for the period between October 18, 2023 and November 7, 2023. The Director asked for any questions or comments. There was no further discussion.

3. 2023-24 NRPAB GOALS AND OBJECTIVES + SWOT ANALYSIS

Director Kohtz presented the 2023-2024 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the Laws, Rules, and Guidance Documents goals and objectives and reported that, concerning the goals to work with the Banking, Commerce, and Insurance Legislative Committee's Legal Counsel to draft bills for introduction addressing the changes needed in the Real Property Appraiser Act and Appraisal Management Company Registration Act, REQ05050 and REQ05049 have been made available for public comment with a deadline of December 12, 2023 for the submission of comments. The Director then directed the Board's attention to the Personnel goals and objectives, and reported that, if all goes as planned, Karen Loll's first day as a full-time teammate will be December 18, 2023. Finally, Director Kohtz guided the Board's attention to the Public Information goals and objectives and indicated that the objective to populate the Disciplinary History Search with ten-year real property appraiser and AMC disciplinary action history for active credential and registration holders was completed on November 3, 2023. The Director reported that a demo will be provided under Section N on the agenda.

Director Kohtz closed the Director's Report by introducing Eric Kasik as the budget analyst assigned to the agency from the legislative fiscal office. The Board welcomed Kasik. Chairperson Walkenhorst mentioned that it is always good to put a face with the name. There was no further discussion.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. APPROVAL OF OCTOBER RECEIPTS AND EXPENDITURES

The receipts and expenditures for October were presented to the Board for review in the Budget Status Report. Director Kohtz brought attention to the Conference Registration Expense in the amount of \$600.00, which was the cost for his Fall AARO Conference registration. The Director then guided the Board's attention to the Voice Equipment expenditure in the amount of \$197.99 and informed the Board that this expenditure for the headset approved for purchase by the Board at its September meeting. Director Kohtz moved on to Household and Institutional Expense and reported that this expenditure in the amount of \$9.51 is for office cleaning supplies. Director Kohtz then proceeded to the Insurance Expense of \$18.18 and reported that this expenditure is the blanket bond for agency employees. For the Other Operating Expenditure, the expenditure in the amount of \$40.00 is for ACH returns. The Director explained that if the bank is unable to make the draft for an ACH payment, the State Treasurer's Office would reject the payment. There is a \$20.00 fee paid to the State Treasurer's Office for each occurrence. Director Kohtz then indicated that the expenditures for the month of October totaled \$24,413.29, and the year-to-date expenditures for the fiscal year are \$111,911.21, which amounts to 25.82 percent of the budgeted expenditures for the fiscal year; 33.70 percent of the fiscal year has passed. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then brought the Board's attention to revenues and reported that the total revenues for the month were typical for this time of year. For the month of October, the total revenues were \$35,300.84, and the year-to-date total revenues for the fiscal year are \$96,750.69, which amounts to 26.47 percent of the projected revenues for the fiscal year. The Director reiterated that 33.70 percent of the fiscal year has passed. Director Kohtz asked for any questions or comments. There was no further discussion.

Director Kohtz then brought attention to the MTD General Ledger Detail report for the month of October and guided the Board's attention to Batch #7282513 for Continuing Ed Renewal Fees on page J.4 and reported that this journal entry moved revenue in the amount of \$10.00 from continuing education renewal fees to qualifying education fees because a continuing education renewal application was not processed and the provider requested that the funds be applied to a qualifying education activity application. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz presented four graphs showing expenses, revenues, and cash balances. The Director again noted the expenditures and revenues for the month of October for the Real Property Appraiser program, which includes both the Appraiser Fund and the AMC Fund. The Director reported that the Real Property Appraiser Fund expenses totaled \$15,849.99, the Real Property Appraiser Fund revenues totaled \$22,075.62, the AMC Fund expenses totaled \$8,563.30, and the AMC Fund revenues totaled \$13,225.22. Director Kohtz remarked that the cash balance for the AMC Fund is \$322,332.08, the Appraiser Fund is \$404,321.22, and the overall cash balance for both funds is \$726,653.30 as of the end of October. The Director asked for any questions or comments. There was no further discussion.

Board Member Downing moved to accept and file the October financial reports for audit. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

2. 2024 AARO MEMBERSHIP DUES

Director Kohtz presented an invoice from AARO for 2024 membership dues to the Board for consideration. The Director asked the Board if it would like to remain a member of AARO. Board Member Downing moved to approve payment of 2024 AARO membership dues in the amount of \$600.00. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With none, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

3. APS-11 ELECTRONIC HOOK SWITCH ADAPTER

Director Kohtz presented a Memo to the Board requesting approval for funding in the amount of \$32.00 to be transferred from Other Operating Expenses, 559100, to Voice Equip, 532260, for the purchase of one APS-11 Electronic Hook Switch Adapter for Plantronics CS540 Wireless DECT Headset and Mitel 6567 Phone through Amazon business for the Business Programs Manager workstation. The Director reported that the headset does not properly connect to the phone without the hook switch adapter. When the State switched to the Mitel phones, OCIO was providing the hook switch adapters, but is no longer doing so. Board Member Downing moved to approve funding in the amount of \$32.00 to be transferred from Other Operating Expenses to Voice Equipment for the purchase of one APS-11 Electronic Hook Switch Adapter for Plantronics CS540 Wireless DECT Headset and Mitel 6567 Phone. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

4. NRPAB CONFERENCE ROOM TABLE UPDATE

Director Kohtz presented a Memo to the Board requesting approval for funding in the amount of \$1,830.00 to be transferred from Other Operating Expenses, 559100, to Non-Capitalized Equip PU, 532100, for the purchase of four 70x30 H Frame Tables, Cornhusker Industries Item #G-TB-132 with Blackened Fiberwood Finish, at \$300.00 per table, and two 84x30 H Frame Tables, Cornhusker Industries Item #G-TB-133 with Blackened Fiberwood Finish, at \$315.00 per table. The Director informed the Board that the five tables in the NRPAB Office Meeting Room were purchased in 2014 from Office Depot as part of the Board's 2014 relocation from the lower level to the first-floor south wing of the State Office Building. These tables were the most cost-effective option available at that time for the space available and the use. The Board has since relocated to its current location, in which the NRPAB Office Meeting Room has a different shape compared to the former location. The current tables are showing significant structural wear and are no longer functionally suitable, as less workspace depth is required at board meetings due reduced paperwork and increased computer use.

(Continued on page 6)

(Continued from page 5)

Board Member Gerdes asked if the tables could be customized to have electrical connections. The Director responded that he would look into this and report back the costs for this addition. Board Member Gerdes recommended that it would be reasonable to include an additional amount for this work in the approval. Director Kohtz agreed that it would be reasonable. Board Member Gerdes moved to approve funding in the amount of \$1,830.00 to be transferred from Other Operating Expenses, 559100, to Non-Capitalized Equip PU, 532100, for the purchase of four 70x30 H Frame Tables, Cornhusker Industries Item #G-TB-132, and two 84x30 H Frame Tables, Cornhusker Industries Item #G-TB-133, with an additional amount of up to \$300.00 to be transferred from Other Operating Expenses, 559100, to Non-Capitalized Equip PU, 532100, for table-top electrical outlets. Board Member Downing seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With none, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

5. PER DIEMS

Director Kohtz informed the Board that he had no per diem requests for this meeting and asked if any board members had a request for the Board to consider. There was no further discussion.

K. GENERAL PUBLIC COMMENTS

Chairperson Walkenhorst asked for any public comments. With no comments, Chairperson Walkenhorst moved on to Consideration of Education/Instructor Requests.

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

M. UNFINISHED BUSINESS

1. OPEN AT-LARGE LICENSED REAL ESTATE BROKER POSITION

Director Kohtz informed the Board that he has no updates regarding the open At-Large Licensed Real Estate Broker position, specifically. The Director informed the Board that he contacted the Governor's office a couple time last week by email, but received no response. The Director reported that the letter requested by the Board at its October 26, 2023 meeting was drafted, signed by Chairperson Walkenhorst, and hand-delivered to the Governor's office on November 13, 2023. The Director noted that, at this point, there has been no response to the letter. Director Kohtz was asked about the number of applicants for each position. Director Kohtz responded that he believes that there are four total for the Broker position and three total for the Financial Institutions position, although he is not completely sure of this. Board Member Downing asked if any applicants have withdrawn their name from consideration. Director Kohtz responded that there was one that he was made aware of. Chairperson Walkenhorst expressed hope that appointments would be made soon. There was no further discussion.

2. OPEN AT-LARGE REPRESENTATIVE OF FINANCIAL INSTITUTIONS POSITION

Director Kohtz informed the Board that he has no additional update regarding the open At-large Representative of Financial Institutions position. There was no further discussion.

N. NEW BUSINESS

1. NEW AMC AND REAL PROPERTY APPRAISER DISCIPLINARY HISTORY WEBSITE SEARCH

EPM Sims presented the AMC and real property appraiser disciplinary history public search on the website to the Board for review. EPM Sims noted that all fields on the disciplinary action search do not need to be filled, and as of now, a disciplinary action record would be available for ten years. For AMCs, disciplinary action records will be displayed if the registration card is active or for six months after the expiration date. For real property appraisers, if the credential is active or inactive disciplinary history records will be available for public review. If a credential is expired, surrendered, revoked, or canceled, disciplinary action records would appear for six months after the status change. If the status is deceased, no disciplinary action records will be available. EPM Sims asked for any questions or comments. Public Member Roger Morrissey requested permission to speak. Chairperson Walkenhorst granted Morrissey permission to speak. Morrissey asked if the ten-year disciplinary history action is based on the Real Estate Commission's rules and regulations. Morrissey also commented that ten years is a long time to display disciplinary action. Director Kohtz responded that the ten-year period was determined by the Board approximately ten years or so ago. At the time, the Board just didn't want to have information on the website for more than ten years. Morrissey asked about other state agencies. The Director responded by informing Morrissey that what is being made available is public record, and as far as he is aware, the Board is the only agency amongst its peers that puts a time frame on making this information readily available to the public. Morrissey expressed concern that the information is too easy to get. Chairperson Walkenhorst stated that ten years is a long time, however, some appraisers are on that list more than one time. The Director asked if the Board would like to wait until January to approve moving the public disciplinary action search to the live website. Board Member Hermsen indicated that there is no reason to hold off. Board Member Downing moved to make the AMC and Real Property Appraiser Disciplinary History Website Search publicly available on the website. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst asked for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

O. LEGISLATIVE REPORT AND BUSINESS

1. NEBRASKA REAL PROPERTY APPRAISER ACT UPDATE

a. 2024 Update to Nebraska Real Property Appraiser Act Summary

Director Kohtz presented the 2024 Update to Nebraska Real Property Appraiser Act Summary to the Board for review. The Director informed the Board that this document was prepared for public review as a complement to REQ05050. The Director asked for any questions or comments. There was no further discussion.

b. REQ05050_October 31, 2023

Director Kohtz presented REQ05050_October 31, 2023 to the Board for review and informed the Board that a couple minor changes have been made since the Board's last review. The Director guided the Board to page O.7, line 13, and informed that Board that the year was changed from 2022 to 2024 for the definition of Financial Institutions Reform, Recovery, and Enforcement Act of 1989. Director Kohtz then moved to page O.18, line 12, and reported that the subdivision citation was corrected from (c)(i) to (b)(i) in Neb. Rev. Stat. §76-2230 to reference education instead of experience. Finally, the Director led the Board to page O.37, line 13 and 14, and noted that since USPAP has an effective date of January 1, 2024, an emergency clause has been added to this bill. This bill would become law as soon as the bill is passed and signed into law by the Governor. The Director asked for any questions or comments. There was no further discussion.

2. NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION ACT UPDATE

a. 2024 Update to Nebraska Appraisal Management Company Registration Act Summary

Director Kohtz presented the 2024 Update to Nebraska Appraisal Management Company Registration Act Summary to the Board for review. The Director informed the Board that this document was prepared for public review as a complement to REQ05049. The Director asked for any questions or comments. There was no further discussion.

b. REQ05049_October 31, 2023

Director Kohtz presented the REQ05049 to the Board for review and informed the Board that one minor change has been made since the Board's last review. The Director proceeded to page O.45, line 8, and informed the Board that the year was changed from 2019 to 2024 for the date in the definition of AMC Rule. Director Kohtz questioned why the strike is not showing in the REQ. LPM Nespov reminded the Director that this is a new definition as the entire previous definition, AMC Final Rule, was stricken. Director Kohtz acknowledged this change and thanked LPM Nespov for the help. The Director asked for any questions or comments.

Director Kohtz then informed the Board that REQ05050 and REQ05049 have been made available to the public, real property appraisers, AMCs, and education providers for comment. In addition, a copy of REQ05050, along with an in-depth summary of the draft changes to the Nebraska Real Property Appraiser Act, and REQ05049, along with an in-depth summary of the draft changes to the Nebraska Appraisal Management Company Registration Act, have been provided to the Nebraska Chapter of the Appraisal Institute, the National Appraisal Institute, the Nebraska Banker's Association, the University of Nebraska at Omaha Real Estate and Land Use Economics Program, the Department of Revenue, the Department of Banking, the Real Estate Commission, the Appraisal Subcommittee, NACO, REVVA, Nebraska Realtor's Association, and the Platte Institute for comment. Comments will be accepted through December 12, 2023. The Director asked for any questions or comments. There was no further discussion.

3. OTHER LEGISLATIVE MATTERS: No discussion.

P. ADMINISTRATIVE BUSINESS

1. **GUIDANCE DOCUMENTS:** No discussion.
2. **INTERNAL PROCEDURAL DOCUMENTS:** No discussion.
3. **FORMS, APPLICATIONS, AND PROCEDURES:** No discussion.

Q. OTHER BUSINESS

1. BOARD MEETINGS

a. Virtual Conferencing Format for December, January, and February Meetings

Director Kohtz asked whether the Board was interested in holding the December, January, and February meetings by virtual conferencing as it has done in the past. The Director reminded the Board that virtual attendance is optional and board members may choose to attend in-person. This has also become the preferred method in the event of bad weather. The Board agreed to continue holding the December, January, and February meetings by virtual conferencing. Board Member Downing moved to hold the December, January, and February Meetings by virtual conferencing. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With none, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

2. **CONFERENCES/ EDUCATION:** No discussion.
3. **MEMOS FROM THE BOARD:** No discussion.
4. **QUARTERLY NEWSLETTER:** No discussion.
5. **APPRAISAL SUBCOMMITTEE:** No discussion.

6. THE APPRAISAL FOUNDATION

a. TAF November Newsletter

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

7. **ASSOCIATION OF APPRAISER REGULATORY OFFICIALS:** No discussion.
8. **IN THE NEWS:** No discussion.

Board Member Downing moved that the Board go into executive session for the purpose of 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 10:29 a.m. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Board Member Downing moved to come out of executive session at 10:58 a.m. Board Member Gerdes seconded the motion. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER

The Board reviewed applicant CR23010 and CR23009. Chairperson Walkenhorst asked for motions on CR23010 and CR23009.

Board Member Downing moved to take the following action:

CR23010 / Approve to sit for exam and authorize Director to issue credential as a Certified Residential Real Property Appraiser upon providing evidence of successful completion of the National Uniform Licensing and Certification Examination and providing the necessary fees; and provide redacted copy of USPAP Compliance Review Report pertaining to the report for the single-family residential property obtained by the Board and advise applicant to take note of the findings.

Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Board Member Downing moved to take the following action:

CR23009 / Approve to sit for exam and authorize Director to issue credential as a Certified Residential Real Property Appraiser upon providing evidence of successful completion of the National Uniform Licensing and Certification Examination and providing the necessary fees.

Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

D. REGISTRATION AS APPRAISAL MANAGEMENT COMPANY: No discussion.

E. CONSIDERATION OF COMPLIANCE MATTERS

The Board reviewed Grievances 23-01 and 23-07. Chairperson Walkenhorst asked for a motion on Grievance 23-07.

Board Member Downing moved to take the following action:

23-07 / Proceed with investigation for the alleged violations of Neb. Rev. Stat. § 76-2220(1),(2); N.R.S. § 76-2236.01(1)(c); N.R.S. § 76-2237; N.R.S. § 76-2238 (4),(12),(14); and N.R.S. § 76-2246.

Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and called for a vote. Motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

F. CONSIDERATION OF OTHER EXECUTIVE SESSION ITEMS

1. 2023.10

The Board reviewed 2023.10.

2. 2023.17

The Board reviewed a matter in which a Nebraska real property appraiser failed to complete the 7-Hour USPAP Update Course at least once every two years as required by Neb. Rev. Stat. §76-2236(2) for a third time. Board Member Downing moved to authorize Director Kohtz approve the 2024-25 Application for Renewal of Nebraska Real Property Appraiser Credential upon the receipt of evidence of the successful completion of the 2024-25 seven-hour National Uniform Standards of Professional Appraisal Practice Update Course. Notice to be sent by certified mail. Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With no discussion, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

3. 2023.18

The Board reviewed a matter in which a real property appraiser may have violated Neb. Rev. Stat. §76-2237 and N.R.S. §76-2238(12),(14) concerning an appraisal report completed for a property located in Blair, Nebraska. Board Member Downing moved to file Grievance 23-12 for the alleged violation of Neb. Rev. Stat. §76-2237 and N.R.S. §76-2238(12),(14). Board Member Gerdes seconded the motion. Chairperson Walkenhorst recognized the motion and asked for any discussion. With none, Chairperson Walkenhorst called for a vote. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

4. PERSONNEL MATTERS

The Board discussed personnel matters.

R. ADJOURNMENT

Board Member Downing moved to adjourn the meeting. Board Member Gerdes seconded the motion. Motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye. At 11:02 a.m., Chairperson Walkenhorst adjourned the November 16, 2023 meeting of the Nebraska Real Property Appraiser Board.

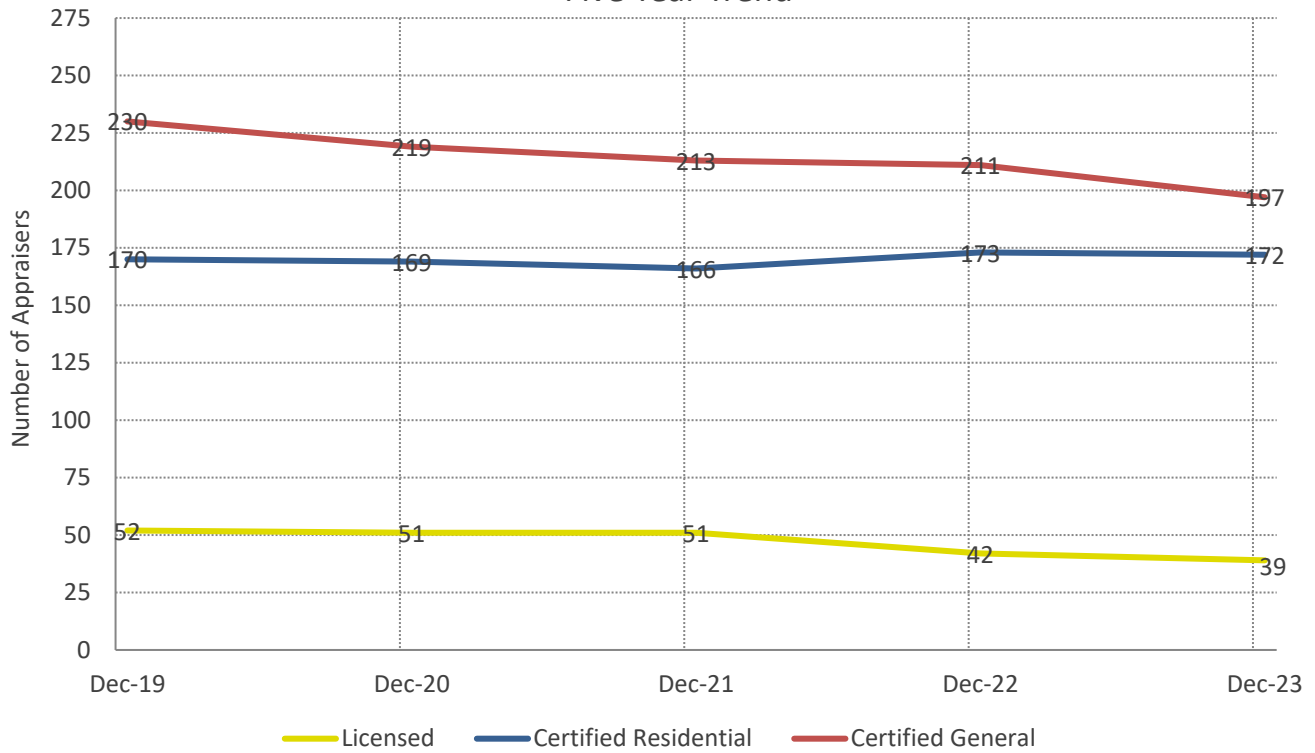
Respectfully submitted,

Tyler N. Kohtz
Director

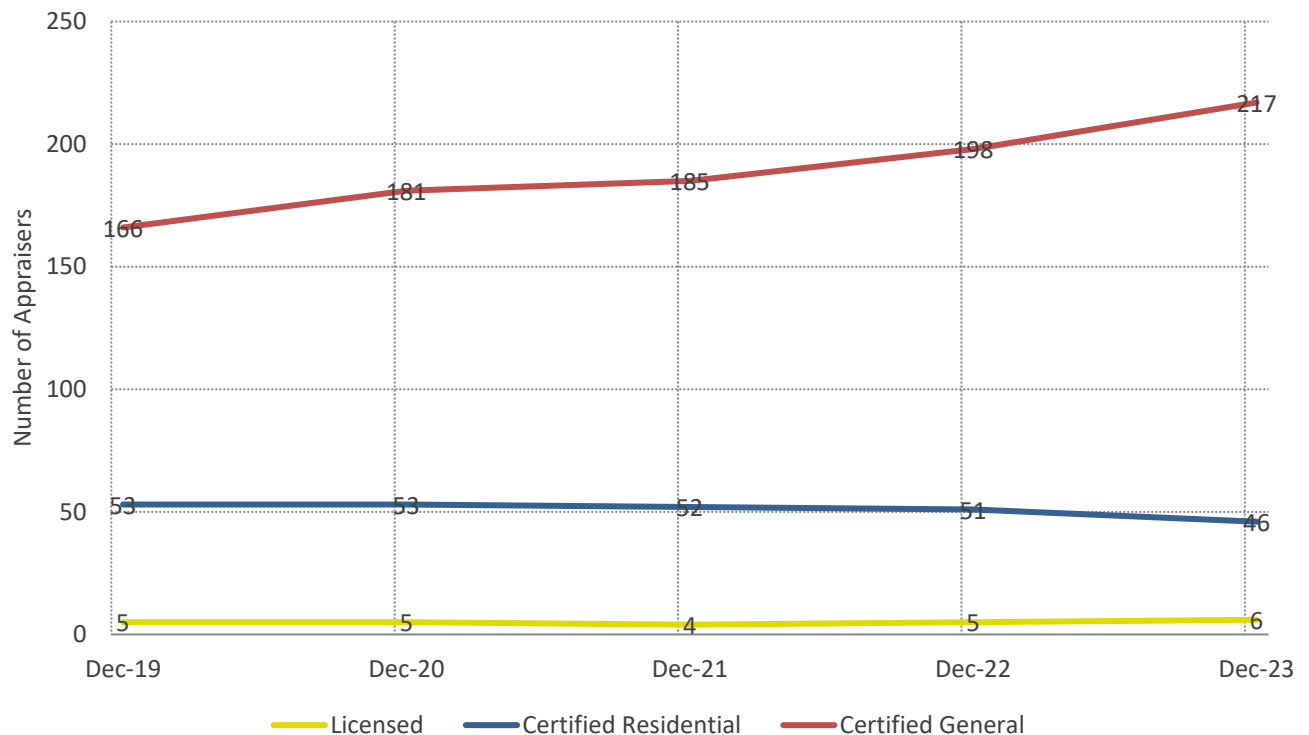
These minutes were available for public inspection on November 21, 2023, in compliance with Nebraska Revised Statute § 84-1413 (5).

Real Property Appraiser Report

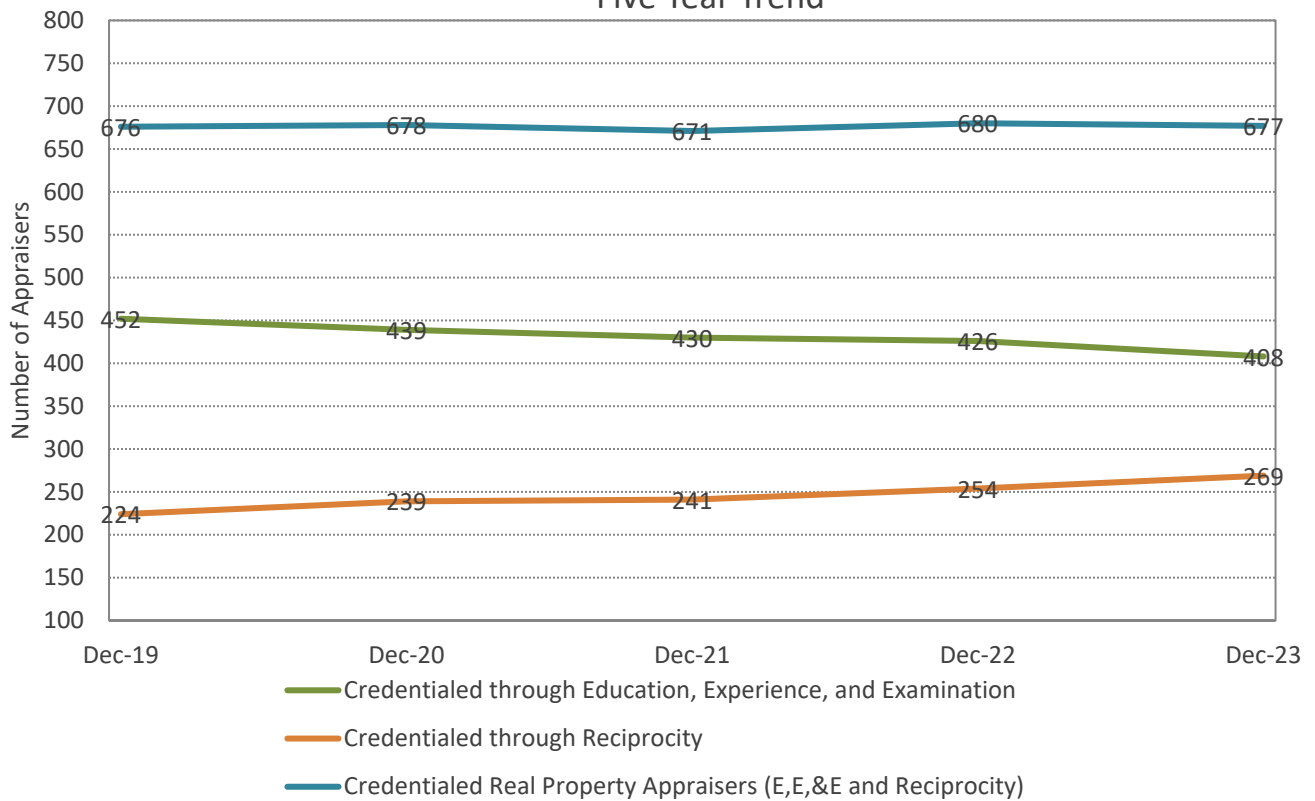
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



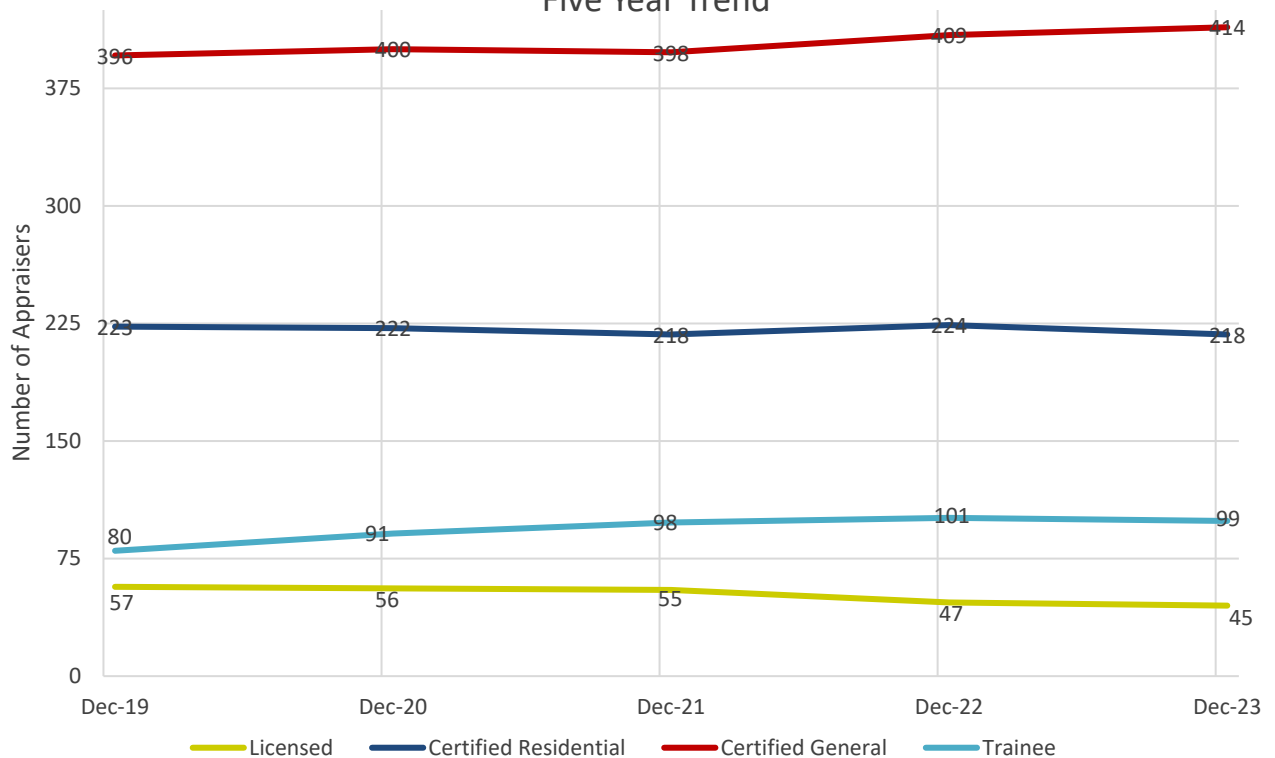
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



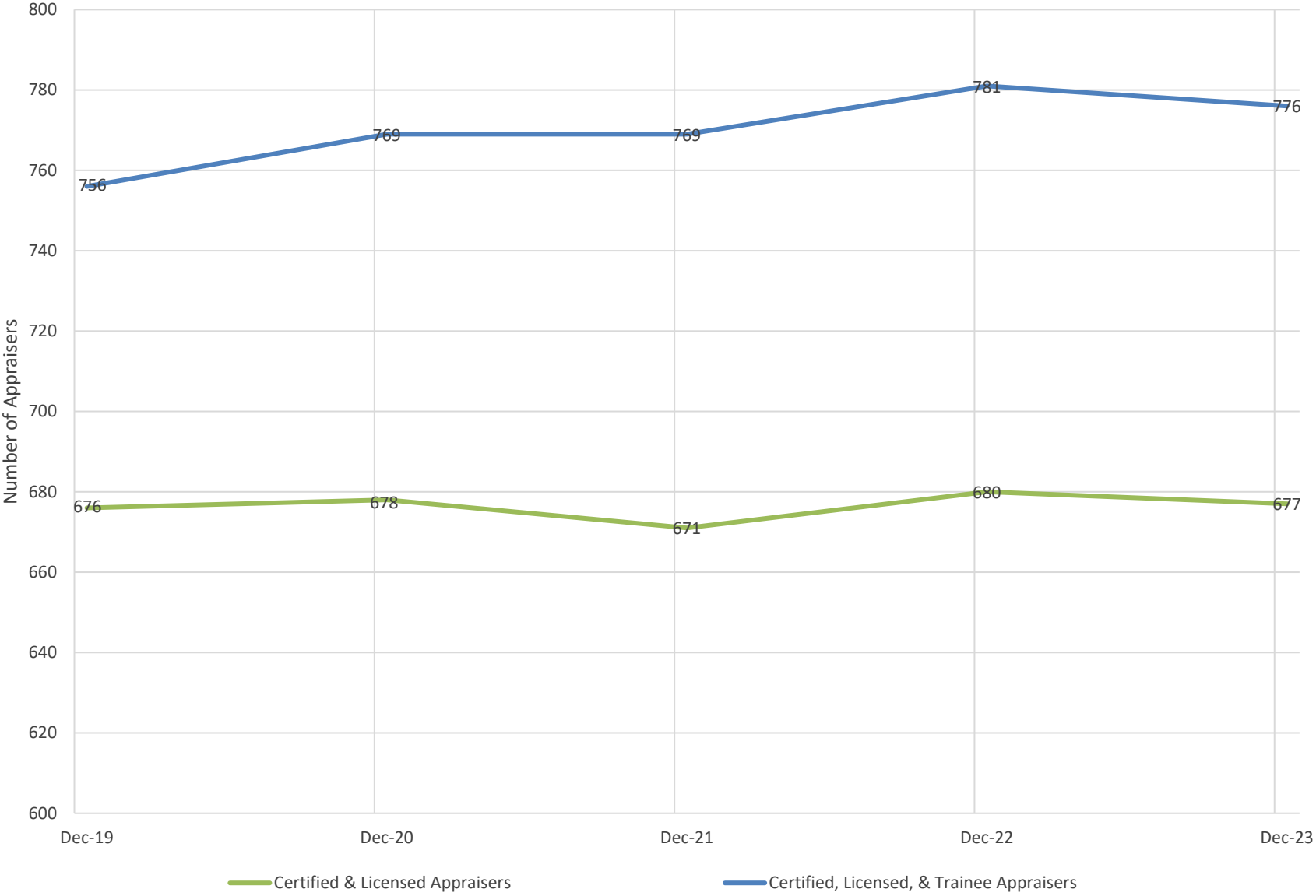
Total Real Property Appraisers (not including Trainee)
- Five Year Trend



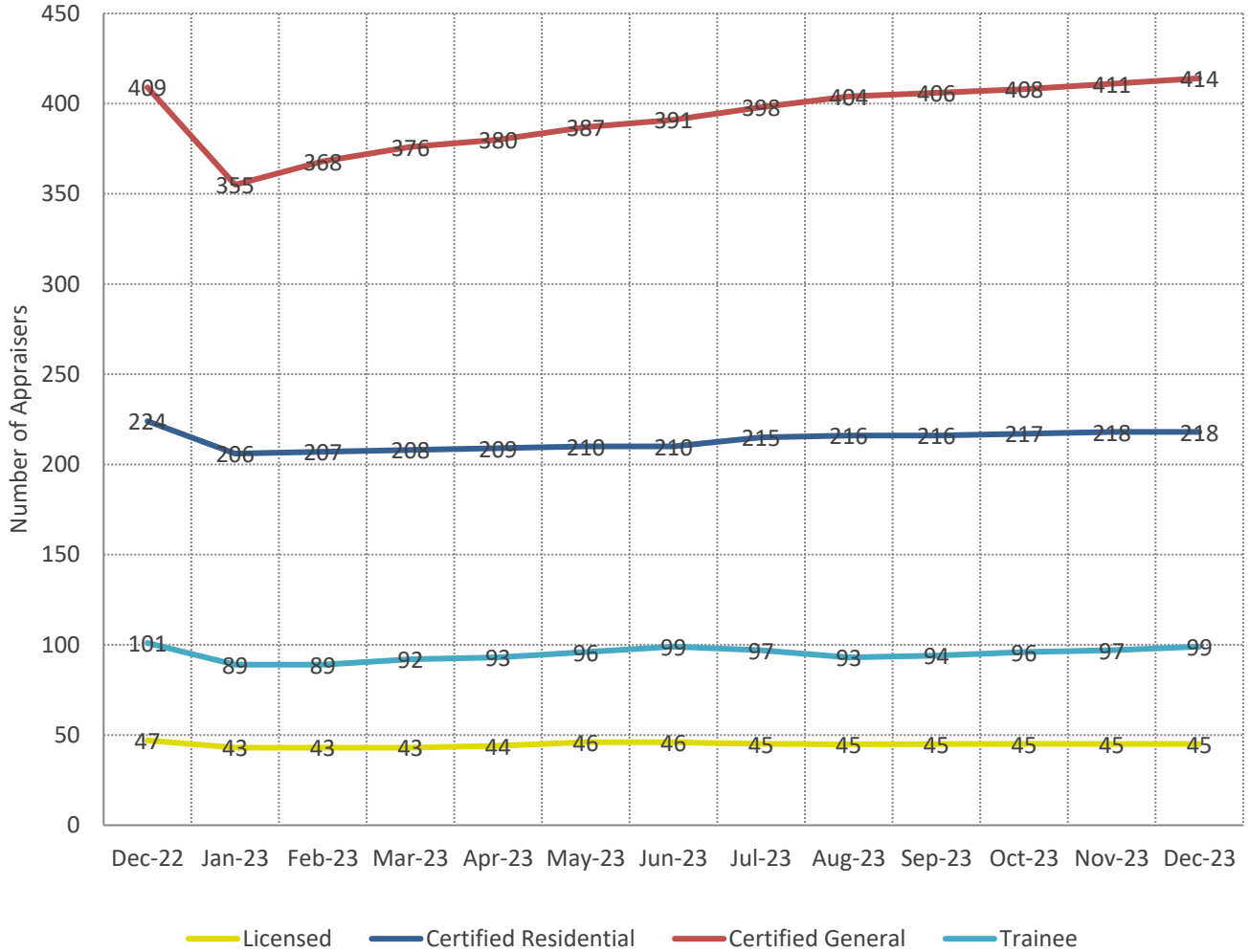
Total Real Property Appraisers by Classification -
Five Year Trend



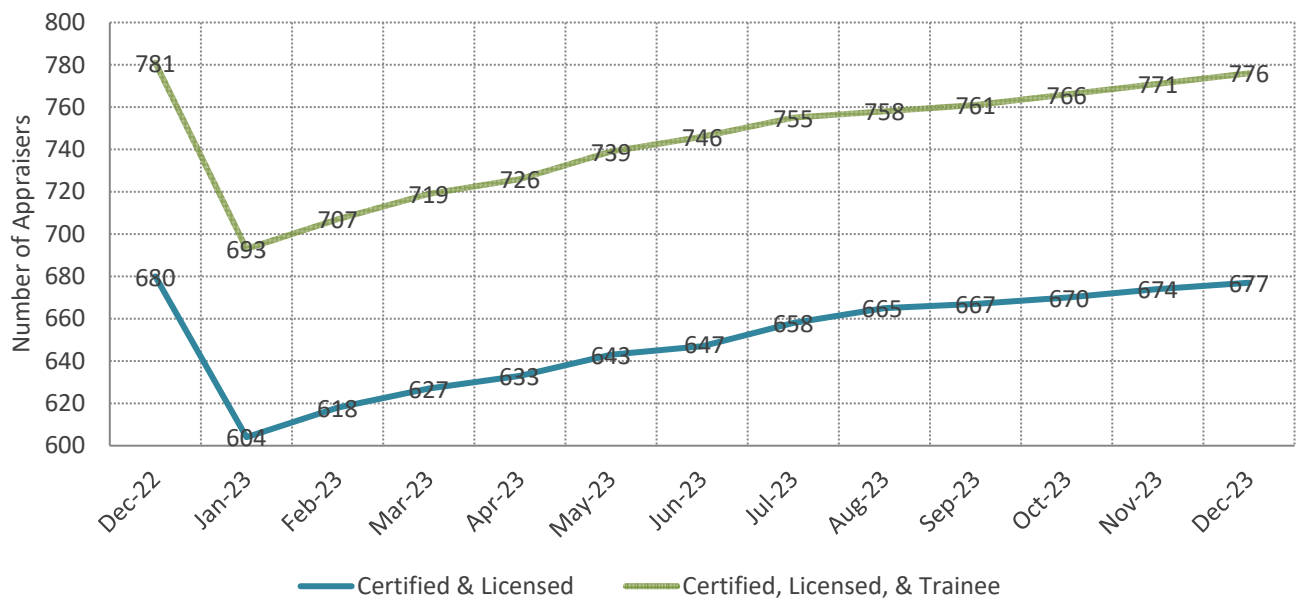
Total Real Property Appraisers - Five Year Trend



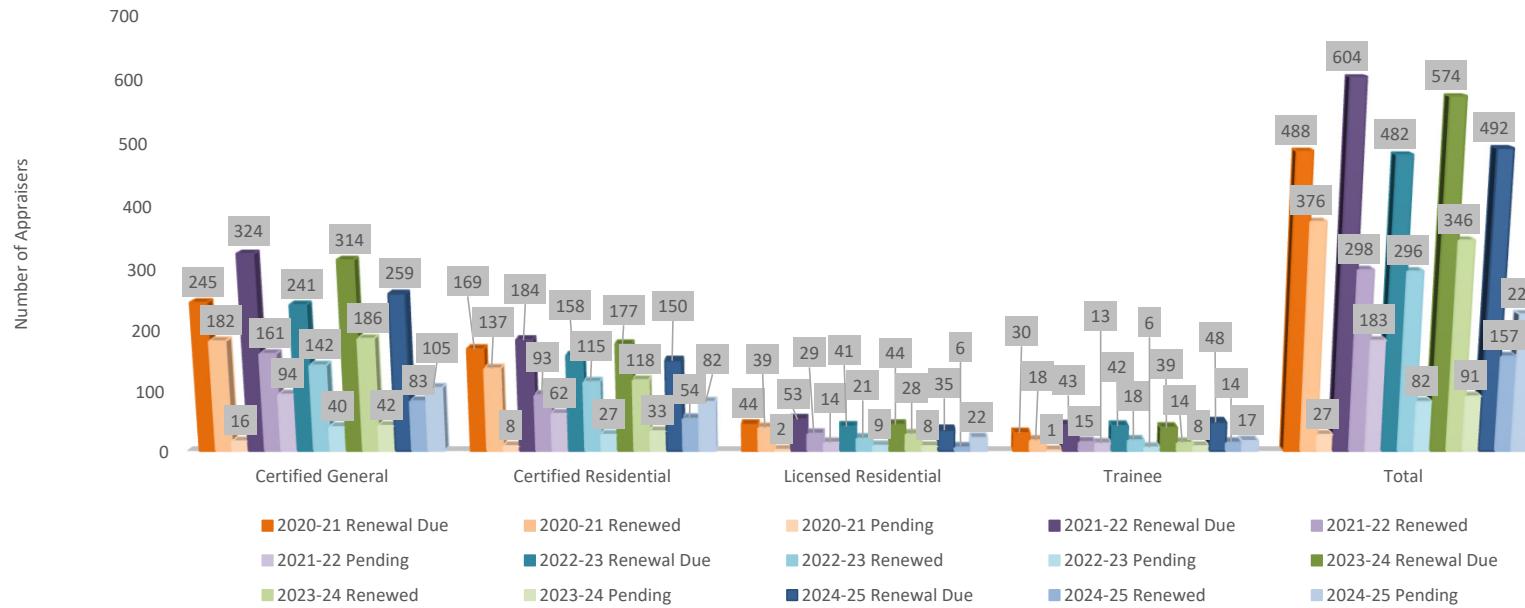
Real Property Appraisers by Classification - Thirteen Month Trend



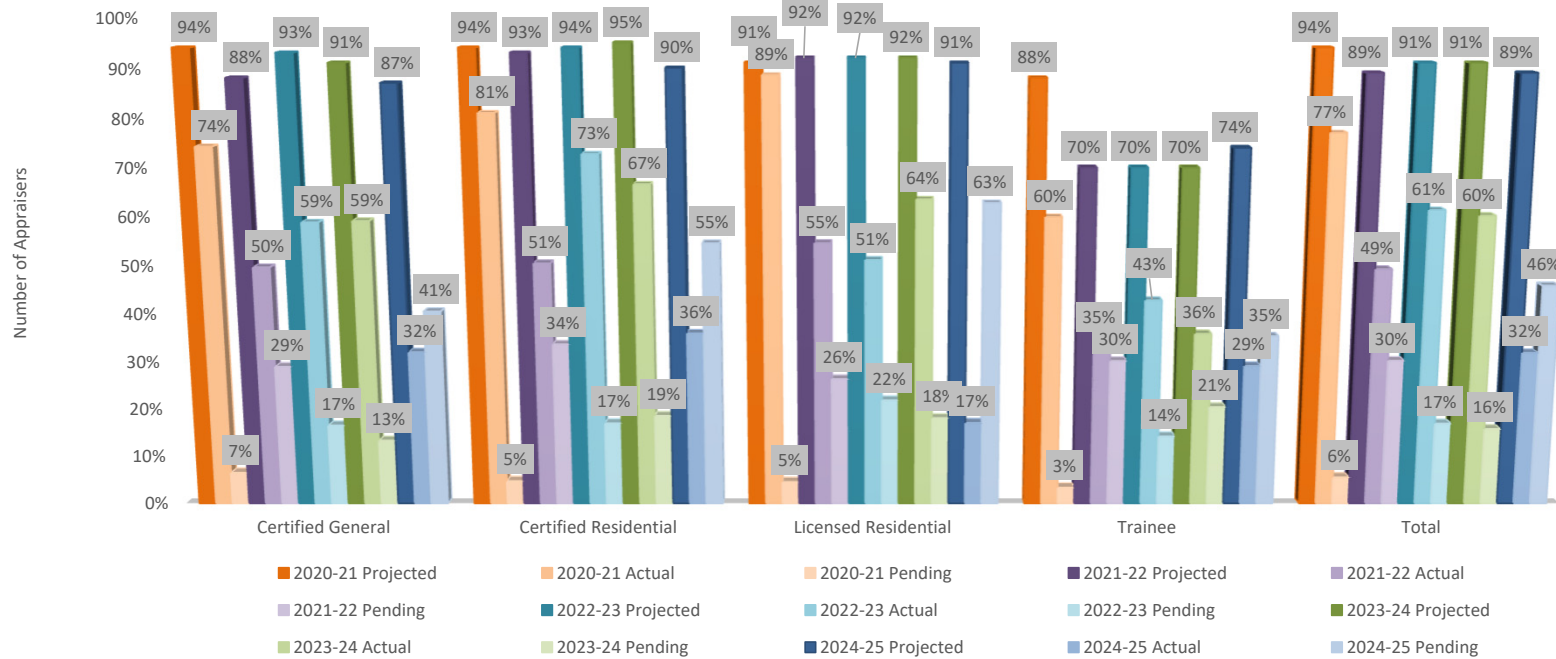
Total Real Property Appraisers - Thirteen Month Trend



2024-25 APPRAISER COUNT RENEWAL REPORT - 12/14/2023

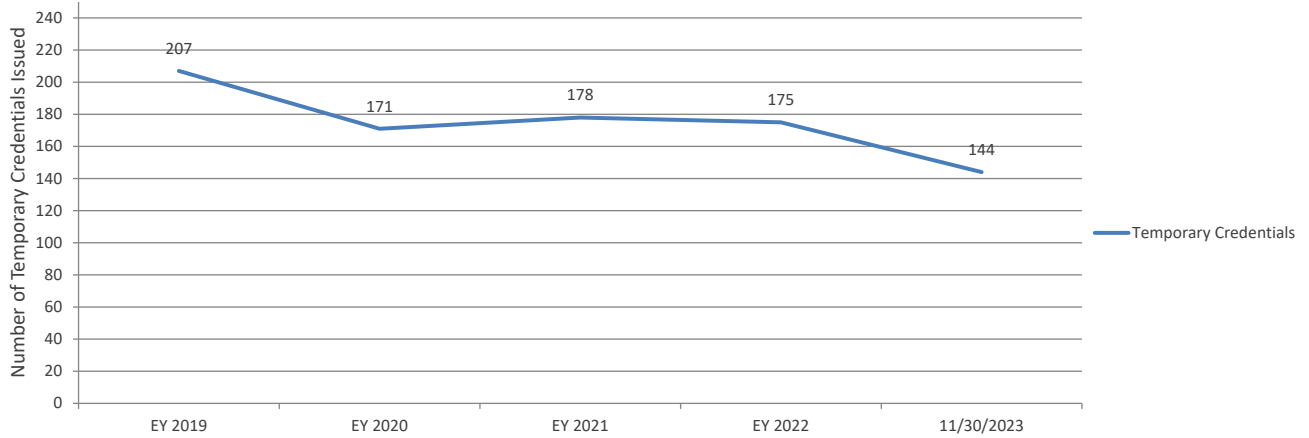


2024-25 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL REPORT - 12/14/2023

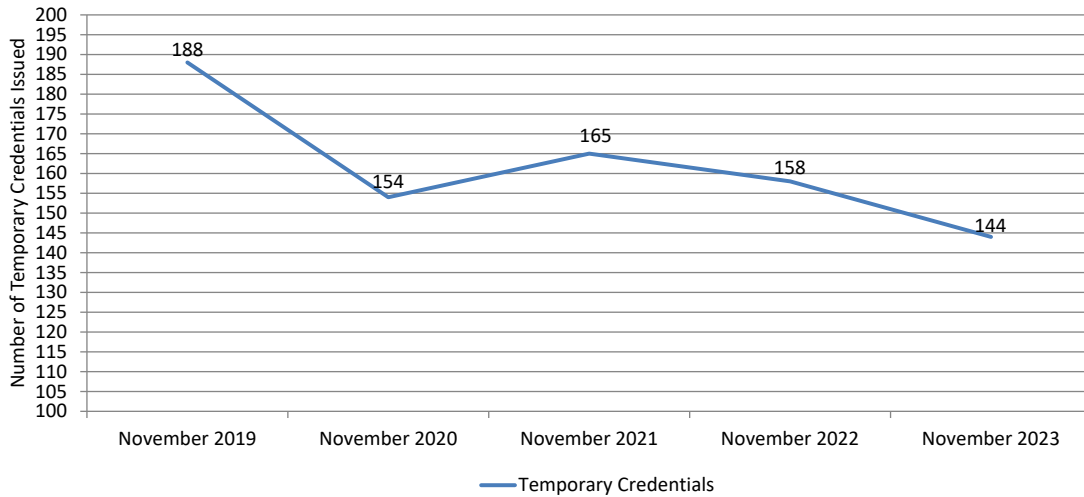


Temporary Real Property Appraiser Report

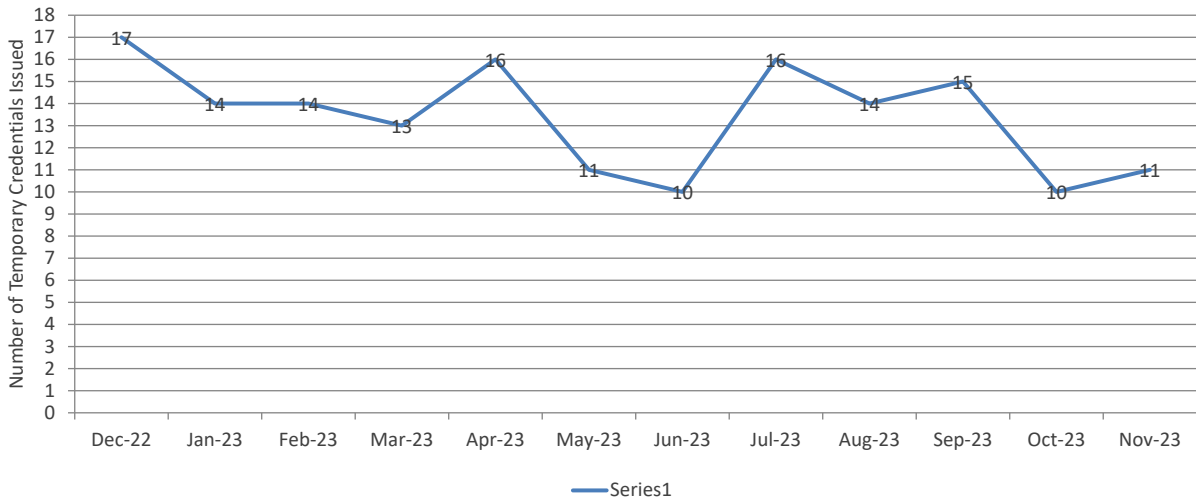
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



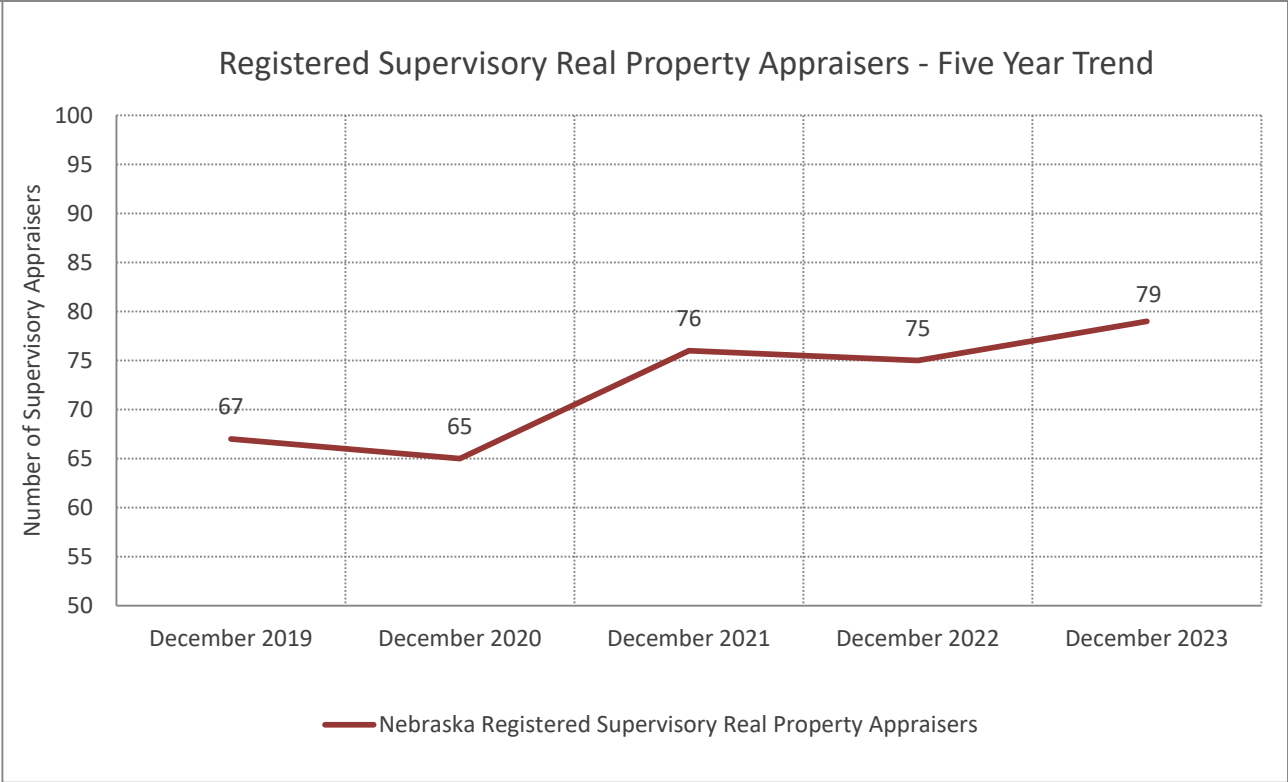
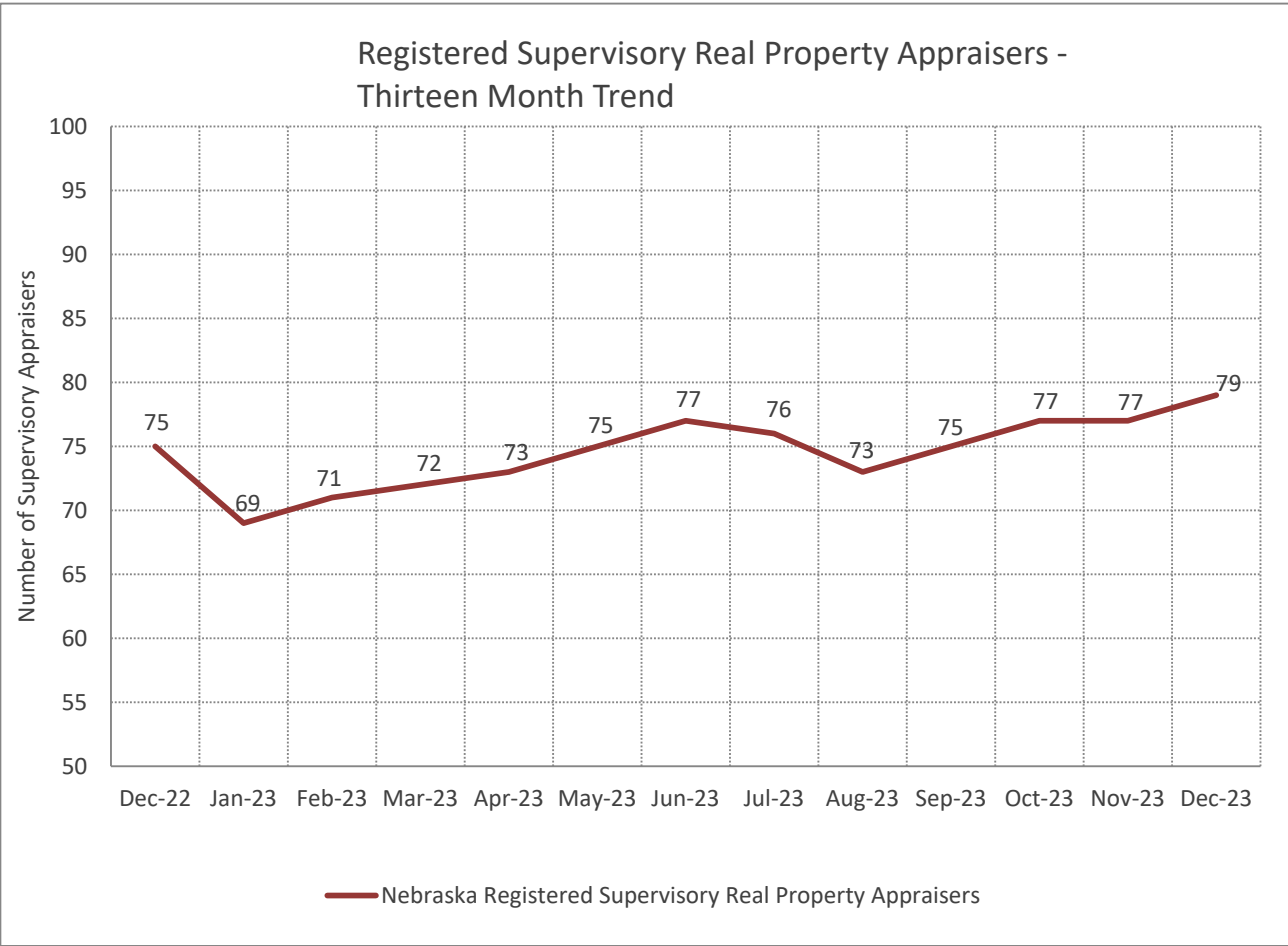
Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend



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

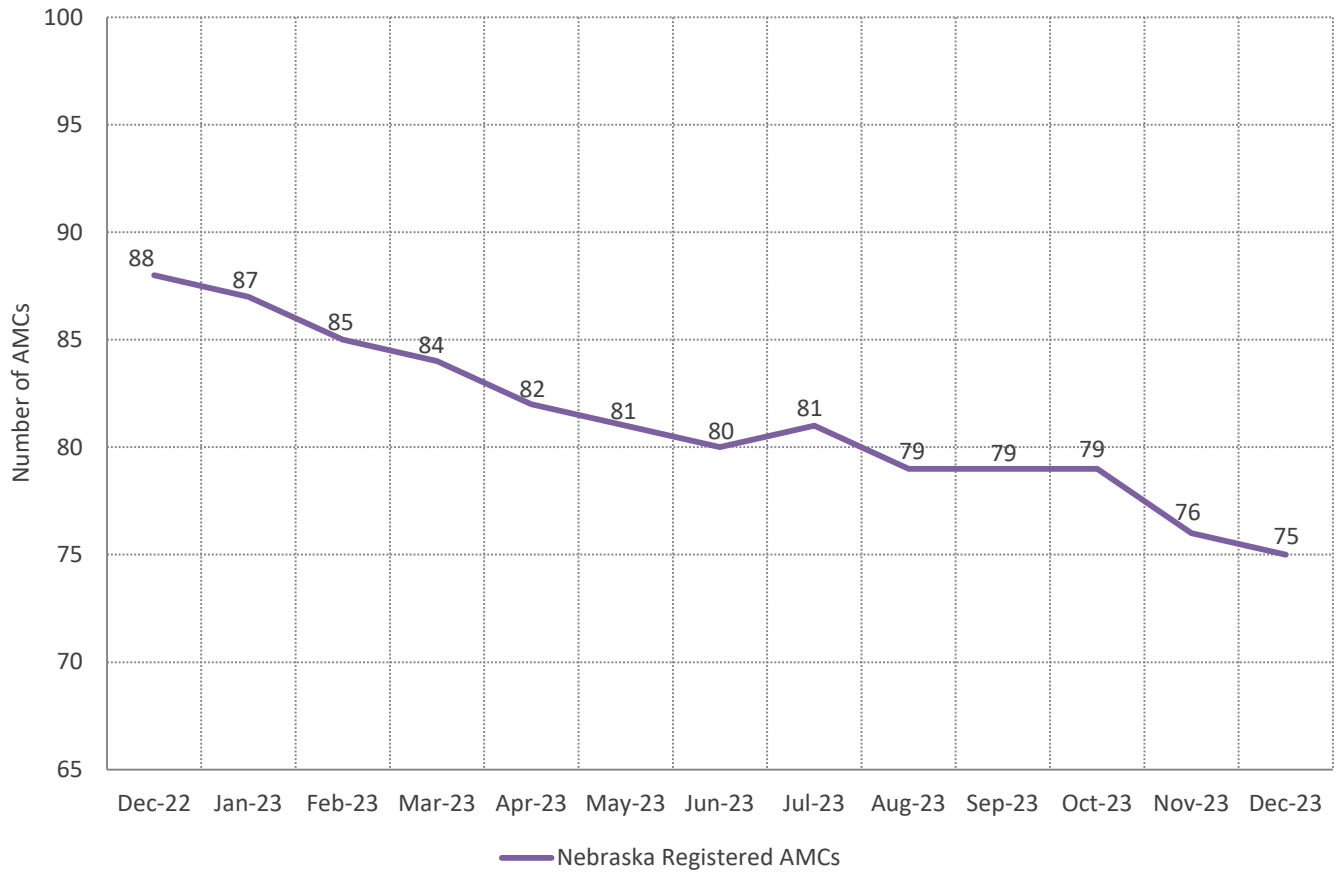


Supervisory Real Property Appraiser Report

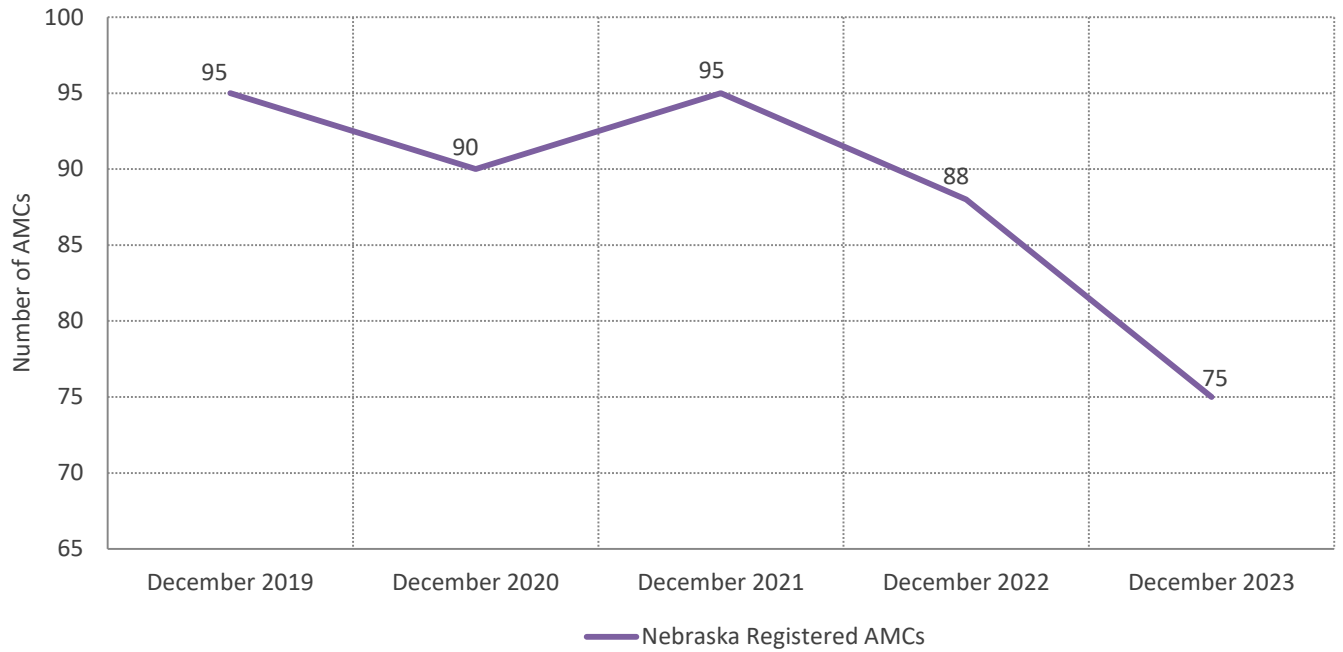


Appraisal Management Company Report

Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



NEBRASKA REAL PROPERTY APPRAISER BOARD

DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

November 8, 2023 – December 12, 2023

<i>New Trainee Real Property Appraisers</i>		
T2023018	Lennemann, Jennifer	Approved December 1, 2023
T2023019	White, Chelsea	Approved December 6, 2023
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG2023041R	Williams, Aubrey	Approved November 17, 2023
CG2023042R	DeBee, Ralph	Approved December 8, 2023
<i>New Certified Residential Real Property Appraisers through Education, Experience, and Examination</i>		
CR23012	Tolley, Michael	Approved November 14, 2023 to sit for exam

NEBRASKA REAL PROPERTY APPRAISER BOARD
DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

November 8, 2023 – December 12, 2023

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
McKissock	223310R.03	7	Live Webinar: 2024-2025 7-Hour National USPAP Update Course	Dan Bradley, Mel Black, Alan Hummel, Howard Kanter, Charles Huntoon, Charles Fisher, Diana Jacob, Alexander Gilbert, Julie Molendorp-Floyd, Philicia Lloyd, Jo Traut, Sam Martin, Pam Teel, Robert McClelland, Robert Abelson, Greg Stephens, Robert Frazier, Kevin Hecht	11/15/2023
<i>New Qualifying Education Activities and Instructors</i>					
Appraisal Institute	123340L.02	33	Advanced Income Capitalization	John Urubeck	11/20/2023

2023-24 Nebraska Real Property Appraiser Board Goals and Objectives
June 21, 2023 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 for introduction addressing the changes needed in the Real Property Appraiser Act, which includes but is not limited to USPAP changes, Real Property Appraiser Qualifications Criteria changes, ASC SOA recommendations, the Board's PAVE Dashboard statute review, and removal of the Real Property Appraiser Renewal Random CHRC Program.	12/31/2023	Request for public comment on REQ05050 ended December 12, 2023. Comments and final REQ05050 prepared for the Board's review at its December meeting.	Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required.	Ongoing.	
	Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the AMC Registration Act, which includes but is not limited to the ASC SOA recommendations, inclusion of criminal and civil immunity language, changes to the CHRC requirements for owners of more than 10% of an AMC.	12/31/2023	Request for public comment on REQ05049 ended December 12, 2023. Comments and final REQ05050 prepared for the Board's review at its December meeting.	Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed.	Ongoing.	
	Draft Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board's PAVE Dashboard regulations review, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023.	12/31/2024		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.			None		
CREDENTIALING AND REGISTRATION	None.			Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
				Monitor real property appraiser credential renewal dates.	Ongoing.	
EDUCATION	None.			Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers.	Ongoing.	
				Request that supervisory real property appraisers with trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser encourage their trainee real property appraisers to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to supervisory real property appraisers.	Ongoing.	
PERSONNEL	Hire Administrative Specialist classified employee. Adequate staffing is required to carry out the Board's mission, maintain a high-level operation, remain compliant with Title XI, and to maintain public satisfaction.	12/31/2023	Karen Loll has been hired as the Board's Business Programs Manager.	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.	
PUBLIC INFORMATION	Populate the Disciplinary History Search with ten year real property appraiser and AMC disciplinary action history for active credential and registration holders.	12/31/2023	This project was completed on November 3, 2023	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, documents posted to the NRPAB website, meeting information, 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 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.	
				Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	None.	
ADMINISTRATION				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.	
				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 use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system.	Ongoing.	
				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.	
FINANCIALS	None.			None.		

2023-24 NRPAB SWOT Analysis			
STRENGTHS: * Customer Service * Organization * Board member knowledge * Staff knowledge * Adaptability * Professional Diversity of Board * Modernization of Accessibility	WEAKNESSES: * Industry's inability to grow * Efficiency loss due to database not meeting potential * Size of Agency staff * Regulatory and statutory barriers * Difficulty obtaining new board members	OPPORTUNITIES: * Growth in real property appraiser field * Continued evaluation of Board and Agency operations * Embrace of available technology	THREATS: * Agency turnover * Federal agency oversight * State economic climate * Aging appraiser population * Inadequate supervisory appraiser knowledge * Deemphasis on appraisals at the Federal level

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 11/30/23

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

Percent of Time Elapsed = 41.92

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	186,486.00	18,727.12	68,687.02	36.83		117,798.98
511300 OVERTIME PAYMENTS	500.00	1,451.78	1,560.57	312.11		1,060.57-
511600 PER DIEM PAYMENTS	7,600.00	800.00	2,500.00	32.89		5,100.00
512100 VACATION LEAVE EXPENSE	16,241.00	927.03	4,133.37	25.45		12,107.63
512200 SICK LEAVE EXPENSE	2,189.00		491.72	22.46		1,697.28
512300 HOLIDAY LEAVE EXPENSE	10,046.00	1,403.88	3,466.26	34.50		6,579.74
Personal Services Subtotal	223,062.00	23,309.81	80,838.94	36.24	0.00	142,223.06
515100 RETIREMENT PLANS EXPENSE	16,160.00	1,685.55	5,866.06	36.30		10,293.94
515200 FICA EXPENSE	17,064.00	1,688.84	5,733.04	33.60		11,330.96
515500 HEALTH INSURANCE EXPENSE	39,668.00	2,851.58	14,257.90	35.94		25,410.10
516500 WORKERS COMP PREMIUMS	1,546.00		1,546.00	100.00		
Major Account 510000 Total	297,500.00	29,535.78	108,241.94	36.38	0.00	189,258.06
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	2,500.00	141.73	1,146.30	45.85		1,353.70
521400 DATA PROCESSING EXPENSE	31,870.00	2,961.77	16,445.22	51.60		15,424.78
521500 PUBLICATION & PRINT EXPENSE	3,000.00	367.85	636.92	21.23		2,363.08
521900 AWARDS EXPENSE	50.00					50.00
522100 DUES & SUBSCRIPTION EXPENSE	600.00					600.00
522200 CONFERENCE REGISTRATION	1,100.00		600.00	54.55		500.00
524600 RENT EXPENSE-BUILDINGS	12,832.00	1,068.96	5,307.63	41.36		7,524.37
524900 RENT EXP-DUPR SURCHARGE	4,187.00	348.91	1,744.55	41.67		2,442.45
531100 OFFICE SUPPLIES EXPENSE	2,000.00	1,158.52	3,036.36	151.82	1,562.00	2,598.36-
532100 NON CAPITALIZED EQUIP PU	654.00	1,258.00	1,548.00	236.70	1,548.00	2,442.00-
532260 VOICE EQUIP	232.00		197.99	85.34		34.01
533100 HOUSEHOLD & INSTIT EXP			9.51			9.51-
541100 ACCTG & AUDITING SERVICES	1,128.00		1,128.00	100.00		
541200 PURCHASING ASSESSMENT	39.00		39.00	100.00		
541500 LEGAL SERVICES EXPENSE	20,000.00					20,000.00
541700 LEGAL RELATED EXPENSE	3,000.00					3,000.00
542100 SOS TEMP SERV-PERSONNEL		884.37	884.37			884.37-
554900 OTHER CONTRACTUAL SERVICE	30,900.00	2,497.75	9,010.25	29.16	1,553.70	20,336.05

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 11/30/23

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

Percent of Time Elapsed = 41.92

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
556100 INSURANCE EXPENSE	49.00	34.33	52.51	107.16		3.51-
559100 OTHER OPERATING EXP	7,595.00		40.00	.53		7,555.00
Major Account 520000 Total	121,736.00	10,722.19	41,826.61	34.36	4,663.70	75,245.69
570000 TRAVEL EXPENSES						
571100 BOARD & LODGING	4,000.00	916.36	1,210.36	30.26		2,789.64
571800 MEALS - TRAVEL STATUS	1,600.00	170.80	418.64	26.17		1,181.36
572100 COMMERCIAL TRANSPORTATION	1,700.00					1,700.00
573100 STATE-OWNED TRANSPORT	200.00					200.00
574500 PERSONAL VEHICLE MILEAGE	6,145.00	774.22	2,269.01	36.92		3,875.99
575100 MISC TRAVEL EXPENSES	550.00	5.50	69.50	12.64		480.50
Major Account 570000 Total	14,195.00	1,866.88	3,967.51	27.95	0.00	10,227.49
BUDGETED EXPENDITURES TOTAL	433,431.00	42,124.85	154,036.06	35.54	4,663.70	274,731.24

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	433,431.00	42,124.85	154,036.06	35.54	4,663.70	274,731.24
BUDGETED EXPENDITURES TOTAL	433,431.00	42,124.85	154,036.06	35.54	4,663.70	274,731.24

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	425.00-	50.00-	200.00-	47.06		225.00-
471120 QUALIFYING ED COURSE FEES	750.00-	50.00-	375.00-	50.00		375.00-
471121 CONTINUING ED NEW FEES	3,000.00-	205.00-	980.00-	32.67		2,020.00-
471122 CONTINUING ED RENEWAL FEES	200.00-		70.00-	35.00		130.00-
475150 CERTIFIED GENERAL NEW FEES	10,200.00-	1,200.00-	5,100.00-	50.00		5,100.00-
475151 LICENSED NEW FEES	1,200.00-					1,200.00-
475152 FINGERPRINT FEES	3,574.75-	497.75-	1,402.75-	39.24		2,172.00-
475153 CERTIFIED RESIDENTIAL NEW	2,700.00-	300.00-	1,200.00-	44.44		1,500.00-
475154 CERTIFIED GENERAL RENEWAL	94,875.00-	39,325.00-	63,250.00-	66.67		31,625.00-
475155 LICENSED RENEWAL	10,175.00-	5,775.00-	6,875.00-	67.57		3,300.00-
475156 FINGERPRINT AUDIT PROGRAM FEES	3,380.00-	1,400.00-	2,260.00-	66.86		1,120.00-
475157 CERTIFIED RESIDENTIAL RENEWAL	56,100.00-	25,300.00-	40,425.00-	72.06		15,675.00-
475161 TEMPORARY CERTIFIED GENERAL	9,000.00-	550.00-	3,350.00-	37.22		5,650.00-

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 11/30/23

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

Percent of Time Elapsed = 41.92

ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475163	AMC REGISTERED NEW FEES	4,000.00-		2,000.00-	50.00		2,000.00-
475164	AMC APPLICATION FEES	700.00-		350.00-	50.00		350.00-
475165	AMC REGISTERED RENEWAL	114,000.00-	19,500.00-	46,500.00-	40.79		67,500.00-
475166	FED REG AMC RPT FORM PROC FEES	350.00-					350.00-
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	29,850.00-	2,750.00-	11,350.00-	38.02		18,500.00-
476101	LATE PROCESSING FEES	3,500.00-	50.00-	350.00-	10.00		3,150.00-
Major Account 470000 Total		<u>348,579.75-</u>	<u>96,952.75-</u>	<u>186,037.75-</u>	<u>53.37</u>	<u>0.00</u>	<u>162,542.00-</u>
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	16,000.00-	1,687.86-	8,088.79-	50.55		7,911.21-
484500	REIMB NON-GOVT SOURCES	1,000.00-	65.10-	1,266.38-	126.64		266.38
Major Account 480000 Total		<u>17,000.00-</u>	<u>1,752.96-</u>	<u>9,355.17-</u>	<u>55.03</u>	<u>0.00</u>	<u>7,644.83-</u>
490000 REVENUE - OTHER FINANCIAL SOURCES/U							
491300	SALE - SURP PROP/FIXED ASSET			63.48-			63.48
Major Account 490000 Total		<u>0.00</u>	<u>0.00</u>	<u>63.48-</u>	<u>0.00</u>	<u>0.00</u>	<u>63.48</u>
BUDGETED REVENUE TOTAL		<u>365,579.75-</u>	<u>98,705.71-</u>	<u>195,456.40-</u>	<u>53.46</u>	<u>0.00</u>	<u>170,123.35-</u>
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	365,579.75-	98,705.71-	195,456.40-	53.46		170,123.35-
BUDGETED REVENUE TOTAL		<u>365,579.75-</u>	<u>98,705.71-</u>	<u>195,456.40-</u>	<u>53.46</u>	<u>0.00</u>	<u>170,123.35-</u>

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	53105018.471100.		530559	11/01/23	RC	RB	NRPAB DEPOSIT 231101	7296966		50.00-
			471100 SALE OF SERVICES									50.00-
Total for Object												
25310	079	000	53105018.471120.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		50.00-
			471120 QUALIFYING ED COURSE FEES									50.00-
Total for Object												
25310	079	000	53105018.471121.		530745	11/02/23	RC	RB	NRPAB DEPOSIT 231102	7298519		5.00-
25310	079	000	53105018.471121.		531863	11/09/23	RC	RB	NRPAB DEPOSIT 231109	7306828		25.00-
25310	079	000	53105018.471121.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		75.00-
25310	079	000	53105018.471121.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		75.00-
25310	079	000	53105018.471121.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		25.00-
			471121 CONTINUING ED NEW FEES									205.00-
Total for Object												
25310	079	000	53105018.475150.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		300.00-
25310	079	000	53105018.475150.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		300.00-
25310	079	000	53105018.475150.		534449	11/28/23	RC	RB	NRPAB DEPOSIT 231128	7320744		300.00-
25310	079	000	53105018.475150.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		300.00-
			475150 CERTIFIED GENERAL NEW FEES									1,200.00-
Total for Object												
25310	079	000	53105018.475152.		530559	11/01/23	RC	RB	NRPAB DEPOSIT 231101	7296966		45.25-
25310	079	000	53105018.475152.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		90.50-
25310	079	000	53105018.475152.		531863	11/09/23	RC	RB	NRPAB DEPOSIT 231109	7306828		45.25-
25310	079	000	53105018.475152.		532251	11/13/23	RC	RB	NRPAB DEPOSIT 231113	7307947		45.25-
25310	079	000	53105018.475152.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		45.25-
25310	079	000	53105018.475152.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		45.25-
25310	079	000	53105018.475152.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		45.25-
25310	079	000	53105018.475152.		534449	11/28/23	RC	RB	NRPAB DEPOSIT 231128	7320744		90.50-
25310	079	000	53105018.475152.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		45.25-
			475152 FINGERPRINT FEES									497.75-
Total for Object												
25310	079	000	53105018.475153.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		300.00-
			475153 CERTIFIED RESIDENTIAL NEW									300.00-
Total for Object												
25310	079	000	53105018.475154.		530639	11/01/23	RC	RB	NRPAB APP REM EFW DEP 231101	7296903		825.00-
25310	079	000	53105018.475154.		530775	11/01/23	RC	RB	NRPAB APP REN EFW DEP 231101	7297915		1,925.00-
25310	079	000	53105018.475154.		530745	11/02/23	RC	RB	NRPAB DEPOSIT 231102	7298519		550.00-
25310	079	000	53105018.475154.		531065	11/02/23	RC	RB	NRPAB APP REN EFW DEP 231102	7299574		1,925.00-
25310	079	000	53105018.475154.		531279	11/06/23	RC	RB	NRPAB DEPOSIT 231106	7302164		825.00-
25310	079	000	53105018.475154.		531580	11/06/23	RC	RB	NRPAB APP REN EFW DEP 231106	7302992		825.00-

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.		531718	11/07/23	RC	RB	NRPAB APP REN EFW DEP 231107	7304316		1,650.00-
25310	079	000	53105018.475154.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		1,100.00-
25310	079	000	53105018.475154.		531957	11/08/23	RC	RB	NRPAB APP REN EFW DEP 231108	7306530		1,375.00-
25310	079	000	53105018.475154.		531863	11/09/23	RC	RB	NRPAB DEPOSIT 231109	7306828		550.00-
25310	079	000	53105018.475154.		532281	11/09/23	RC	RB	NRPAB APP REN EFW DEP 231109	7307287		2,200.00-
25310	079	000	53105018.475154.		532251	11/13/23	RC	RB	NRPAB DEPOSIT 231113	7307947		1,100.00-
25310	079	000	53105018.475154.		532495	11/13/23	RC	RB	NRPAB APP REN EFW DEP	7309212		2,750.00-
25310	079	000	53105018.475154.		532628	11/15/23	RC	RB	NRPAB RENEWALS DEPOSIT 231115	7311061		1,100.00-
25310	079	000	53105018.475154.		532971	11/15/23	RC	RB	NRPAB APP REN EFW DEP 231115	7312191		1,650.00-
25310	079	000	53105018.475154.		532954	11/16/23	RC	RB	NRPAB DEPOSIT 231116	7312485		550.00-
25310	079	000	53105018.475154.		533168	11/16/23	RC	RB	NRPAB APP REN EFW DEP 231116	7313769		275.00-
25310	079	000	53105018.475154.		533291	11/20/23	RC	RB	NRPAB APP REN DEPOSIT 231120	7314467		275.00-
25310	079	000	53105018.475154.		533336	11/17/23	RC	RB	NRPAB APP REN EFW DEP 231117	7314586		1,100.00-
25310	079	000	53105018.475154.		534046	11/21/23	RC	RB	NRPAB APP REN EFW DEP 231121	7318123		2,475.00-
25310	079	000	53105018.475154.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		275.00-
25310	079	000	53105018.475154.		534381	11/22/23	RC	RB	NRPAB APP REN EFW DEP 231122	7319274		2,475.00-
25310	079	000	53105018.475154.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		550.00-
25310	079	000	53105018.475154.		534556	11/27/23	RC	RB	NRPAB APP REN EFW DEP 231127	7320464		1,925.00-
25310	079	000	53105018.475154.		534464	11/28/23	RC	RB	NRPAB APP REN DEPOSIT 231128	7320873		550.00-
25310	079	000	53105018.475154.		534805	11/28/23	RC	RB	NRPAB APP REN EFW DEP 231128	7322532		3,025.00-
25310	079	000	53105018.475154.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		2,200.00-
25310	079	000	53105018.475154.		535117	11/29/23	RC	RB	NRPAB APP REN EFW DEP 231129	7323490		2,200.00-
Total for Object			475154 CERTIFIED GENERAL RENEWAL									39,325.00-
25310	079	000	53105018.475155.		531580	11/06/23	RC	RB	NRPAB APP REN EFW DEP 231106	7302992		275.00-
25310	079	000	53105018.475155.		532251	11/13/23	RC	RB	NRPAB DEPOSIT 231113	7307947		550.00-
25310	079	000	53105018.475155.		532628	11/15/23	RC	RB	NRPAB RENEWALS DEPOSIT 231115	7311061		550.00-
25310	079	000	53105018.475155.		532971	11/15/23	RC	RB	NRPAB APP REN EFW DEP 231115	7312191		550.00-
25310	079	000	53105018.475155.		533555	11/21/23	RC	RB	NRPAB APP REN DEPOSIT 231121	7316537		275.00-
25310	079	000	53105018.475155.		534046	11/21/23	RC	RB	NRPAB APP REN EFW DEP 231121	7318123		1,100.00-
25310	079	000	53105018.475155.		534381	11/22/23	RC	RB	NRPAB APP REN EFW DEP 231122	7319274		825.00-
25310	079	000	53105018.475155.		534464	11/28/23	RC	RB	NRPAB APP REN DEPOSIT 231128	7320873		275.00-
25310	079	000	53105018.475155.		534805	11/28/23	RC	RB	NRPAB APP REN EFW DEP 231128	7322532		550.00-
25310	079	000	53105018.475155.		535117	11/29/23	RC	RB	NRPAB APP REN EFW DEP 231129	7323490		550.00-
25310	079	000	53105018.475155.		535024	11/30/23	RC	RB	NRPAB DEPOSIT 231130	7323620		275.00-
Total for Object			475155 LICENSED RENEWAL									5,775.00-
25310	079	000	53105018.475156.		530639	11/01/23	RC	RB	NRPAB APP REM EFW DEP 231101	7296903		35.00-
25310	079	000	53105018.475156.		530775	11/01/23	RC	RB	NRPAB APP REN EFW DEP 231101	7297915		45.00-

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.		530745	11/02/23	RC	RB	NRPAB DEPOSIT 231102	7298519		10.00-
25310	079	000	53105018.475156.		531065	11/02/23	RC	RB	NRPAB APP REN EFW DEP 231102	7299574		45.00-
25310	079	000	53105018.475156.		531279	11/06/23	RC	RB	NRPAB DEPOSIT 231106	7302164		35.00-
25310	079	000	53105018.475156.		531580	11/06/23	RC	RB	NRPAB APP REN EFW DEP 231106	7302992		50.00-
25310	079	000	53105018.475156.		531718	11/07/23	RC	RB	NRPAB APP REN EFW DEP 231107	7304316		40.00-
25310	079	000	53105018.475156.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		35.00-
25310	079	000	53105018.475156.		531957	11/08/23	RC	RB	NRPAB APP REN EFW DEP 231108	7306530		65.00-
25310	079	000	53105018.475156.		531863	11/09/23	RC	RB	NRPAB DEPOSIT 231109	7306828		10.00-
25310	079	000	53105018.475156.		532281	11/09/23	RC	RB	NRPAB APP REN EFW DEP 231109	7307287		45.00-
25310	079	000	53105018.475156.		532251	11/13/23	RC	RB	NRPAB DEPOSIT 231113	7307947		30.00-
25310	079	000	53105018.475156.		532495	11/13/23	RC	RB	NRPAB APP REN EFW DEP	7309212		75.00-
25310	079	000	53105018.475156.		532628	11/15/23	RC	RB	NRPAB RENEWALS DEPOSIT 231115	7311061		45.00-
25310	079	000	53105018.475156.		532971	11/15/23	RC	RB	NRPAB APP REN EFW DEP 231115	7312191		60.00-
25310	079	000	53105018.475156.		532954	11/16/23	RC	RB	NRPAB DEPOSIT 231116	7312485		10.00-
25310	079	000	53105018.475156.		533168	11/16/23	RC	RB	NRPAB APP REN EFW DEP 231116	7313769		35.00-
25310	079	000	53105018.475156.		533291	11/20/23	RC	RB	NRPAB APP REN DEPOSIT 231120	7314467		5.00-
25310	079	000	53105018.475156.		533336	11/17/23	RC	RB	NRPAB APP REN EFW DEP 231117	7314586		40.00-
25310	079	000	53105018.475156.		533555	11/21/23	RC	RB	NRPAB APP REN DEPOSIT 231121	7316537		10.00-
25310	079	000	53105018.475156.		534046	11/21/23	RC	RB	NRPAB APP REN EFW DEP 231121	7318123		125.00-
25310	079	000	53105018.475156.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		5.00-
25310	079	000	53105018.475156.		534381	11/22/23	RC	RB	NRPAB APP REN EFW DEP 231122	7319274		85.00-
25310	079	000	53105018.475156.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		15.00-
25310	079	000	53105018.475156.		534556	11/27/23	RC	RB	NRPAB APP REN EFW DEP 231127	7320464		90.00-
25310	079	000	53105018.475156.		534464	11/28/23	RC	RB	NRPAB APP REN DEPOSIT 231128	7320873		25.00-
25310	079	000	53105018.475156.		534805	11/28/23	RC	RB	NRPAB APP REN EFW DEP 231128	7322532		150.00-
25310	079	000	53105018.475156.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		40.00-
25310	079	000	53105018.475156.		535117	11/29/23	RC	RB	NRPAB APP REN EFW DEP 231129	7323490		110.00-
25310	079	000	53105018.475156.		535024	11/30/23	RC	RB	NRPAB DEPOSIT 231130	7323620		30.00-
Total for Object			475156	FINGERPRINT AUDIT PROGRAM FEES								1,400.00-
25310	079	000	53105018.475157.		530639	11/01/23	RC	RB	NRPAB APP REM EFW DEP 231101	7296903		550.00-
25310	079	000	53105018.475157.		530775	11/01/23	RC	RB	NRPAB APP REN EFW DEP 231101	7297915		550.00-
25310	079	000	53105018.475157.		531065	11/02/23	RC	RB	NRPAB APP REN EFW DEP 231102	7299574		550.00-
25310	079	000	53105018.475157.		531279	11/06/23	RC	RB	NRPAB DEPOSIT 231106	7302164		1,100.00-
25310	079	000	53105018.475157.		531580	11/06/23	RC	RB	NRPAB APP REN EFW DEP 231106	7302992		550.00-
25310	079	000	53105018.475157.		531718	11/07/23	RC	RB	NRPAB APP REN EFW DEP 231107	7304316		550.00-
25310	079	000	53105018.475157.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		825.00-
25310	079	000	53105018.475157.		531957	11/08/23	RC	RB	NRPAB APP REN EFW DEP 231108	7306530		1,650.00-
25310	079	000	53105018.475157.		532281	11/09/23	RC	RB	NRPAB APP REN EFW DEP 231109	7307287		750.00-

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	53105018.475157.		532495	11/13/23	RC	RB	NRPAB APP REN EFW DEP	7309212		825.00-
25310	079	000	53105018.475157.		532628	11/15/23	RC	RB	NRPAB RENEWALS DEPOSIT 231115	7311061		825.00-
25310	079	000	53105018.475157.		532971	11/15/23	RC	RB	NRPAB APP REN EFW DEP 231115	7312191		1,100.00-
25310	079	000	53105018.475157.		533336	11/17/23	RC	RB	NRPAB APP REN EFW DEP 231117	7314586		1,100.00-
25310	079	000	53105018.475157.		533555	11/21/23	RC	RB	NRPAB APP REN DEPOSIT 231121	7316537		275.00-
25310	079	000	53105018.475157.		534046	11/21/23	RC	RB	NRPAB APP REN EFW DEP 231121	7318123		2,750.00-
25310	079	000	53105018.475157.		534381	11/22/23	RC	RB	NRPAB APP REN EFW DEP 231122	7319274		1,375.00-
25310	079	000	53105018.475157.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		275.00-
25310	079	000	53105018.475157.		534556	11/27/23	RC	RB	NRPAB APP REN EFW DEP 231127	7320464		2,475.00-
25310	079	000	53105018.475157.		534464	11/28/23	RC	RB	NRPAB APP REN DEPOSIT 231128	7320873		550.00-
25310	079	000	53105018.475157.		534805	11/28/23	RC	RB	NRPAB APP REN EFW DEP 231128	7322532		3,025.00-
25310	079	000	53105018.475157.		535117	11/29/23	RC	RB	NRPAB APP REN EFW DEP 231129	7323490		2,750.00-
25310	079	000	53105018.475157.		535024	11/30/23	RC	RB	NRPAB DEPOSIT 231130	7323620		1,375.00-
Total for Object			475157	CERTIFIED RESIDENTIAL RENEWAL								25,300.00-
25310	079	000	53105018.475161.		530745	11/02/23	RC	RB	NRPAB DEPOSIT 231102	7298519		100.00-
25310	079	000	53105018.475161.		531279	11/06/23	RC	RB	NRPAB DEPOSIT 231106	7302164		100.00-
25310	079	000	53105018.475161.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		50.00-
25310	079	000	53105018.475161.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		100.00-
25310	079	000	53105018.475161.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		50.00-
25310	079	000	53105018.475161.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		100.00-
25310	079	000	53105018.475161.		535024	11/30/23	RC	RB	NRPAB DEPOSIT 231130	7323620		50.00-
Total for Object			475161	TEMPORARY CERTIFIED GENERAL								550.00-
25310	079	000	53105018.475234.		530559	11/01/23	RC	RB	NRPAB DEPOSIT 231101	7296966		150.00-
25310	079	000	53105018.475234.		530745	11/02/23	RC	RB	NRPAB DEPOSIT 231102	7298519		200.00-
25310	079	000	53105018.475234.		531279	11/06/23	RC	RB	NRPAB DEPOSIT 231106	7302164		200.00-
25310	079	000	53105018.475234.		531691	11/08/23	RC	RB	NRPAB DEPOSIT 231108	7304574		400.00-
25310	079	000	53105018.475234.		531863	11/09/23	RC	RB	NRPAB DEPOSIT 231109	7306828		150.00-
25310	079	000	53105018.475234.		532251	11/13/23	RC	RB	NRPAB DEPOSIT 231113	7307947		150.00-
25310	079	000	53105018.475234.		532627	11/15/23	RC	RB	NRPAB DEPOSIT 231115	7311050		350.00-
25310	079	000	53105018.475234.		533953	11/22/23	RC	RB	NRPAB DEPOSIT 231122	7318344		250.00-
25310	079	000	53105018.475234.		534260	11/27/23	RC	RB	NRPAB DEPOSIT 231127	7319438		150.00-
25310	079	000	53105018.475234.		534449	11/28/23	RC	RB	NRPAB DEPOSIT 231128	7320744		300.00-
25310	079	000	53105018.475234.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		350.00-
25310	079	000	53105018.475234.		535024	11/30/23	RC	RB	NRPAB DEPOSIT 231130	7323620		100.00-
Total for Object			475234	APPLICATION FEES								2,750.00-
25310	079	000	53105018.481100.		22396227	11/17/23	JE	G	OIP Oct 23 2.78034%	7315173		

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			481100	INVESTMENT INCOME								945.19-
25310	079	000	53105018.484500.		22313175	11/03/23	JE	G	PCard Rebate for 3rd Qtr 2023	7301707		5.10-
25310	079	000	53105018.484500.		22359754	11/14/23	JE	G	NRPAB PURCH CARD REBATE	7310638		1.79
25310	079	000	53105018.484500.		534680	11/29/23	RC	RB	NRPAB DEPOSIT 231129	7322850		40.00-
Total for Object			484500	REIMB NON-GOVT SOURCES								43.31-
25310	079	000	53105018.511100.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		3,880.99
25310	079	000	53105018.511100.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		4,350.70
25310	079	000	53105018.511100.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		3,940.90
Total for Object			511100	PERMANENT SALARIES-WAGES								12,172.59
25310	079	000	53105018.511300.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		168.67
25310	079	000	53105018.511300.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		121.44
25310	079	000	53105018.511300.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		653.39
Total for Object			511300	OVERTIME PAYMENTS								943.50
25310	079	000	53105018.511600.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		260.00
25310	079	000	53105018.511600.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		260.00
Total for Object			511600	PER DIEM PAYMENTS								520.00
25310	079	000	53105018.512100.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		225.32
25310	079	000	53105018.512100.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		211.86
25310	079	000	53105018.512100.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		165.41
Total for Object			512100	VACATION LEAVE EXPENSE								602.59
25310	079	000	53105018.512300.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		456.26
25310	079	000	53105018.512300.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		456.26
Total for Object			512300	HOLIDAY LEAVE EXPENSE								912.52
25310	079	000	53105018.515100.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		354.29
25310	079	000	53105018.515100.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		350.74
25310	079	000	53105018.515100.		3177563	11/29/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7318762		390.55
Total for Object			515100	RETIREMENT PLANS EXPENSE								1,095.58
25310	079	000	53105018.515200.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		331.52
25310	079	000	53105018.515200.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		347.31
25310	079	000	53105018.515200.		3177563	11/29/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7318762		418.89
Total for Object			515200	FICA EXPENSE								1,097.72

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	53105018.515500.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		926.74
25310	079	000	53105018.515500.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		926.77
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,853.51
25310	079	000	53105018.521100.		22220584	11/01/23	JE	G	NRPAB POSTAGE SEPTEMBER 2023	7285987		60.11-
25310	079	000	53105018.521100.		22383849	11/16/23	JE	G	POSTAGE DUE OCT 2023	7313536		141.73
Total for Object			521100 POSTAGE EXPENSE									81.62
25310	079	000	53105018.521400.		53343847	11/01/23	PV	V	AS - OCIO - COMMUNICATIONS	7291641		137.31
25310	079	000	53105018.521400.		53475625	11/17/23	PV	V	AS - OCIO - IMSERVICES	7314899		2,233.04
Total for Object			521400 CIO CHARGES									2,370.35
25310	079	000	53105018.521500.		22166549	11/13/23	JE	G	COPY SERVICES JUL-SEP 2023	7274446		367.85
Total for Object			521500 PUBLICATION & PRINT EXP									367.85
25310	079	000	53105018.524600.		53325356	11/01/23	PV	V	SECRETARY OF STATE	7286238		22.52
25310	079	000	53105018.524600.		22290519	11/07/23	JE	G	RENT & LB530 NOV 2023 - OTHER	7295817		1,034.31
Total for Object			524600 RENT EXPENSE-BUILDINGS									1,056.83
25310	079	000	53105018.524900.		22290519	11/07/23	JE	G	RENT & LB530 NOV 2023 - OTHER	7295817		348.91
Total for Object			524900 RENT EXP-DEPR SURCHARGE									348.91
25310	079	000	53105018.531100.		22120998	11/01/23	JE	G	OFFICE DEPOT SEP 2023	7266862		85.76
25310	079	000	53105018.531100.		53343830	11/01/23	PV	V	APPRAISAL FOUNDATION, ANNAPOLI	7291634		1,072.76
25310	079	000	53105018.531100.		22341154	11/08/23	JE	G	NRPAB ODP BUS SOL 9/2023	7306490		30.02-
Total for Object			531100 OFFICE SUPPLIES EXPENSE									1,128.50
25310	079	000	53105018.532100.		2052881	11/16/23	OV	O	CORRECTIONAL SERVICES, DEPARTM	7313603		1,258.00
Total for Object			532100 NON-CAPITALIZED EQUIP PU									1,258.00
25310	079	000	53105018.542100.		53475642	11/17/23	PV	V	AS - PERSONNEL DIVISION	7314919		574.84
Total for Object			542100 SOS TEMP SERV - PERSONNEL									574.84
25310	079	000	53105018.554900.		53435411	11/08/23	PV	V	REALCORP	7305799		500.00
25310	079	000	53105018.554900.		53435452	11/08/23	PV	V	REALCORP	7305851		500.00
25310	079	000	53105018.554900.		53435465	11/08/23	PV	V	BAUERMEISTER APPRAISAL SERVICE	7305870		250.00
25310	079	000	53105018.554900.		53436395	11/08/23	PV	V	BAUERMEISTER APPRAISAL SERVICE	7306456		250.00
25310	079	000	53105018.554900.		512516	11/08/23	PV	V	REALCORP	7306481		500.00

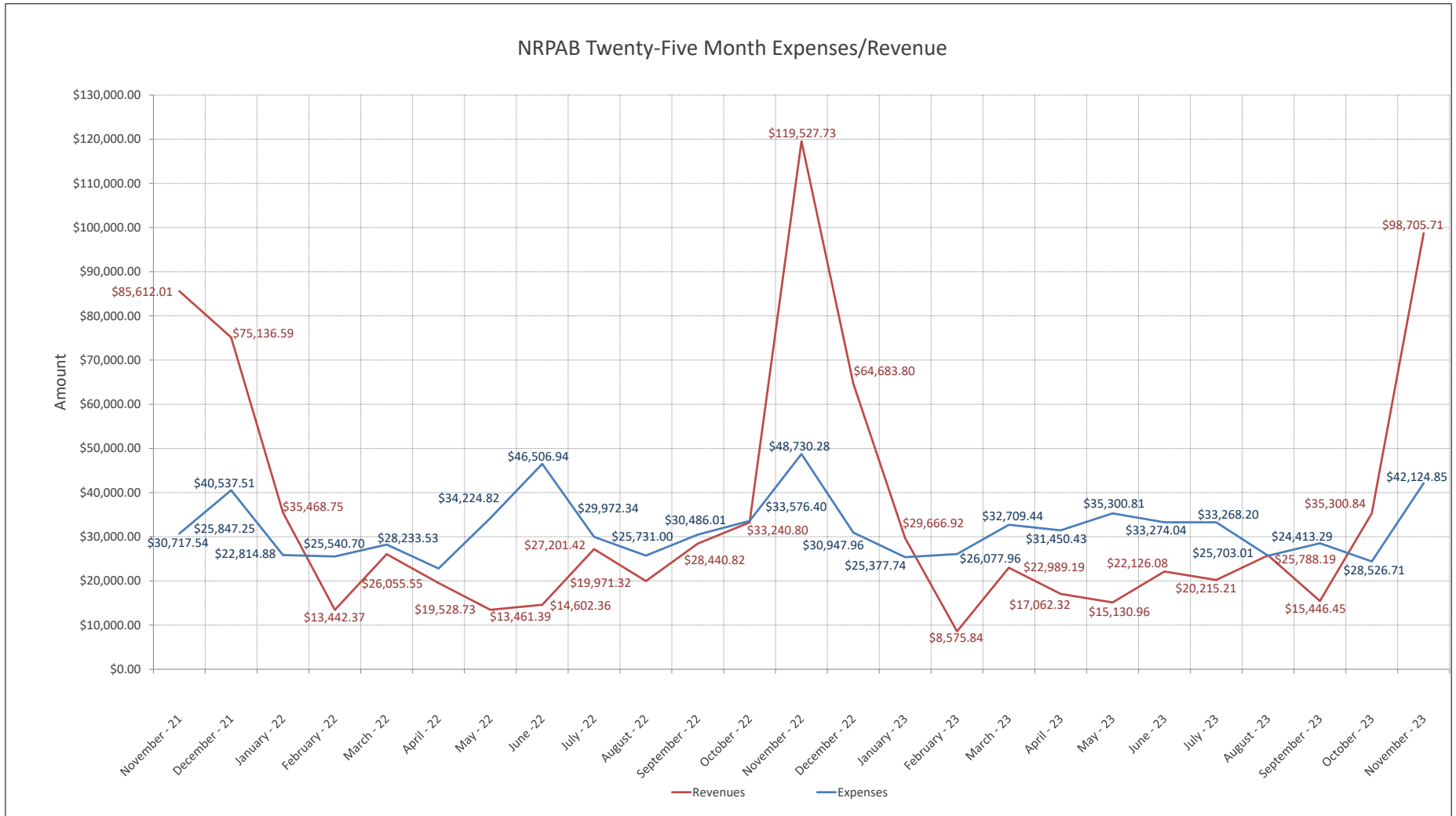
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.554900.		53445312	11/09/23	PV	V	NEBRASKA STATE PATROL	7307389		497.75
Total for Object			554900 OTHER CONTRACTUAL SERVICES									2,497.75
25310	079	000	53105018.556100.		53445431	11/09/23	PV	V	AS - RISK MANAGEMENT DIVISION	7307442		19.64
25310	079	000	53105018.556100.		53445561	11/09/23	PV	V	AS - RISK MANAGEMENT DIVISION	7307525		2.68
Total for Object			556100 INSURANCE EXPENSE									22.32
25310	079	000	53105018.571100.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		595.63
25310	079	000	53105018.571100.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		320.73
Total for Object			571100 LODGING									916.36
25310	079	000	53105018.571800.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		111.02
25310	079	000	53105018.571800.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		59.78
Total for Object			571800 MEALS - TRAVEL STATUS									170.80
25310	079	000	53105018.574500.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		459.81
25310	079	000	53105018.574500.		53328177	11/01/23	PV	V	KOHTZ, TYLER N	7286619		247.59
25310	079	000	53105018.574500.		53424620	11/06/23	PV	V	WALKENHORST, WADE	7303119		6.81
25310	079	000	53105018.574500.		53453183	11/13/23	PV	V	HERMSEN, KEVIN P	7309396		36.62
Total for Object			574500 PERSONAL VEHICLE MILEAGE									750.83
25310	079	000	53105018.575100.		53424620	11/06/23	PV	V	WALKENHORST, WADE	7303119		1.63
25310	079	000	53105018.575100.		53453183	11/13/23	PV	V	HERMSEN, KEVIN P	7309396		1.95
Total for Object			575100 MISC TRAVEL EXPENSE									3.58
Total for Business Unit		53105018	NE REAL PROPERTY APPRAISER									47,644.70-
25320	079	000	53105200.475165.		531280	11/06/23	RC	RB	NRPAB AMC DEPOSIT 231106	7302163		1,500.00-
25320	079	000	53105200.475165.		531689	11/08/23	RC	RB	NRPAB AMC DEPOSIT 231108	7304517		1,500.00-
25320	079	000	53105200.475165.		531955	11/08/23	RC	RB	NRPAB AMC REN EFW DEP 231108	7305964		1,500.00-
25320	079	000	53105200.475165.		531862	11/09/23	RC	RB	NRPAB AMC DEPOSIT 231109	7306701		1,500.00-
25320	079	000	53105200.475165.		532629	11/15/23	RC	RB	NRPAB AMC DEPOSIT 231115	7311040		4,500.00-
25320	079	000	53105200.475165.		532970	11/15/23	RC	RB	NRPAB AMC REN EFW DEP	7311843		1,500.00-
25320	079	000	53105200.475165.		532953	11/16/23	RC	RB	NRPAB AMC DEPOSIT 231116	7312477		1,500.00-
25320	079	000	53105200.475165.		534041	11/21/23	RC	RB	NRPAB AMC REN EFW DEP 231121	7317734		1,500.00-
25320	079	000	53105200.475165.		534463	11/28/23	RC	RB	NRPAB AMC DEPOSIT 231128	7320832		1,500.00-
25320	079	000	53105200.475165.		534803	11/28/23	RC	RB	NRPAB AMC REN EFW DEP 231118	7322423		1,500.00-
25320	079	000	53105200.475165.		535023	11/30/23	RC	RB	NRPAB AMC DEPOSIT 231130	7323659		1,500.00-
Total for Object			475165 AMC REGISTERED RENEWAL									10,500.00-

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	53105200.476101.		532629	11/15/23	RC	RB	NRPAB AMC DEPOSIT 231115	7311040		25.00-
25320	079	000	53105200.476101.		534463	11/28/23	RC	RB	NRPAB AMC DEPOSIT 231128	7320832		25.00-
Total for Object			476101 LATE PROCESSING FEES									50.00-
25320	079	000	53105200.481100.		22396227	11/17/23	JE	G	OIP Oct 23 2.78034%	7315173		742.67-
Total for Object			481100 INVESTMENT INCOME									742.67-
25320	079	000	53105200.484500.		22359754	11/14/23	JE	G	NRPAB PURCH CARD REBATE	7310638		1.79-
25320	079	000	53105200.484500.		532629	11/15/23	RC	RB	NRPAB AMC DEPOSIT 231115	7311040		20.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									21.79-
25320	079	000	53105200.511100.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		2,089.96
25320	079	000	53105200.511100.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		2,342.70
25320	079	000	53105200.511100.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		2,121.87
Total for Object			511100 PERMANENT SALARIES-WAGES									6,554.53
25320	079	000	53105200.511300.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		91.06
25320	079	000	53105200.511300.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		65.28
25320	079	000	53105200.511300.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		351.94
Total for Object			511300 OVERTIME PAYMENTS									508.28
25320	079	000	53105200.511600.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		140.00
25320	079	000	53105200.511600.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		140.00
Total for Object			511600 PER DIEM PAYMENTS									280.00
25320	079	000	53105200.512100.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		121.14
25320	079	000	53105200.512100.		3177273	11/15/23	T2	7	PAYROLL LABOR DISTRIBUTION	7305215		114.08
25320	079	000	53105200.512100.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		89.22
Total for Object			512100 VACATION LEAVE EXPENSE									324.44
25320	079	000	53105200.512300.		3176859	11/01/23	T2	7	PAYROLL LABOR DISTRIBUTION	7289989		245.68
25320	079	000	53105200.512300.		3177562	11/29/23	T2	7	PAYROLL LABOR DISTRIBUTION	7318762		245.68
Total for Object			512300 HOLIDAY LEAVE EXPENSE									491.36
25320	079	000	53105200.515100.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		190.78
25320	079	000	53105200.515100.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		188.85
25320	079	000	53105200.515100.		3177563	11/29/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7318762		210.34
Total for Object			515100 RETIREMENT PLANS EXPENSE									599.97

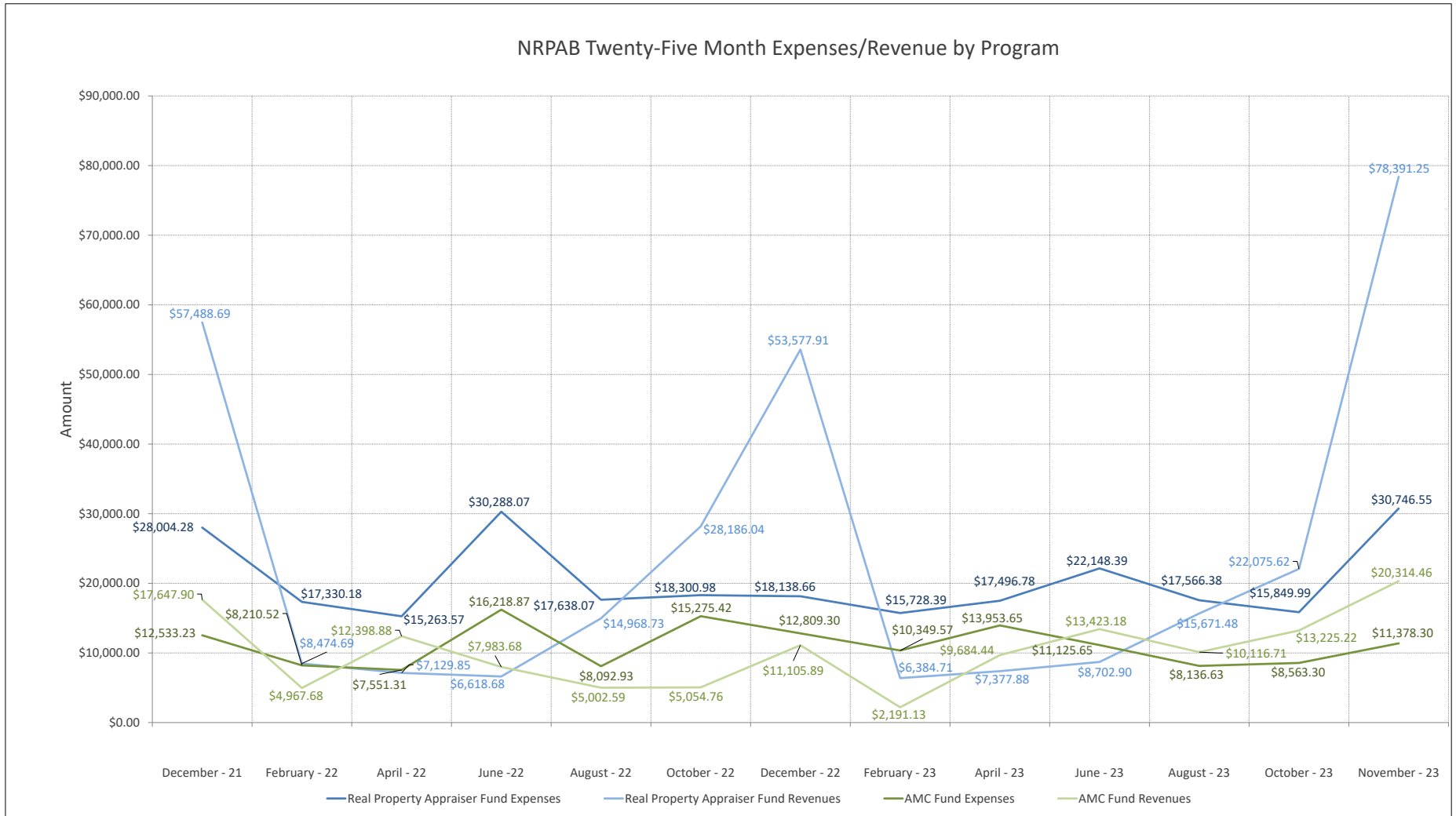
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.515200.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		178.54
25320	079	000	53105200.515200.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		186.99
25320	079	000	53105200.515200.		3177563	11/29/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7318762		225.59
Total for Object			515200 FICA EXPENSE									591.12
25320	079	000	53105200.515500.		3176860	11/01/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7289989		499.05
25320	079	000	53105200.515500.		3177274	11/15/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7305215		499.02
Total for Object			515500 HEALTH INSURANCE EXPENSE									998.07
25320	079	000	53105200.521100.		22220584	11/01/23	JE	G	NRPAB POSTAGE SEPTEMBER 2023	7285987		60.11
Total for Object			521100 POSTAGE EXPENSE									60.11
25320	079	000	53105200.521400.		53343847	11/01/23	PV	V	AS - OCIO - COMMUNICATIONS	7291641		73.93
25320	079	000	53105200.521400.		53475625	11/17/23	PV	V	AS - OCIO - IMSERVICES	7314899		517.49
Total for Object			521400 CIO CHARGES									591.42
25320	079	000	53105200.524600.		53325356	11/01/23	PV	V	SECRETARY OF STATE	7286238		12.13
Total for Object			524600 RENT EXPENSE-BUILDINGS									12.13
25320	079	000	53105200.531100.		22341154	11/08/23	JE	G	NRPAB ODP BUS SOL 9/2023	7306490		30.02
Total for Object			531100 OFFICE SUPPLIES EXPENSE									30.02
25320	079	000	53105200.542100.		53475642	11/17/23	PV	V	AS - PERSONNEL DIVISION	7314919		309.53
Total for Object			542100 SOS TEMP SERV - PERSONNEL									309.53
25320	079	000	53105200.556100.		53445431	11/09/23	PV	V	AS - RISK MANAGEMENT DIVISION	7307442		10.57
25320	079	000	53105200.556100.		53445561	11/09/23	PV	V	AS - RISK MANAGEMENT DIVISION	7307525		1.44
Total for Object			556100 INSURANCE EXPENSE									12.01
25320	079	000	53105200.574500.		53424620	11/06/23	PV	V	WALKENHORST, WADE	7303119		3.67
25320	079	000	53105200.574500.		53453183	11/13/23	PV	V	HERMSEN, KEVIN P	7309396		19.72
Total for Object			574500 PERSONAL VEHICLE MILEAGE									23.39
25320	079	000	53105200.575100.		53424620	11/06/23	PV	V	WALKENHORST, WADE	7303119		.87
25320	079	000	53105200.575100.		53453183	11/13/23	PV	V	HERMSEN, KEVIN P	7309396		1.05
Total for Object			575100 MISC TRAVEL EXPENSE									1.92
Total for Business Unit		53105200	AMC LICENSING									8.97666-

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 Division		000										56,580.86-
Total for Agency		053	REAL PROPERTY APPRAISER BD									56,580.86-

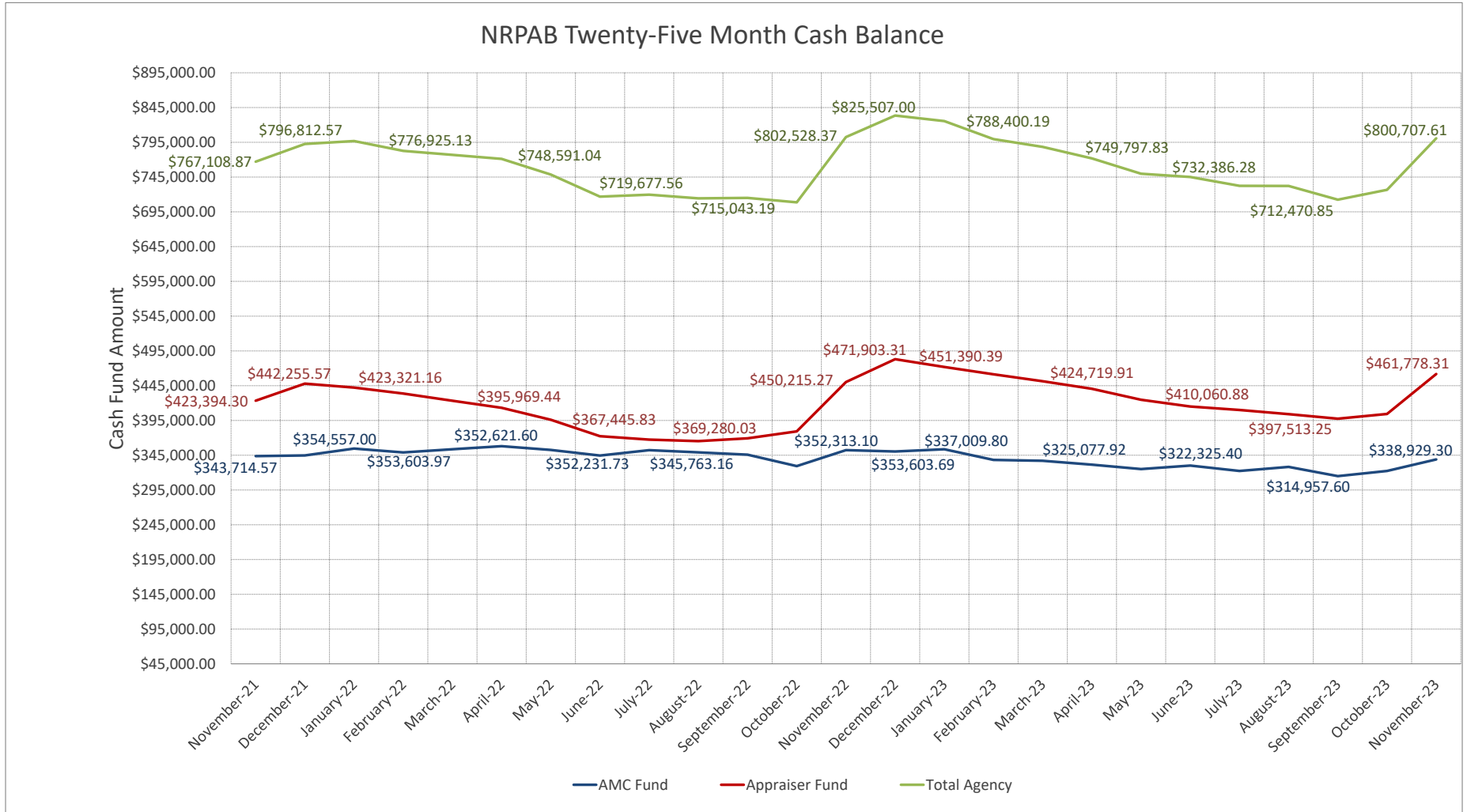
Financial Report and Considerations - Financial Charts



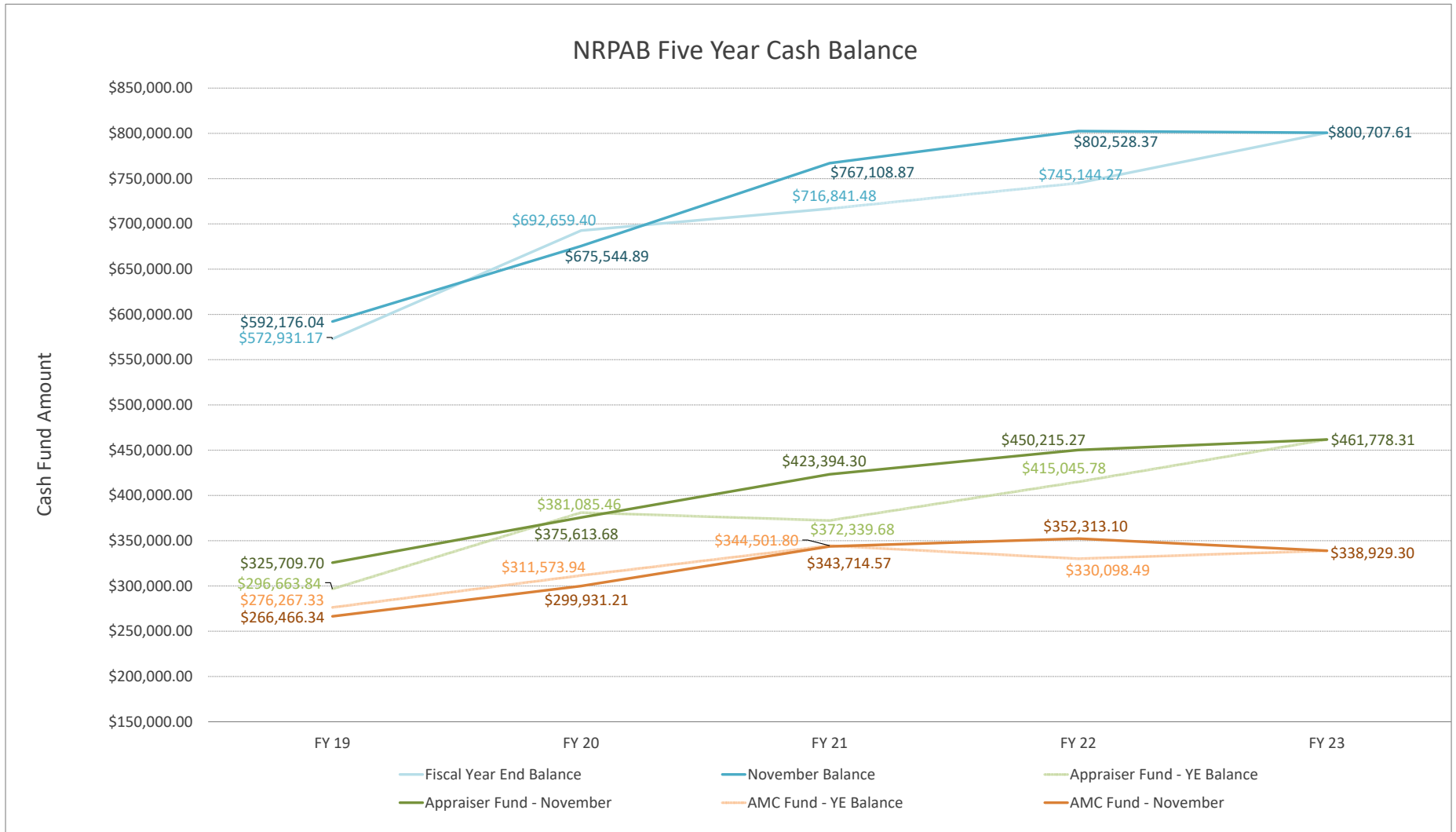
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts





2024 Update to Nebraska Real Property Appraiser Act Summary (REQ05050)

The purpose of REQ05050 is to update the Nebraska Real Property Appraiser Act (“Act”) to implement the Real Property Appraiser Qualifications Criteria (“2026 Criteria”) adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice (“2024 USPAP”) adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“SOA”). These changes are required for the Board’s continued compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (“Title XI”) and Appraisal Subcommittee Policy Statements 1-7 and 10-12. Title XI requires each state to prescribe appropriate standards for the performance of real estate appraisals in connection with federally related transactions. In addition, real estate appraisals are to be performed in accordance with generally accepted uniform appraisal standards and are to be performed by an individual whose competency has been demonstrated, and whose professional conduct is subject to effective state supervision. If the State of Nebraska is found not to be compliance with Title XI by the Appraisal Subcommittee, the Appraisal Subcommittee may remove all Nebraska real property appraisers from the Appraiser Registry, resulting in no appraisers qualified to appraise real property in connection with federally related transactions. Such action would have a substantial negative impact on the mortgage loan activity in Nebraska. Along with changes pertaining to the 2026 Criteria, the 2024 USPAP, and the Appraisal Subcommittee’s SOA recommendations, REQ05050 includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The following language changes are included in REQ05050:

- “2022” is updated to “2024” in the definition of “Financial Institutions Reform, Recovery, and Enforcement Act of 1989” in Neb. Rev. Stat. § 76-2207.30 (*page 2: lines 12-13*).
- New definition “personal inspection” is added in Section 3 as defined term found in USPAP that is also utilized in the Real Property Appraiser Act (*page 2: lines 14-18*).
- “2021” is updated to “2024” in the definition of “Uniform Standards of Professional Appraisal Practice” in Neb. Rev. Stat. § 76-2218.02 (*page 2: line 23*).
- “Data, information, and” is stricken before “documentation,” “analysis” is added before “opinions,” and “and to show compliance with the Uniform Standards of Professional Appraisal Practice” is stricken after “conclusions” to update the definition of “workfile” in Neb. Rev. Stat. § 76-2219.02 to harmonize the definition with the defined term found in USPAP (*page 2: lines 26-29*).

- “Real property appraisal” is added before “practice” to utilize the defined term “real property appraisal practice” in Neb. Rev. Stat. § 76-2221(8) (*page 5: line 2*), N.R.S. § 76-2228.01(7) (*page 9: line 18*), N.R.S. § 76-2228.02(2)(c) (*page 10: line 31*), N.R.S. §76-2230(6) (*page 16: line 5, line 19*), N.R.S. 76-2231.01(5) (*page 20: line 18, line 24*), and N.R.S. § 76-2232(3) (*page 22: line 30*).
- Neb. Rev. Stat. § 76-2228.01(1)(b) for a trainee real property appraiser (*page 5: lines 16-18*), and N.R.S. § 76-2230(1)(b) for a licensed residential real property appraiser (*page 12: lines 6-8*), are stricken. The Real Property Appraiser Qualifications Criteria does not require high school education, or equivalent, for the trainee real property appraiser credential or the licensed residential real property appraiser credential. This update reduces an unnecessary barrier for real property appraiser applicants for credentialing.
- Subdivision (c)(i) becomes Subdivision (b)(i) in Neb. Rev. Stat. § 76-2228.01(1) and is updated to modify the trainee real property appraiser class hour requirements to implement the valuation bias and fair housing laws education for applications received after December 31, 2025 as required in the 2026 Criteria (*page 5: lines 19-20, page 6: lines 1-11*). Neb. Rev. Stat. § 76-2228.01(5)(b) is updated for the same purpose for a trainee real property appraiser upgrading to the certified residential real property appraiser credential (*page 8: lines 11-12, lines 19-25*), and Neb. Rev. Stat. § 76-2228.01(6)(b) is updated for the same purpose for a trainee real property appraiser upgrading to the certified general real property appraiser credential (*page 9: lines 1-2; page 9 lines 9-15*).
- “and completed the fifteen-hour National Uniform Standard of Professional Appraisal Practice Course” is stricken from Neb. Rev. Stat. § 76-2228.01(1)(b)(i)(A) (*page 5: lines 24-25*), N.R.S. § 76-2230(1)(b)(A) (*page 12: lines 14-15*), N.R.S. § 76-2231.01(1)(d)(i) (*page 18: line 4-5*), and N.R.S. § 76-2232(1)(d)(i) (*page 21: lines 15-16*) for consistency as no other qualifying education course is specifically named in these subdivisions All required qualifying education courses for each classification, including the fifteen-hour National Uniform Standard of Professional Appraisal Practice Course, are identified in the rules and regulations of the Board along with the minimum hours required for each course.
- “(c)(i)” is stricken and “(b)(i)” is added to reference the correct subdivision in Neb. Rev. Stat. § 76-2228.01(1)(b)(ii) for a trainee real property appraiser (*page 6: line 21*), and N.R.S. § 76-2230(1)(b)(ii) for a licensed residential real property appraiser (*page 13: line 2*), concerning completion of the remaining class hours not satisfied by a degree in real estate or equivalent as approved by the Appraiser Qualifications Board.

- “Twelve” is stricken and “twenty-four” is added before “months,” and the phrase “Successful completion of examination shall be valid for twenty-four months” is added for the exam requirements found in Neb. Rev. Stat. § 76-2228.01(3)(b) for a trainee real property appraiser to upgrade to a higher real property appraiser classification (*page 7: line 20, lines 25-26*); N.R.S. § 76-2230(1)(e) for a licensed residential real property appraiser (*page 13: line 22, lines 29-30*); N.R.S. § 76-2230(2)(b) for a licensed residential real property appraiser to upgrade to a higher real property appraiser classification (*page 14: line 11, lines 16-17*); N.R.S. § 76-2231.01(1)(g) for a certified residential real property appraiser (*page 19: line 4; page 19 lines 10-11*); N.R.S. § 76-2231.01(2)(b) for a certified residential real property appraiser to upgrade to a certified general real property appraiser (*page 19: line 22: lines 28-29*); and N.R.S. § 76-2232(1)(g) for a certified general real property appraiser (*page 22: line 16, lines 21-22*). The Real Property Appraiser Qualifications Criteria allows an applicant, whose education and experience have been approved, twenty-four months to complete examination. In addition, the Real Property Appraiser Qualifications Criteria allows the results of a successfully completed examination to be valid for twenty-four months. This update reduces an unnecessary barrier for real property appraiser applicants for credentialing.
- “(1)(c)(ii)” is stricken and “(1)(b)(ii)” is added to reference the correct subdivision in Neb. Rev. Stat. § 76-2228.01(4)(a) concerning class hours required to upgrade from a trainee real property appraiser to a licensed residential real property appraiser (*page 8: line 3*).
- “(1)(d)” is stricken and “(1)(c)” is added to reference the correct subdivision in Neb. Rev. Stat. § 76-2228.01(4)(b) concerning experience requirements required to upgrade from a trainee real property appraiser to a licensed residential real property appraiser (*page 8: lines 5-6*).
- “Conducting personal inspection” is added and “Personally inspecting each appraised property” is stricken before “with” to utilize the defined term “personal inspection” in Neb. Rev. Stat. § 76-2228.02(2)(c) (*page 10: lines 29-30*).
- Subdivision (c)(i) becomes Subdivision (b)(i) in Neb. Rev. Stat. § 76-2230(1) and is updated to modify the licensed residential real property appraiser class hour requirements to implement the valuation bias and fair housing laws education for applications received after December 31, 2025 as required in the 2026 Criteria (*page 12: lines 9-10, lines 18-24*). Neb. Rev. Stat. § 76-2230(3)(b) is updated for the same purpose for a licensed residential real property appraiser upgrading to the certified residential real property appraiser credential (*page 14: lines 30-31; page 15: lines 7-13*), and Neb. Rev. Stat. § 76-2230(4)(b) is updated for the same purpose for a licensed residential real property appraiser upgrading to the certified general real property appraiser credential (*page 15: lines 20-21, lines 28-31, page 16: lines 1-3*).
- “(c)(i)” is stricken and “(d)(i)” is added to reference the correct subdivision in Neb. Rev. Stat. § 76-2230(1)(c)(ii) pertaining to experience requirements for the successful completion of a PAREA program that does not satisfy all required experience for credentialing (*page 13: line 12*).
- The scope of real property appraisal practice for the licensed residential real property appraiser is updated in Neb. Rev. Stat. § 76-2230(6) for clarification and to better align with the scope of real property appraisal practice found in the Real Property Appraiser Qualifications Criteria for this classification. “Or market value if no transaction takes place” is added after “transaction value” to clarify the scope of real property appraisal practice when no transaction takes place (*page 16: lines 9-19*).

- The scope of practice for the certified residential real property appraiser is updated in Neb. Rev. Stat. § 76-2231.01(5) (*page 20: lines 18-24*), and the scope of real property appraisal practice for the certified general real property appraiser is updated in N.R.S. § 76-2232(3) (*page 22: lines 30-31, page 23: line 1-2*), for clarification and consistency. This update has no effect on the application of this statute.
- “Real property” is added before “appraiser” to utilize the defined term “real property appraiser” in Neb. Rev. Stat. § 76-2232(3) (*page 22: lines 30-31*).
- “National” is stricken and “Appraiser” is added before “Registry” in Neb. Rev. Stat. § 76-2233(5) (*page 24: line 26*), and N.R.S. § 76-2233.01(3) (*page 25: line 21*), to incorporate the Appraisal Subcommittee’s terminology as recommended by the Appraisal Subcommittee during its 2022 SOA.
- The language for the random fingerprint audit program for real property appraiser renewal applicants established in Neb. Rev. Stat. §76-2233.02(2) (*page 26: lines 30-31; page 27 lines 1-7*), and in N.R.S. § 76-2233.02(3), which becomes subsection (2) (*page 27: lines 14-19*), along with the requirement for a real property appraiser renewal applicant to pay a criminal history record check fee for maintenance of the random fingerprint audit program found in N.R.S. §76-2233.02(1) (*page 26: lines 21-25*), is removed from the real property appraiser renewal requirements. All active real property appraisers have completed a criminal history record check; therefore, this update reduces an unnecessary barrier for real property appraiser renewal applicants. All current real property appraisers must continue to answer criminal history questions on the renewal application and certify that the statements made are true and correct. A CHRC is still required for all new real property appraiser applicants.
- “Continuing Education” is added and “Update” is stricken before “Course” to rename the “National Uniform Standards of Professional Appraisal Practice Update Course” to “National Uniform Standards of Professional Appraisal Practice Continuing Education Course” in Neb. Rev. Stat. § 76-2236(2) as required in the 2026 Criteria (*page 28: lines 17-18*).
- “a seven-hour” is stricken before “instructor” in Neb. Rev. Stat. § 76-2236(2) as no seven-hour instructor recertification course is available. This update incorporates the language as found in the 2026 Criteria (*page 28: line 23*). In addition, “if applicable” is added after “examination” in Neb. Rev. Stat. § 76-2236(2) to clarify that an exam is not a requirement for the instructor recertification course in the Real Property Appraiser Qualifications Criteria (*page 28: line 24*).
- Neb. Rev. Stat. § 76-2236(6) is amended to clarify that qualifying education, if successfully completed as approved by the Board, shall be approved by the Board as continuing education regardless of if the qualifying education was completed to fulfill the class-hour requirement to upgrade to a higher classification or not (*page 29: lines 16-20*). Language stricken from N.R.S. § 76-2236(7) awarded continuing education credit to a real property appraiser that completed qualifying education, but not to fulfill the class-hour requirement to upgrade to a higher classification, if the exam was completed (*page 29: lines 26-30*). The stricken language was not clear that the exam must be passed for completion of the qualifying education activity. These updates remove the language inconsistency.

- Neb. Rev. Stat. § 76-2223(7) is amended to include the valuation bias and fair housing laws course to the continuing education requirements for real property appraisers, beginning on January 1, 2026, as required in the 2026 Criteria (*page 29: lines 22-26*).
- “One” is stricken and “two” is added before “hundred” and “fifty” is stricken before “dollars” to amend the credential application fee limit upward in Neb. Rev. Stat. § 76-2241(1)(a) (*page 30: lines 11-12*).
- “Fifty” is added before “dollars” to amend the initial and renewal credentialing fee limit upward in Neb. Rev. Stat. § 76-2241(1)(c) (*page 30: lines 17*).
- “Fifty” is added before “dollars” to amend the temporary credential application fee limit upward in Neb. Rev. Stat. § 76-2241(1)(e) (*page 30: lines 23*).
- “Fifty” is stricken and “one hundred” is added before “dollars” to amend the temporary credentialing fee limit upward in Neb. Rev. Stat. § 76-2241(1)(f) (*page 30: line 24*).
- “and effective and expiration dates” is added after “business” to update the directory information in Neb. Rev. Stat. § 76-2249(1) to include a real property appraiser’s credential effective and expiration dates on the website listing (*page 31: line 20-21*).



Memo

To: Nebraska Real Property Appraiser Board

From: Director Kohtz

CC:

Date: December 13, 2023

Re: Request for Comment on REQ05050 for changes to the Real Property Appraiser Act

At its regular meeting on October 26, 2023, the Board approved REQ05050 for public comment. Through the November 9, 2023 Memo From the Board titled, "Nebraska Real Property Appraiser Board Proposes Legislation for Introduction During the 2024 Legislative Session" (see attached), REQ05050 was made available to the public, real property appraisers, AMCs, and education providers for comment through December 12, 2023. In addition, a copy of REQ05050, along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act was provided by email to the Nebraska Chapter of the Appraisal Institute, the National Appraisal Institute, the Nebraska Banker's Association, the University of Nebraska at Omaha Real Estate and Land Economics Program, the Department of Revenue, the Department of Banking, the Real Estate Commission, the Appraisal Subcommittee, NACO, REVVA, Nebraska Realtor's Association, and the Platte Institute for comment on the same date.

No comments were received from the general public, any AMCs, or any education providers. One comment was received from a Nebraska credentialed real property appraiser (Jeanne Giordano-Smith), which is included with this memo. The comments from those that received a copy of REQ05050, along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, by email, are included with this memo.

There is no general opposition; however, one comment was made in disagreement with one language change. As it relates to the removal of the language requiring that trainee real property appraisers and licensed residential real property appraisers hold a high school degree or equivalent as determined by the Board, the commenter requests that the Board reconsider striking this language as holding a diploma or its equivalent demonstrates adequate knowledge to enter the field of appraisal.

Nebraska Real Property Appraiser Board Proposes Legislation for Introduction During the 2024 Legislative Session

By Tyler Kohtz, Director

The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session. As a stakeholder, this legislation affects you and your profession. The Board welcomes, and encourages, each of you to review the proposed legislation and provide any comments that you may have back to the Board’s director.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, can be found on the Board’s website at <https://appraiser.ne.gov> by opening the hyperlink named “NRPAB 2024 Proposed Legislation” found on the right-hand side of the main page. Please provide any comments that you may have back to the Board’s director, Tyler Kohtz, at tyler.kohtz@nebraska.gov. The Board will receive comments through Wednesday, December 12, 2023. If you have any questions or concerns, please feel free to contact the Board’s office.

Board Members

Chairperson of the Board

Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Vice-Chairperson of the Board

Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

Board Member

Cody Gerdes, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2026

Board Member

Kevin P. Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

Board Member

Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023



Tyler N. Kohtz, Director

301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963

Phone: 402-471-9015

Fax: 402-471-9017

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



Visit NRPAB on Facebook

Kohtz, Tyler

From: Kohtz, Tyler
Sent: Wednesday, November 29, 2023 7:15 AM
To: Jeanne Giordano-Smith
Cc: cgerdes@gpappraisal.com; kevin@mitchellassociates.com; bdowning@agriaffiliates.com; tomluhrs60@gmail.com
Subject: RE: Revised Statute 76-2228.01(1)(b) 2024

Jeanne,

Thank you very much for your comment on REQ05050. This email will be presented to the Board at its regular meeting on December 21, 2023 for consideration.

Sincerely,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Jeanne Giordano-Smith <jgios@cox.net>
Sent: Tuesday, November 28, 2023 8:11 PM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Cc: cgerdes@gpappraisal.com; kevin@mitchellassociates.com; bdowning@agriaffiliates.com; tomluhrs60@gmail.com
Subject: Revised Statute 76-2228.01(1)(b) 2024

You don't often get email from jgios@cox.net. [Learn why this is important](#)

Hello,

I am not in favor of changing the requirement that a real property appraiser hold a high school degree or its equivalent. I do not believe maintaining this statute as it now stands would be a deterrent for future appraiser applicants to enter the field. I further believe that a person holding such a diploma or its equivalent demonstrates there is adequate knowledge to enter the field of appraisal, and that the applicant has a work ethic and is tenacious enough to complete a course of study. I believe not having at least a high school degree or its equivalent may lead to losing the professionalism associated with the field of appraisal, and may jeopardize public trust if the vocation is not protected by minimum standards that include a basic education, plus the required appraisal classes, plus experience.

Here are some jobs that do not require a high school diploma or its equivalent and not one of them is highly regulated (as the professional appraiser is): Gardener, Packer, Florist, Security Guard, Telemarketer, Receptionist, Welder, Musician, Construction worker. I regret to say I do not think Real Property Appraiser should be added to this list. Not to discredit the aforementioned jobs, but being an appraiser involves a great deal of thinking and gravely affects lives. It's not just picture taking and measuring and form filling. It's a serious profession that should not be vulgarized. I realize appraisers make the job look easy, however, it is anything but that, and involves long hours and is highly detailed, not to mention the ability to write and speak well to owners, lenders and realtors, plus other people in the industry.

I realize the AQB has changed their requirements, but Nebraska could maintain the current standards as they are. Please reconsider the proposed change to this statute for fear of doing permanent damage to the appraisal industry. We need

smart and hard working candidates with a strong backbone that won't fold under pressure, not just any person on the street who can carry a measuring tape and camera.

Respectfully,

Jeanne Giordano-Smith

Certified General Appraiser

402.213.6130

jgios@cox.net

Proposed Statute: Neb. Rev. Stat. § 76-2228.01(1)(b) for a trainee real property appraiser (page 5: lines 16-18), and N.R.S. § 76-2230(1)(b) for a licensed residential real property appraiser (page 12: lines 6-8), are stricken. The Real Property Appraiser Qualifications Criteria does not require high school education, or equivalent, for the trainee real property appraiser credential or the licensed residential real property appraiser credential. This update reduces an unnecessary barrier for real property appraiser applicants for credentialing.

Kohtz, Tyler

From: David Beberwyk <djbeberwyk@unomaha.edu>
Sent: Thursday, November 9, 2023 10:28 PM
To: Kohtz, Tyler
Cc: Jamie Chung; Steven Shultz; David Volkman
Subject: NRPAB 2024 Proposed Legislation
Attachments: 2024 Update to Nebraska Real Property Appraiser Act Summary (REQ05050)_October 31, 2023.pdf; REQ05050_October 31, 2023.pdf; 2024 Update to Nebraska Appraisal Management Company Registration Act Summary (REQ05049)_October 27, 2023.pdf; REQ05049_October 27, 2023.pdf

Hi Tyler ... I hope all is well.

I have included Drs. Jamie Chung and Steve Shultz on this e-mail so they are aware of the impending legislative changes, and can provide comments, if any.

Enjoy the remainder of your week.

David

David J. Beberwyk, Real Estate Lecturer & Broker
UNO Real Estate Program
djbeberwyk@unomaha.edu

From: "Kohtz, Tyler" <tyler.kohtz@nebraska.gov>
Date: Thursday, November 9, 2023 at 9:14 AM
To: David Beberwyk <djbeberwyk@unomaha.edu>, UNO CBAINFO <unocbainfo@unomaha.edu>
Subject: NRPAB 2024 Proposed Legislation

Non-NU Email

To whom it may concern,

I know that David is no longer with the Department, and I have not been informed of a replacement for his position, so please be sure this gets to the appropriate person. The Nebraska Real Property Appraiser Board ("Board") intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation's Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("Appraisal Subcommittee") as identified during its 2022 State Off-site Assessment ("2022 SOA") to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If the University's Real Estate and Land Economics Department is interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz, Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov
Web site: www.appraiser.ne.gov

 [Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Jenny Tidwell <jenny@asc.gov>
Sent: Tuesday, November 21, 2023 8:51 AM
To: Kohtz, Tyler; Maria Brown
Subject: RE: NRPAB 2024 Proposed Legislation

Hey Tyler,
I have reviewed the proposed legislative bills and have no comments on the changes.
Thanks for the opportunity to review,

Jenny

Jenny Howard Tidwell
Policy Manager
Appraisal Subcommittee
jenny@asc.gov
(202) 441-1538

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 10:22 AM
To: Jenny Tidwell <jenny@asc.gov>; Maria Brown <maria@asc.gov>
Subject: NRPAB 2024 Proposed Legislation

Hi Jenny and Maria,

I hope that you are both doing well. The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee as identified during its 2022 State Off-site Assessment (“2022 SOA”), to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Kohtz, Tyler

From: Bob Hallstrom <bob.hallstrom@nebankers.org>
Sent: Thursday, November 30, 2023 3:40 PM
To: Kohtz, Tyler
Cc: Ryan Mcintosh; Jerry Stilmock
Subject: RE: Nebraska Real Property Appraiser Board proposed 2024 legislation

Figured as much. Thank you for the thorough explanation. Happy Holidays!

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 30, 2023 9:39 AM
To: Bob Hallstrom <bob.hallstrom@nebankers.org>
Subject: RE: Nebraska Real Property Appraiser Board proposed 2024 legislation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

Thanks for the response. Please see my responses to your questions below in red. If you have any follow up questions, please feel free to let me know.

Regards,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Bob Hallstrom <bob.hallstrom@nebankers.org>
Sent: Thursday, November 30, 2023 8:34 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Subject: Nebraska Real Property Appraiser Board proposed 2024 legislation

Tyler,

Thanks again for sharing the Nebraska Real Property Appraiser Board proposed 2024 legislation for review by the NBA. I have no concerns or objections to either REQ 05049 or REQ 05050. I would, however, ask that you provide clarification regarding the need or justification for increased fees as provided on page 30 of REQ 05050 and on page 12 of REQ 05049. **As a cash funded agency, proper revenue levels are needed to cover the operation expenditures. During the past twelve years (my time as the Board's director), no fees have been increased. The only fee change implemented by the Board during this period is that the real property appraiser renewal fee was decreased by \$25.00 annually (in 2016 I believe). The Board has implemented many cost savings measures during the past twelve to increase its functional efficiency; however, due to increased costs, stagnation in the real property appraiser numbers, and a decrease in the number of appraisal management companies, the revenues will not support the cost of maintaining the current level of effectiveness and efficiency at some point in the near future. The statutory changes in question only increase the maximum limit that could be charged for each fee and does not increase the fee charged. With the next Real Property**

Appraiser Qualifications Criteria not being effective until 2026, and USPAP no longer having an end date, it is important to include the fee limit adjustment this year as it is unknown when additional legislation will be needed on the Board's behalf. The Board has a modest cash fund balance for both the Appraiser Fund and the AMC Fund and hopes to draw down these balances as needed to reach the Board's minimum fund balance policy amount before considering an increase in any fee. Depending on expenditures and fund balances, any fee increases would be one to five years away. When the Board determines that it is necessary to increase any of the fees based on analysis of the past, present, and projected expenditures and revues, a rule change will be required to implement the new fee. Regarding the successful completion of examination only being valid for a period of 24 months, I would presume that once you have successfully completed the examination and been accorded the appropriate credential, that no further examinations would be required. You are correct. This time frame would be applicable to those that have completed the exam, but have not completed the credentialing process, which in Nebraska would mean that they have not paid the credentialing fee required to be awarded a credential. If significant time has passed and the Board denied the application for not meeting all requirements, the applicant could reapply and not have to take the exam again if it was successfully completed within the previous 24 months. The Criteria allows for exam results to be valid for up to 24 months. Currently, the Real Property Appraiser Act allows for twelve months. This change will allow an applicant more time if needed. Please clarify why subsequent examinations appear to be required after needing approved for credentialling. There would be no subsequent examinations.

Bob Hallstrom | NBA General Counsel

Nebraska Bankers Association

233 South 13th Street | Suite 700 | Lincoln, NE 68508

402-474-1555 | bob.hallstrom@nebankers.org

Extraordinary Service for Extraordinary Members

Visit the Nebraska Bankers Association at nebankers.org.



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Kohtz, Tyler

From: Jon Cannon <Jon.Cannon@NebraskaCounties.org>
Sent: Friday, December 1, 2023 11:09 AM
To: Kohtz, Tyler
Cc: Meredith, Candace; Derrick Niederklein
Subject: RE: NRPAB 2024 Proposed Legislation

Tyler, thanks for letting us review. We do not have any concerns.

However, I would like to broach the subject with you of a mass appraisal credential. Would having something specific like that run afoul of any of the federal acts or national boards you work with? The mass appraisal industry in Nebraska is, I think, reaching a critical point. While I think Darrell Stanard does an excellent job for the counties he's in, there's only so much of him to go around, and it is an area of definite need. I would be glad for any insights you have, and even happier to discuss with you over lunch sometime.

Thanks!

Jon

Jon Cannon
NACO Executive Director
1335 H Street, Lincoln, Nebraska 68508

Office: 402-434-5660 Ext 230
Mobile: 402-202-5759



From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 9:25 AM
To: Jon Cannon <Jon.Cannon@NebraskaCounties.org>
Subject: NRPAB 2024 Proposed Legislation

Jon,

The Nebraska Real Property Appraiser Board ("Board") intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation's Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("Appraisal Subcommittee") as identified during its 2022 State Off-site Assessment ("2022 SOA") to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If NACO is interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz
Executive Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov
Website: appraiser.ne.gov
 [Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Mark Schiffman <mark.schiffman@revaa.org>
Sent: Tuesday, December 5, 2023 12:55 PM
To: Kohtz, Tyler
Subject: Re: NRPAB 2024 Proposed Legislation

Good afternoon Tyler,

Beyond a thank you to NRPAB for the positive change to AMC owner background checks, REVAA does not have any comments on the proposed rule changes.

We appreciate you sending them to us. Please let me know if you need advocacy support.

Thanks,

Mark

On Thu, Nov 9, 2023 at 9:27 AM Kohtz, Tyler <tyler.kohtz@nebraska.gov> wrote:

Hi Mark,

The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz

Executive Director

Nebraska Real Property Appraiser Board

301 Centennial Mall South, First Floor

Lincoln, NE 68509-4963

Phone: (402) 471-9015

Email: tyler.kohtz@nebraska.gov

Website: appraiser.ne.gov

 [Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Kohtz, Tyler
Sent: Wednesday, December 13, 2023 12:48 PM
To: Dibiasio, Scott
Subject: RE: NRPAB 2024 Proposed Legislation

Hi Scott,

I hope all is well and thank you for the review of the requisitions. Years ago, the idea of adopting USPAP and the Real Property Appraiser Qualifications Criteria by reference was explored, but the Nebraska Legislature prefers that the language exists in its current format. If it ever looks like this could change, I'll bring it back up for discussion.

Regards,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Dibiasio, Scott <sdibiasio@appraisalinstitute.org>
Sent: Wednesday, December 13, 2023 10:36 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>; craigsteinley@gmail.com
Subject: RE: NRPAB 2024 Proposed Legislation

You don't often get email from sdibiasio@appraisalinstitute.org. [Learn why this is important](#)

Hello Tyler,

Thanks for sending this over and for allowing us the opportunity to provide some input and comments. Sorry for being a day late with this email. However, you've done such a good job that there really isn't anything that necessitates AI comment. We'd be happy to help in any way that we can as this legislation makes it way through the process beginning in January.

I do have one suggestion regarding the qualification criteria for all of the appraiser credentials. The Nebraska Real Property Appraiser Act contains in detail all of the credentialing requirements (education, experience and examination) contained in the AQB's Real Property Appraiser Qualification Criteria. As such, every time the RPAQC changes it necessitates legislative action to adopt the changes, regardless of how minor the changes may be. Is there something to be said for adopting the RPAQC entirely by reference so that statute changes don't have to be made every time the Criteria changes? I recognize that some states get a little edgy about incorporation by reference, especially as it relates to requirements that are put in place by non-elected officials such as the AQB and TAF. And some state boards want to retain the ability to modify their Criteria if they want to go beyond what is included in the Criteria.

Just something to think about. It may make everyone's life a little bit easier if the law doesn't have to change every couple of years to adopt minor changes put in place by the AQB.

Thanks again and Happy Holidays!

SD



Scott W. DiBiasio
Manager, State & Industry Affairs
202-298-5593
sdibiasio@appraisalinstitute.org



From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 10:55 AM
To: Dibiasio, Scott <sdibiasio@appraisalinstitute.org>; craigsteinley@gmail.com
Subject: NRPAB 2024 Proposed Legislation

Hi Craig and Scott,

I hope all is well with the both of you. The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz
Executive Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov

LEGISLATURE OF NEBRASKA
ONE HUNDRED EIGHTH LEGISLATURE
SECOND SESSION

LEGISLATIVE BILL

Introduced by

Read first time

Committee:

1 A BILL FOR AN ACT relating to the Real Property Appraiser Act; to amend
2 sections 76-2241 and 76-2249, Reissue Revised Statutes of Nebraska,
3 and sections 76-2201, 76-2203, 76-2207.30, 76-2218.02, 76-2219.02,
4 76-2221, 76-2228.01, 76-2228.02, 76-2230, 76-2231.01, 76-2232,
5 76-2233, 76-2233.01, 76-2233.02, and 76-2236, Revised Statutes
6 Cumulative Supplement, 2022; to define and redefine terms; to change
7 provisions relating to exemptions, qualifications, credentials,
8 scope of real property appraisal practice, terminology, continuing
9 education, fees, and the directory of appraisers; to eliminate a
10 random fingerprint audit program; to harmonize provisions; to repeal
11 the original sections; and to declare an emergency.
12 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-2201, Revised Statutes Cumulative Supplement,
2 2022, is amended to read:

3 76-2201 Sections 76-2201 to 76-2250 and section 2 of this act shall
4 be known and may be cited as the Real Property Appraiser Act.

5 Sec. 2. Section 76-2203, Revised Statutes Cumulative Supplement,
6 2022, is amended to read:

7 76-2203 For purposes of the Real Property Appraiser Act, the
8 definitions found in sections 76-2203.01 to 76-2219.02 and section 3 of
9 this act shall be used.

10 Sec. 3. Section 76-2207.30, Revised Statutes Cumulative Supplement,
11 2022, is amended to read:

12 76-2207.30 Financial Institutions Reform, Recovery, and Enforcement
13 Act of 1989 means the act as it existed on January 1, 2024 2022.

14 Sec. 4. Personal inspection means a real property appraiser's in-
15 person observation of identified real estate or real property without the
16 use of special testing or special equipment performed as part of an
17 evaluation assignment, valuation assignment, or appraisal review
18 assignment.

19 Sec. 5. Section 76-2218.02, Revised Statutes Cumulative Supplement,
20 2022, is amended to read:

21 76-2218.02 Uniform Standards of Professional Appraisal Practice
22 means the standards adopted and promulgated by The Appraisal Foundation
23 as the standards existed on January 1, 2024 2021.

24 Sec. 6. Section 76-2219.02, Revised Statutes Cumulative Supplement,
25 2022, is amended to read:

26 76-2219.02 Workfile means ~~data, information, and~~ documentation
27 necessary to support a real property appraiser's analysis, opinions, and
28 ~~conclusions, and to show compliance with the Uniform Standards of~~
29 ~~Professional Appraisal Practice.~~

30 Sec. 7. Section 76-2221, Revised Statutes Cumulative Supplement,
31 2022, is amended to read:

1 76-2221 The Real Property Appraiser Act shall not apply to:

2 (1) Any person who is a salaried employee of (a) the federal
3 government, (b) any agency of the state government or a political
4 subdivision which appraises real estate, (c) any insurance company
5 authorized to do business in this state, or (d) any bank, savings bank,
6 savings and loan association, building and loan association, credit
7 union, or small loan company licensed by this state or supervised or
8 regulated by or through federal enactments covering financial
9 institutions who renders an estimate or opinion of value of real estate
10 or any interest in real estate when such estimate or opinion is rendered
11 in connection with the salaried employee's employment for an entity
12 listed in subdivisions (a) through (d) of this subdivision, except that
13 any salaried employee of the entities listed in subdivisions (a) through
14 (d) of this subdivision who signs a report as a credentialed real
15 property appraiser shall be subject to the act and the Uniform Standards
16 of Professional Appraisal Practice. Any salaried employee of the entities
17 listed in subdivisions (a) through (d) of this subdivision who is a
18 credentialed real property appraiser and who does not sign a report as a
19 credentialed real property appraiser shall include the following
20 disclosure prominently with such report: This opinion of value may not
21 meet the minimum standards contained in the Uniform Standards of
22 Professional Appraisal Practice and is not governed by the Real Property
23 Appraiser Act;

24 (2) A person referred to in subsection (1) of section 81-885.16;

25 (3) Any person who provides assistance (a) in obtaining the data
26 upon which assignment results are based, (b) in the physical preparation
27 of a report, such as taking photographs, preparing charts, maps, or
28 graphs, or typing or printing the report, or (c) that does not directly
29 involve the exercise of judgment in arriving at the assignment results
30 set forth in the report;

31 (4) Any owner of real estate, employee of the owner, or attorney

1 licensed to practice law in this state representing the owner who renders
2 an estimate or opinion of value of the real estate or any interest in the
3 real estate when such estimate or opinion is for the purpose of real
4 estate taxation, or any other person who renders such an estimate or
5 opinion of value when that estimate or opinion requires a specialized
6 knowledge that a real property appraiser would not have;

7 (5) Any owner of real estate, employee of the owner, or attorney
8 licensed to practice law in this state representing the owner who renders
9 an estimate or opinion of value of real estate or any interest in real
10 estate or damages thereto when such estimate or opinion is offered as
11 testimony in any condemnation proceeding, or any other person who renders
12 such an estimate or opinion when that estimate or opinion requires a
13 specialized knowledge that a real property appraiser would not have;

14 (6) Any owner of real estate, employee of the owner, or attorney
15 licensed to practice law in this state representing the owner who renders
16 an estimate or opinion of value of the real estate or any interest in the
17 real estate when such estimate or opinion is offered in connection with a
18 legal matter involving real property;

19 (7) Any person appointed by a county board of equalization to act as
20 a referee pursuant to section 77-1502.01, except that any person who also
21 practices as an independent real property appraiser for others shall be
22 subject to the Real Property Appraiser Act and shall be credentialed
23 prior to engaging in such other real property appraisal practice. Any
24 real property appraiser appointed to act as a referee pursuant to section
25 77-1502.01 and who prepares a report for the county board of equalization
26 shall not sign such report as a credentialed real property appraiser and
27 shall include the following disclosure prominently with such report: This
28 opinion of value may not meet the minimum standards contained in the
29 Uniform Standards of Professional Appraisal Practice and is not governed
30 by the Real Property Appraiser Act;

31 (8) Any person who is appointed to serve as an appraiser pursuant to

1 section 76-706, except that if such person is a credential holder, he or
2 she shall (a) be subject to the scope of real property appraisal practice
3 applicable to his or her classification of credential and (b) comply with
4 the Uniform Standards of Professional Appraisal Practice, excluding
5 standards 1 through 10; or

6 (9) Any person, including an independent contractor, retained by a
7 county to assist in the appraisal of real property as performed by the
8 county assessor of such county subject to the standards established by
9 the Tax Commissioner pursuant to section 77-1301.01. A person so retained
10 shall be under the direction and responsibility of the county assessor.

11 Sec. 8. Section 76-2228.01, Revised Statutes Cumulative Supplement,
12 2022, is amended to read:

13 76-2228.01 (1) To qualify for a credential as a trainee real
14 property appraiser, an applicant shall:

15 (a) Be at least nineteen years of age;

16 ~~(b) Hold a high school diploma or a certificate of high school~~
17 ~~equivalency or have education acceptable to the Real Property Appraiser~~
18 ~~Board;~~

19 (b)(i)(A) If submitting an application on or before December 31,
20 2025, have ~~(c)(i) Have~~ successfully completed and passed examination for
21 no fewer than seventy-five class hours in Real Property Appraiser Board-
22 approved qualifying education courses conducted by education providers as
23 prescribed by rules and regulations of the Real Property Appraiser Board
24 ~~and completed the fifteen-hour National Uniform Standards of Professional~~
25 ~~Appraisal Practice Course.~~ Each course shall include a proctored, closed-
26 book examination pertinent to the material presented. Except for the
27 fifteen-hour National Uniform Standards of Professional Appraisal
28 Practice Course, which shall be completed within the two-year period
29 immediately preceding submission of the application, all class hours
30 shall be completed within the five-year period immediately preceding
31 submission of the application; or

1 (B) If submitting an application after December 31, 2025, have
2 successfully completed and passed examination for no fewer than eighty-
3 three class hours in Real Property Appraiser Board-approved qualifying
4 education courses conducted by education providers as prescribed by rules
5 and regulations of the Real Property Appraiser Board. Each course shall
6 include a proctored, closed-book examination pertinent to the material
7 presented. Except for the fifteen-hour National Uniform Standards of
8 Professional Appraisal Practice Course, which shall be completed within
9 the two-year period immediately preceding submission of the application,
10 all class hours shall be completed within the five-year period
11 immediately preceding submission of the application; or

12 (ii) Hold a degree in real estate from an accredited degree-awarding
13 college or university that has had all or part of its curriculum approved
14 by the Appraiser Qualifications Board as required core curriculum or the
15 equivalent as determined by the Appraiser Qualifications Board. The
16 degree shall be conferred within the five-year period immediately
17 preceding submission of the application. If the degree in real estate or
18 equivalent as approved by the Appraiser Qualifications Board does not
19 satisfy all required qualifying education for credentialing, the
20 remaining class hours shall be completed in Real Property Appraiser
21 Board-approved qualifying education pursuant to subdivision (b)(i) (c)(i)
22 of this subsection;

23 (c) (d) As prescribed by rules and regulations of the Real Property
24 Appraiser Board, successfully complete a Real Property Appraiser Board-
25 approved supervisory real property appraiser and trainee course within
26 one year immediately preceding the date of application; and

27 (d) (e) Submit two copies of legible ink-rolled fingerprint cards or
28 equivalent electronic fingerprint submissions to the Real Property
29 Appraiser Board for delivery to the Nebraska State Patrol in a form
30 approved by both the Nebraska State Patrol and the Federal Bureau of
31 Investigation. A fingerprint-based national criminal history record check

1 shall be conducted through the Nebraska State Patrol and the Federal
2 Bureau of Investigation with such record check to be carried out by the
3 Real Property Appraiser Board.

4 (2) Prior to engaging in real property appraisal practice, a trainee
5 real property appraiser shall submit a written request for supervisory
6 real property appraiser approval on a form approved by the board. The
7 request for supervisory real property appraiser approval may be made at
8 the time of application or any time after approval as a trainee real
9 property appraiser.

10 (3) To qualify for an upgraded credential, a trainee real property
11 appraiser shall satisfy the appropriate requirements as follows:

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

20 (b) Within the twenty-four ~~twelve~~ months following approval of the
21 applicant's education and experience by the Real Property Appraiser Board
22 for an upgraded credential, pass an appropriate examination approved by
23 the Appraiser Qualifications Board for that upgraded credential,
24 prescribed by rules and regulations of the Real Property Appraiser Board,
25 and administered by a contracted testing service. Successful completion
26 of examination shall be valid for twenty-four months.

27 (4) To qualify for a credential as a licensed residential real
28 property appraiser, a trainee real property appraiser shall:

29 (a) Successfully complete and pass proctored, closed-book
30 examinations for no fewer than seventy-five additional class hours in
31 board-approved qualifying education courses conducted by education

1 providers as prescribed by rules and regulations of the board, or hold a
2 degree in real estate from an accredited degree-awarding college or
3 university or equivalent pursuant to subdivision (1)(b)(ii) ~~(1)(c)(ii)~~ of
4 section 76-2230; and

5 (b) Meet the experience requirements pursuant to subdivision (1)(c)
6 ~~(1)(d)~~ of section 76-2230.

7 (5) To qualify for a credential as a certified residential real
8 property appraiser, a trainee real property appraiser shall:

9 (a) Meet the postsecondary educational requirements pursuant to
10 subdivisions (1)(b) and (c) of section 76-2231.01;

11 (b)(i) If submitting an application on or before December 31, 2025,
12 successfully ~~(b) Successfully~~ complete and pass proctored, closed-book
13 examinations for no fewer than one hundred twenty-five additional class
14 hours in board-approved qualifying education courses conducted by
15 education providers as prescribed by rules and regulations of the board,
16 or hold a degree in real estate from an accredited degree-awarding
17 college or university or equivalent pursuant to subdivision (1)(d)(ii) of
18 section 76-2231.01; or and

19 (ii) If submitting an application after December 31, 2025,
20 successfully complete and pass proctored, closed-book examinations for no
21 fewer than one hundred seventeen additional class hours in board-approved
22 qualifying education courses conducted by education providers as
23 prescribed by rules and regulations of the board, or hold a degree in
24 real estate from an accredited degree-awarding college or university or
25 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2231.01; and

26 (c) Meet the experience requirements pursuant to subdivision (1)(e)
27 of section 76-2231.01.

28 (6) To qualify for a credential as a certified general real property
29 appraiser, a trainee real property appraiser shall:

30 (a) Meet the postsecondary educational requirements pursuant to
31 subdivisions (1)(b) and (c) of section 76-2232;

1 **(b)(i) If submitting an application on or before December 31, 2025,**
2 **successfully** ~~(b) Successfully~~ complete and pass proctored, closed-book
3 examinations for no fewer than two hundred twenty-five additional class
4 hours in board-approved qualifying education courses conducted by
5 education providers as prescribed by rules and regulations of the board,
6 or hold a degree in real estate from an accredited degree-awarding
7 college or university or equivalent pursuant to subdivision (1)(d)(ii) of
8 section 76-2232; or and

9 **(ii) If submitting an application after December 31, 2025,**
10 **successfully complete and pass proctored, closed-book examinations for no**
11 **fewer than two hundred seventeen additional class hours in board-approved**
12 **qualifying education courses conducted by education providers as**
13 **prescribed by rules and regulations of the board, or hold a degree in**
14 **real estate from an accredited degree-awarding college or university or**
15 **equivalent pursuant to subdivision (1)(d)(ii) of section 76-2232; and**

16 (c) Meet the experience requirements pursuant to subdivision (1)(e)
17 of section 76-2232.

18 (7) The scope of real property appraisal practice for the trainee
19 real property appraiser shall be limited to real property appraisal
20 practice assignments that the supervisory certified real property
21 appraiser is permitted to engage in by his or her current credential and
22 that the supervisory real property appraiser is competent to engage in.

23 Sec. 9. Section 76-2228.02, Revised Statutes Cumulative Supplement,
24 2022, is amended to read:

25 76-2228.02 (1) Each trainee real property appraiser's experience
26 shall be subject to direct supervision by a supervisory real property
27 appraiser. To qualify as a supervisory real property appraiser, a real
28 property appraiser shall:

29 (a) Be a certified residential real property appraiser or certified
30 general real property appraiser in good standing;

31 (b) Have held a certified real property appraiser credential in this

1 state, or the equivalent in any other jurisdiction, for a minimum of
2 three years immediately preceding the date of the written request for
3 approval as supervisory real property appraiser;

4 (c) Have not successfully completed disciplinary action by the board
5 or any other jurisdiction, which action limited the real property
6 appraiser's legal eligibility to engage in real property appraisal
7 practice within three years immediately preceding the date the written
8 request for approval as supervisory real property appraiser is submitted
9 by the applicant or trainee real property appraiser on a form approved by
10 the board;

11 (d) As prescribed by rules and regulations of the board, have
12 successfully completed a board-approved supervisory real property
13 appraiser and trainee course preceding the date the written request for
14 approval as supervisory real property appraiser is submitted by the
15 applicant or trainee real property appraiser on a form approved by the
16 board; and

17 (e) Certify that he or she understands his or her responsibilities
18 and obligations under the Real Property Appraiser Act as a supervisory
19 real property appraiser and applies his or her signature to the written
20 request for approval as supervisory real property appraiser submitted by
21 the applicant or trainee real property appraiser.

22 (2) The supervisory real property appraiser shall be responsible for
23 the training and direct supervision of the trainee real property
24 appraiser's experience by:

25 (a) Accepting responsibility for the report by applying his or her
26 signature and certifying that the report is in compliance with the
27 Uniform Standards of Professional Appraisal Practice;

28 (b) Reviewing the trainee real property appraiser reports; and

29 (c) Conducting a personal inspection ~~Personally inspecting each~~
30 ~~appraised property~~ with the trainee real property appraiser as is
31 consistent with his or her scope of real property appraisal practice

1 until the supervisory real property appraiser determines that the trainee
2 real property appraiser is competent in accordance with the competency
3 rule of the Uniform Standards of Professional Appraisal Practice.

4 (3) A certified real property appraiser disciplined by the board or
5 any other appraiser regulatory agency in another jurisdiction, which
6 discipline may or may not have limited the real property appraiser's
7 legal eligibility to engage in real property appraisal practice, shall
8 not be eligible as a supervisory real property appraiser as of the date
9 disciplinary action was imposed against the appraiser by the board or any
10 other appraiser regulatory agency. The certified real property appraiser
11 shall be considered to be in good standing and eligible as a supervisory
12 real property appraiser upon the successful completion of disciplinary
13 action that does not limit the real property appraiser's legal
14 eligibility to engage in real property appraisal practice, or three years
15 after the successful completion of disciplinary action that limits the
16 real property appraiser's legal eligibility to engage in real property
17 appraisal practice. Any action taken by the board or any other appraiser
18 regulatory agency in another jurisdiction, which may or may not limit the
19 real property appraiser's legal eligibility to engage in real property
20 appraisal practice, involving any jurisdiction's isolated administrative
21 responsibilities including, but not limited to, late payment of fees
22 related to credentialing, failure to timely renew a credential, or
23 failure to provide notification of a change in contact information, is
24 not disciplinary action for the purpose of this subsection.

25 (4) The trainee real property appraiser may have more than one
26 supervisory real property appraiser, but a supervisory real property
27 appraiser may not supervise more than three trainee real property
28 appraisers at one time.

29 (5) As prescribed by rules and regulations of the board, an
30 appraisal experience log shall be maintained jointly by the supervisory
31 real property appraiser and the trainee real property appraiser.

1 Sec. 10. Section 76-2230, Revised Statutes Cumulative Supplement,
2 2022, is amended to read:

3 76-2230 (1) To qualify for a credential as a licensed residential
4 real property appraiser, an applicant shall:

5 (a) Be at least nineteen years of age;

6 ~~(b) Hold a high school diploma or a certificate of high school~~
7 ~~equivalency or have education acceptable to the Real Property Appraiser~~
8 ~~Board;~~

9 **(b)(i)(A) If submitting an application on or before December 31,**
10 **2025, have** ~~(c)(i) Have~~ successfully completed and passed examination for
11 no fewer than one hundred fifty class hours in Real Property Appraiser
12 Board-approved qualifying education courses conducted by education
13 providers as prescribed by rules and regulations of the Real Property
14 Appraiser Board ~~and completed the fifteen-hour National Uniform Standards~~
15 ~~of Professional Appraisal Practice Course~~. Each course shall include a
16 proctored, closed-book examination pertinent to the material presented;
17 or

18 **(B) If submitting an application after December 31, 2025, have**
19 **successfully completed and passed examination for no fewer than one**
20 **hundred fifty-eight class hours in Real Property Appraiser Board-approved**
21 **qualifying education courses conducted by education providers as**
22 **prescribed by rules and regulations of the Real Property Appraiser Board.**
23 **Each course shall include a proctored, closed-book examination pertinent**
24 **to the material presented; or**

25 (ii) Hold a degree in real estate from an accredited degree-awarding
26 college or university that has had all or part of its curriculum approved
27 by the Appraiser Qualifications Board as required core curriculum or the
28 equivalent as determined by the Appraiser Qualifications Board. If the
29 degree in real estate or equivalent as approved by the Appraiser
30 Qualifications Board does not satisfy all required qualifying education
31 for credentialing, the remaining class hours shall be completed in Real

1 Property Appraiser Board-approved qualifying education pursuant to
2 subdivision ~~(b)(i)~~ ~~(c)(i)~~ of this subsection;

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

10 (ii) Successfully complete a PAREA program. If the PAREA program
11 does not satisfy all required experience for credentialing, the remaining
12 experience hours shall be completed pursuant to subdivision ~~(c)(i)~~ ~~(d)(i)~~
13 of this subsection;

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

22 ~~(e)~~ ~~(f)~~ Within the twenty-four ~~twelve~~ months following approval of
23 the applicant's education and experience by the Real Property Appraiser
24 Board, pass a licensed residential real property appraiser examination,
25 certified residential real property appraiser examination, or certified
26 general real property appraiser examination, approved by the Appraiser
27 Qualifications Board, prescribed by rules and regulations of the Real
28 Property Appraiser Board, and administered by a contracted testing
29 service. Successful completion of examination shall be valid for twenty-
30 four months.

31 (2) To qualify for an upgraded credential, a licensed residential

1 real property appraiser shall satisfy the appropriate requirements as
2 follows:

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

11 (b) Within the twenty-four ~~twelve~~ months following approval of the
12 applicant's education and experience by the Real Property Appraiser Board
13 for an upgraded credential, pass an appropriate examination approved by
14 the Appraiser Qualifications Board for that upgraded credential,
15 prescribed by rules and regulations of the Real Property Appraiser Board,
16 and administered by a contracted testing service. Successful completion
17 of examination shall be valid for twenty-four months.

18 (3) To qualify for a credential as a certified residential real
19 property appraiser, a licensed residential real property appraiser shall:

20 (a)(i) Meet the postsecondary educational requirements pursuant to
21 subdivisions (1)(b) and (c) of section 76-2231.01; or

22 (ii)(A) Have held a credential as a licensed residential real
23 property appraiser for a minimum of five years; and

24 (B) Not have been subject to a nonappealable disciplinary action by
25 the board or any other jurisdiction, which action limited the real
26 property appraiser's legal eligibility to engage in real property
27 appraisal practice within five years immediately preceding the date of
28 application for the certified residential real property appraiser
29 credential;

30 (b)(i) If submitting an application on or before December 31, 2025,
31 successfully ~~(b)~~ ~~Successfully~~ complete and pass proctored, closed-book

1 examinations for no fewer than fifty additional class hours in board-
2 approved qualifying education courses conducted by education providers as
3 prescribed by rules and regulations of the board, or hold a degree in
4 real estate from an accredited degree-awarding college or university or
5 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2231.01; or
6 and

7 (ii) If submitting an application after December 31, 2025,
8 successfully complete and pass proctored, closed-book examinations for no
9 fewer than forty-two additional class hours in board-approved qualifying
10 education courses conducted by education providers as prescribed by rules
11 and regulations of the board, or hold a degree in real estate from an
12 accredited degree-awarding college or university or equivalent pursuant
13 to subdivision (1)(d)(ii) of section 76-2231.01; and

14 (c) Meet the experience requirements pursuant to subdivision (1)(e)
15 of section 76-2231.01.

16 (4) To qualify for a credential as a certified general real property
17 appraiser, a licensed residential real property appraiser shall:

18 (a) Meet the postsecondary educational requirements pursuant to
19 subdivisions (1)(b) and (c) of section 76-2232;

20 (b)(i) If submitting an application on or before December 31, 2025,
21 successfully ~~(b) Successfully~~ complete and pass proctored, closed-book
22 examinations for no fewer than one hundred fifty additional class hours
23 in board-approved qualifying education courses conducted by education
24 providers as prescribed by rules and regulations of the board, or hold a
25 degree in real estate from an accredited degree-awarding college or
26 university or equivalent pursuant to subdivision (1)(d)(ii) of section
27 76-2232; or and

28 (ii) If submitting an application after December 31, 2025,
29 successfully complete and pass proctored, closed-book examinations for no
30 fewer than one hundred forty-two additional class hours in board-approved
31 qualifying education courses conducted by education providers as

1 prescribed by rules and regulations of the board, or hold a degree in
2 real estate from an accredited degree-awarding college or university or
3 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2232; and

4 (c) Meet the experience requirements pursuant to subdivision (1)(e)
5 of section 76-2232.

6 (5) An appraiser holding a valid licensed residential real property
7 appraiser credential shall satisfy the requirements for the trainee real
8 property appraiser credential for a downgraded credential.

9 (6) The scope of real property appraisal practice for a licensed
10 residential real property appraiser shall be limited to ~~real property~~
11 ~~appraisal practice concerning~~ noncomplex residential real property or
12 real estate having no more than four units, if any, with a transaction
13 value, or market value if no transaction takes place, of less than one
14 million dollars and complex residential real property or real estate
15 having no more than four units, if any, with a transaction value, or
16 market value if no transaction takes place, of less than four hundred
17 thousand dollars. Subdivisions ~~The appraisal of subdivisions~~ for which a
18 development analysis or appraisal is necessary are ~~is~~ not included in the
19 scope of real property appraisal practice for a licensed residential real
20 property appraiser.

21 Sec. 11. Section 76-2231.01, Revised Statutes Cumulative Supplement,
22 2022, is amended to read:

23 76-2231.01 (1) To qualify for a credential as a certified
24 residential real property appraiser, an applicant shall:

25 (a) Be at least nineteen years of age;

26 (b)(i) Hold a bachelor's degree, or higher, from an accredited
27 degree-awarding college or university;

28 (ii) Hold an associate's degree from an accredited degree-awarding
29 community college, college, or university in the study of business
30 administration, accounting, finance, economics, or real estate;

31 (iii) Successfully complete thirty semester hours of college-level

1 education from an accredited degree-awarding community college, college,
2 or university that includes:

3 (A) Three semester hours in each of the following: English
4 composition; microeconomics; macroeconomics; finance; algebra, geometry,
5 or higher mathematics; statistics; computer science; and business law or
6 real estate law; and

7 (B) Three semester hours each in two elective courses in any of the
8 topics listed in subdivision (b)(iii)(A) of this subsection, or in
9 accounting, geography, agricultural economics, business management, or
10 real estate;

11 (iv) Successfully complete thirty semester hours of the College-
12 Level Examination Program that includes:

13 (A) Three semester hours in each of the following subject matter
14 areas: College algebra; college composition modular; principles of
15 macroeconomics; principles of microeconomics; introductory business law;
16 and information systems; and

17 (B) Six semester hours in each of the following subject matter
18 areas: College composition; and college mathematics; or

19 (v) Successfully complete any combination of subdivisions (b)(iii)
20 and (iv) of this subsection that ensures coverage of all topics and hours
21 identified in subdivision (b)(iii) of this subsection;

22 (c) Have his or her education evaluated for equivalency by one of
23 the following if the college degree is from a foreign country:

24 (i) An accredited degree-awarding college or university;

25 (ii) A foreign degree credential evaluation service company that is
26 a member of the National Association of Credential Evaluation Services;
27 or

28 (iii) A foreign degree credential evaluation service company that
29 provides equivalency evaluation reports accepted by an accredited degree-
30 awarding college or university;

31 (d)(i) Have successfully completed and passed examination for no

1 fewer than two hundred class hours in Real Property Appraiser Board-
2 approved qualifying education courses conducted by education providers as
3 prescribed by rules and regulations of the Real Property Appraiser Board
4 ~~and completed the fifteen-hour National Uniform Standards of Professional~~
5 ~~Appraisal Practice Course~~. Each course shall include a proctored, closed-
6 book examination pertinent to the material presented; or

7 (ii) Hold a degree in real estate from an accredited degree-awarding
8 college or university that has had all or part of its curriculum approved
9 by the Appraiser Qualifications Board as required core curriculum or the
10 equivalent as determined by the Appraiser Qualifications Board. If the
11 degree in real estate or equivalent as approved by the Appraiser
12 Qualifications Board does not satisfy all required qualifying education
13 for credentialing, the remaining class hours shall be completed in Real
14 Property Appraiser Board-approved qualifying education pursuant to
15 subdivision (d)(i) of this subsection;

16 (e)(i) Have no fewer than one thousand five hundred hours of
17 experience as prescribed by rules and regulations of the Real Property
18 Appraiser Board. The required experience shall be acceptable to the Real
19 Property Appraiser Board and subject to review and determination as to
20 conformity with the Uniform Standards of Professional Appraisal Practice.
21 The experience shall have occurred during a period of no fewer than
22 twelve months; or

23 (ii) Successfully complete a PAREA program. If the PAREA program
24 does not satisfy all required experience for credentialing, the remaining
25 experience hours shall be completed pursuant to subdivision (e)(i) of
26 this subsection;

27 (f) Submit two copies of legible ink-rolled fingerprint cards or
28 equivalent electronic fingerprint submissions to the Real Property
29 Appraiser Board for delivery to the Nebraska State Patrol in a form
30 approved by both the Nebraska State Patrol and the Federal Bureau of
31 Investigation. A fingerprint-based national criminal history record check

1 shall be conducted through the Nebraska State Patrol and the Federal
2 Bureau of Investigation with such record check to be carried out by the
3 Real Property Appraiser Board; and

4 (g) Within the twenty-four ~~twelve~~ months following approval of the
5 applicant's education and experience by the Real Property Appraiser
6 Board, pass a certified residential real property appraiser examination
7 or certified general real property appraiser examination, approved by the
8 Appraiser Qualifications Board, prescribed by rules and regulations of
9 the Real Property Appraiser Board, and administered by a contracted
10 testing service. Successful completion of examination shall be valid for
11 twenty-four months.

12 (2) To qualify for an upgraded credential, a certified residential
13 real property appraiser shall satisfy the following requirements:

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

22 (b) Within the twenty-four ~~twelve~~ months following approval of the
23 applicant's education and experience by the Real Property Appraiser Board
24 for an upgrade to a certified general real property appraiser credential,
25 pass a certified general real property appraiser examination approved by
26 the Appraiser Qualifications Board, prescribed by rules and regulations
27 of the Real Property Appraiser Board, and administered by a contracted
28 testing service. Successful completion of examination shall be valid for
29 twenty-four months.

30 (3) To qualify for a credential as a certified general real property
31 appraiser, a certified residential real property appraiser shall:

1 (a) Meet the postsecondary educational requirements pursuant to
2 subdivisions (1)(b) and (c) of section 76-2232;

3 (b) Successfully complete and pass proctored, closed-book
4 examinations for no fewer than one hundred additional class hours in
5 board-approved qualifying education courses conducted by education
6 providers as prescribed by rules and regulations of the board, or hold a
7 degree in real estate from an accredited degree-awarding college or
8 university or equivalent pursuant to subdivision (1)(d)(ii) of section
9 76-2232; and

10 (c) Meet the experience requirements pursuant to subdivision (1)(e)
11 of section 76-2232.

12 (4) A certified residential real property appraiser shall satisfy
13 the requirements for the trainee real property appraiser credential and
14 licensed residential real property appraiser credential for a downgraded
15 credential. If requested, evidence acceptable to the Real Property
16 Appraiser Board concerning the experience shall be presented along with
17 an application in the form of written reports or file memoranda.

18 (5) The scope of real property appraisal practice for a certified
19 residential real property appraiser shall be limited to ~~real property~~
20 ~~appraisal practice concerning~~ residential real property or real estate
21 having no more than four residential units, if any, without regard to
22 transaction value or complexity. Subdivisions ~~The appraisal of~~
23 ~~subdivisions~~ for which a development analysis or appraisal is necessary
24 are ~~is~~ not included in the scope of real property appraisal practice for
25 a certified residential real property appraiser.

26 Sec. 12. Section 76-2232, Revised Statutes Cumulative Supplement,
27 2022, is amended to read:

28 76-2232 (1) To qualify for a credential as a certified general real
29 property appraiser, an applicant shall:

30 (a) Be at least nineteen years of age;

31 (b) Hold a bachelor's degree, or higher, from an accredited degree-

1 awarding college or university;

2 (c) Have his or her education evaluated for equivalency by one of
3 the following if the college degree is from a foreign country:

4 (i) An accredited degree-awarding college or university;

5 (ii) A foreign degree credential evaluation service company that is
6 a member of the National Association of Credential Evaluation Services;
7 or

8 (iii) A foreign degree credential evaluation service company that
9 provides equivalency evaluation reports accepted by an accredited degree-
10 awarding college or university;

11 (d)(i) Have successfully completed and passed examination for no
12 fewer than three hundred class hours in Real Property Appraiser Board-
13 approved qualifying education courses conducted by education providers as
14 prescribed by rules and regulations of the Real Property Appraiser Board
15 and completed the fifteen-hour National Uniform Standards of Professional
16 Appraisal Practice Course. Each course shall include a proctored, closed-
17 book examination pertinent to the material presented; or

18 (ii) Hold a degree in real estate from an accredited degree-awarding
19 college or university that has had all or part of its curriculum approved
20 by the Appraiser Qualifications Board as required core curriculum or the
21 equivalent as determined by the Appraiser Qualifications Board. If the
22 degree in real estate or equivalent as approved by the Appraiser
23 Qualifications Board does not satisfy all required qualifying education
24 for credentialing, the remaining class hours shall be completed in Real
25 Property Appraiser Board-approved qualifying education pursuant to
26 subdivision (d)(i) of this subsection;

27 (e)(i) Have no fewer than three thousand hours of experience, of
28 which one thousand five hundred hours shall be in nonresidential
29 appraisal work, as prescribed by rules and regulations of the Real
30 Property Appraiser Board. The required experience shall be acceptable to
31 the Real Property Appraiser Board and subject to review and determination

1 as to conformity with the Uniform Standards of Professional Appraisal
2 Practice. The experience shall have occurred during a period of no fewer
3 than eighteen months; or

4 (ii) Successfully complete a PAREA program. If the PAREA program
5 does not satisfy all required experience for credentialing, the remaining
6 experience hours shall be completed pursuant to subdivision (e)(i) of
7 this subsection;

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

16 (g) Within the twenty-four ~~twelve~~ months following approval of the
17 applicant's education and experience by the Real Property Appraiser
18 Board, pass a certified general real property appraiser examination,
19 approved by the Appraiser Qualifications Board, prescribed by rules and
20 regulations of the Real Property Appraiser Board, and administered by a
21 contracted testing service. Successful completion of examination shall be
22 valid for twenty-four months.

23 (2) A certified general real property appraiser shall satisfy the
24 requirements for the trainee real property appraiser credential, licensed
25 residential real property appraiser credential, and certified residential
26 real property appraiser credential for a downgraded credential. If
27 requested, evidence acceptable to the Real Property Appraiser Board
28 concerning the experience shall be presented along with an application in
29 the form of written reports or file memoranda.

30 (3) The scope of real property appraisal practice for the certified
31 general real property appraiser shall include ~~real property appraisal~~

1 ~~practice concerning~~ all types of real property or real estate that real
2 property appraiser is competent to engage in.

3 Sec. 13. Section 76-2233, Revised Statutes Cumulative Supplement,
4 2022, is amended to read:

5 76-2233 (1) A person currently credentialed to engage in real
6 property appraisal practice concerning real estate and real property
7 under the laws of another jurisdiction may qualify for a credential
8 through reciprocity as a licensed residential real property appraiser, a
9 certified residential real property appraiser, or a certified general
10 real property appraiser by complying with all of the provisions of the
11 Real Property Appraiser Act relating to the appropriate classification of
12 credentialing.

13 (2) An applicant under this section may qualify for a credential if,
14 in the determination of the board:

15 (a) The requirements for credentialing in the applicant's
16 jurisdiction of practice specified in an application for credentialing
17 meet or exceed the minimum requirements of the Real Property Appraiser
18 Qualification Criteria as adopted and promulgated by the Appraiser
19 Qualifications Board of The Appraisal Foundation; and

20 (b) The regulatory program of the applicant's jurisdiction of
21 practice specified in an application for credentialing is determined to
22 be effective in accordance with Title XI of the Financial Institutions
23 Reform, Recovery, and Enforcement Act of 1989 by the Appraisal
24 Subcommittee of the Federal Financial Institutions Examination Council.

25 (3) The status of an applicant's jurisdiction of practice specified
26 in an application for credentialing through reciprocity shall be verified
27 through the most recent Compliance Review Report issued by the Appraisal
28 Subcommittee of the Federal Financial Institutions Examination Council.
29 In the case that findings pertaining to the adoption or implementation of
30 the Real Property Appraiser Qualification Criteria indicate that one or
31 more credentialing requirements do not meet or exceed the Real Property

1 Appraiser Qualification Criteria as promulgated by the Appraiser
2 Qualifications Board of The Appraisal Foundation, the board may request
3 evidence from the jurisdiction of practice or the Appraisal Subcommittee
4 of the Federal Financial Institutions Examination Council showing that
5 progress has been made to mitigate the findings in the Compliance Review
6 Report.

7 (4) To qualify for a credential through reciprocity, the applicant
8 shall:

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

16 (b) Submit an irrevocable consent that service of process upon him
17 or her may be made by delivery of the process to the director of the
18 board if the plaintiff cannot, in the exercise of due diligence, effect
19 personal service upon the applicant in an action against the applicant in
20 a court of this state arising out of the applicant's activities as a real
21 property appraiser in this state; and

22 (c) Comply with such other terms and conditions as may be determined
23 by the board.

24 (5) The credential status of an applicant under this section,
25 including current standing and any disciplinary action imposed against
26 his or her credentials, shall be verified through the Appraiser National
27 Registry of the Appraisal Subcommittee of the Federal Financial
28 Institutions Examination Council.

29 Sec. 14. Section 76-2233.01, Revised Statutes Cumulative Supplement,
30 2022, is amended to read:

31 76-2233.01 (1) A nonresident currently credentialed to engage in

1 real property appraisal practice concerning real estate and real property
2 under the laws of another jurisdiction may obtain a temporary credential
3 as a licensed residential real property appraiser, a certified
4 residential real property appraiser, or a certified general real property
5 appraiser to engage in real property appraisal practice in this state.

6 (2) To qualify for the issuance of a temporary credential, an
7 applicant shall:

8 (a) Submit an application on a form approved by the board;

9 (b) Submit a letter of engagement or a contract indicating the
10 location of the real property appraisal practice assignment;

11 (c) Submit an irrevocable consent that service of process upon him
12 or her may be made by delivery of the process to the director of the
13 board if the plaintiff cannot, in the exercise of due diligence, effect
14 personal service upon the applicant in an action against the applicant in
15 a court of this state arising out of the applicant's activities in this
16 state; and

17 (d) Pay the appropriate application fee in an amount established by
18 the board pursuant to section 76-2241.

19 (3) The credential status of an applicant under this section,
20 including current standing and any disciplinary action imposed against
21 his or her credentials, shall be verified through the Appraiser National
22 Registry of the Appraisal Subcommittee of the Federal Financial
23 Institutions Examination Council.

24 (4) Application for a temporary credential is valid for one year
25 from the date application is made to the board or upon the expiration of
26 the assignment specified in the letter of engagement, whichever occurs
27 first.

28 (5) A temporary credential issued under this section shall be
29 expressly limited to a grant of authority to engage in real property
30 appraisal practice required for an assignment in this state. Each
31 temporary credential shall expire upon the completion of the assignment

1 or upon the expiration of a period of six months from the date of
2 issuance, whichever occurs first. A temporary credential may be renewed
3 for one additional six-month period.

4 (6) Any person issued a temporary credential to engage in real
5 property appraisal practice in this state shall comply with all of the
6 provisions of the Real Property Appraiser Act relating to the appropriate
7 classification of credentialing. The board may, upon its own motion, and
8 shall, upon the written complaint of any aggrieved person, cause an
9 investigation to be made with respect to an alleged violation of the act
10 by a person who is engaged in, or who has engaged in, real property
11 appraisal practice as a temporary credential holder, and that person
12 shall be deemed a real property appraiser within the meaning of the act.

13 Sec. 15. Section 76-2233.02, Revised Statutes Cumulative Supplement,
14 2022, is amended to read:

15 76-2233.02 (1) A credential issued under the Real Property Appraiser
16 Act other than a temporary credential shall remain in effect until
17 December 31 of the designated year unless surrendered, revoked,
18 suspended, or canceled prior to such date. To renew a valid credential,
19 the credential holder shall file an application on a form approved by the
20 board and pay the appropriate renewal fee in an amount established by the
21 board pursuant to section 76-2241. ~~The credential holder shall also pay~~
22 ~~the criminal history record check fee in an amount established by the~~
23 ~~board pursuant to section 76-2241 for maintenance of the random~~
24 ~~fingerprint audit program to the board not later than November 30 of the~~
25 ~~designated year.~~ A credential may be renewed for one year or two years.
26 In every second year of the two-year continuing education period, as
27 specified in section 76-2236, evidence of completion of continuing
28 education requirements shall accompany renewal application or be on file
29 with the board prior to renewal.

30 ~~(2) The board shall establish a number of credential holders to be~~
31 ~~selected at random to submit, along with the application for renewal, two~~

1 ~~copies of legible ink-rolled fingerprint cards or equivalent electronic~~
2 ~~fingerprint submissions to the board for delivery to the Nebraska State~~
3 ~~Patrol in a form approved by both the Nebraska State Patrol and the~~
4 ~~Federal Bureau of Investigation. A fingerprint-based national criminal~~
5 ~~history record check shall be conducted through the Nebraska State Patrol~~
6 ~~and the Federal Bureau of Investigation with such record check to be~~
7 ~~carried out by the board.~~

8 (2) (3) If a credential holder fails to apply and meet the
9 requirements for renewal by November 30 of the designated year, such
10 credential holder may obtain a renewal of such credential by satisfying
11 all of the requirements for renewal and paying the appropriate late
12 processing fee in an amount established by the board pursuant to section
13 76-2241 if such late renewal takes place prior to July 1 of the following
14 year. ~~A credential holder selected at random to submit fingerprint cards~~
15 ~~or equivalent electronic fingerprints that has applied and met all other~~
16 ~~requirements for renewal prior to November 30 of the designated year~~
17 ~~shall not pay a late processing fee if fingerprint cards or equivalent~~
18 ~~electronic fingerprints are received prior to November 30 of the~~
19 ~~designated year.~~ If a credential holder that first obtained his or her
20 credential at the current level on or after November 1 fails to apply and
21 meet the requirements for renewal by December 31 of the designated year,
22 such credential holder may obtain a renewal of such credential by
23 satisfying all the requirements for renewal and paying a late processing
24 fee if such late renewal takes place prior to July 1 of the following
25 year. The board may refuse to renew any credential if the credential
26 holder has continued to, directly or indirectly for another, offer,
27 attempt, agree to engage in, or engage in real property appraisal
28 practice in this state following the expiration of his or her credential.
29 If a credential is not renewed prior to July 1, a credential holder shall
30 reapply for credentialing and meet the current requirements in place at
31 the time of application, except as provided in section 76-2233.03.

1 Sec. 16. Section 76-2236, Revised Statutes Cumulative Supplement,
2 2022, is amended to read:

3 76-2236 (1) Every credential holder shall furnish evidence to the
4 board that he or she has satisfactorily completed no fewer than twenty-
5 eight hours of approved continuing education activities in each two-year
6 continuing education period. Hours of satisfactorily completed approved
7 continuing education activities cannot be carried over from one two-year
8 continuing education period to another. Evidence of successful completion
9 of such continuing education activities for the two-year continuing
10 education period, including passing examination if applicable, shall be
11 submitted to the board in the manner prescribed by the board. No
12 continuing education activity shall be less than two hours in duration. A
13 person who holds a temporary credential does not have to meet any
14 continuing education requirements in the Real Property Appraiser Act.

15 (2) As prescribed by rules and regulations of the Real Property
16 Appraiser Board and at least once every two years, the seven-hour
17 National Uniform Standards of Professional Appraisal Practice Continuing
18 Education Update Course as approved by the Appraiser Qualifications Board
19 or the equivalent of the course as approved by the Real Property
20 Appraiser Board, shall be included in the continuing education
21 requirement of each credential holder. An instructor certified by the
22 Appraiser Qualifications Board satisfies this requirement by successfully
23 completing an a—seven-hour instructor recertification course and
24 examination, if applicable, as approved by the Appraiser Qualifications
25 Board.

26 (3) A continuing education activity conducted in another
27 jurisdiction in which the activity is approved to meet the continuing
28 education requirements for renewal of a credential in such other
29 jurisdiction shall be accepted by the board if that jurisdiction has
30 adopted and enforces standards for such continuing education activity
31 that meet or exceed the standards established by the Real Property

1 Appraiser Act and the rules and regulations of the board.

2 (4) The board may adopt a program of continuing education for
3 individual credentials as long as the program is compliant with the
4 Appraiser Qualifications Board's criteria specific to continuing
5 education.

6 (5) No more than fourteen hours may be approved by the Real Property
7 Appraiser Board as continuing education in each two-year continuing
8 education period for participation, other than as a student, in appraisal
9 educational processes and programs, which includes teaching, program
10 development, authorship of textbooks, or similar activities that are
11 determined by the board to be equivalent to obtaining continuing
12 education. Evidence of participation shall be submitted to the board upon
13 completion of the appraisal educational process or program. No
14 preapproval will be granted for participation in appraisal educational
15 processes or programs.

16 (6) As prescribed by rules and regulations of the Real Property
17 Appraiser Board, qualifying ~~Qualifying~~ education, as approved by the
18 board, successfully completed by a credential holder ~~to fulfill the~~
19 ~~class-hour requirement to upgrade to a higher classification than his or~~
20 ~~her current classification,~~ shall be approved by the board as continuing
21 education.

22 (7) Beginning January 1, 2026, as prescribed by rules and
23 regulations of the Real Property Appraiser Board and at least once every
24 two years, a successfully completed board-approved valuation bias and
25 fair housing laws course shall be included in the continuing education
26 requirement of each credential holder. ~~Qualifying education, as approved~~
27 ~~by the board, taken by a credential holder not to fulfill the class-hour~~
28 ~~requirement to upgrade to a higher classification, shall be approved by~~
29 ~~the board as continuing education if the credential holder completes the~~
30 ~~examination.~~

31 (8) A board-approved supervisory real property appraiser and trainee

1 course successfully completed by a certified real property appraiser
2 shall be approved by the board as continuing education no more than once
3 during each two-year continuing education period.

4 (9) The Real Property Appraiser Board shall approve continuing
5 education activities and instructors which it determines would protect
6 the public by improving the competency of credential holders.

7 Sec. 17. Section 76-2241, Reissue Revised Statutes of Nebraska, is
8 amended to read:

9 76-2241 (1) The board shall charge and collect appropriate fees for
10 its services under the Real Property Appraiser Act as follows:

11 (a) A credential application fee of no more than two ~~one~~ hundred
12 ~~fifty~~ dollars;

13 (b) An examination fee of no more than three hundred dollars. The
14 board may direct applicants to pay the fee directly to a third party who
15 has contracted to administer the examination;

16 (c) An initial and renewal credentialing fee, other than temporary
17 credentialing, of no more than three hundred fifty dollars;

18 (d) A late processing fee of no more than twenty-five dollars for
19 each month or portion of a month the fee is late;

20 (e) A temporary credential application fee for a licensed
21 residential real property appraiser, a certified residential real
22 property appraiser, or a certified general real property appraiser of no
23 more than one hundred fifty dollars;

24 (f) A temporary credentialing fee of no more than one hundred ~~fifty~~
25 dollars for a licensed residential real property appraiser, certified
26 residential real property appraiser, or certified general real property
27 appraiser holding a temporary credential under the act;

28 (g) An inactive credential application fee of no more than one
29 hundred dollars;

30 (h) An inactive credentialing fee of no more than three hundred
31 dollars;

1 (i) A duplicate proof of credentialing fee of no more than twenty-
2 five dollars;

3 (j) A certificate of good standing fee of no more than ten dollars;
4 and

5 (k) A criminal history record check fee of no more than one hundred
6 dollars.

7 (2) All fees for credentialing through reciprocity shall be the same
8 as those paid by others pursuant to this section.

9 (3) In addition to the fees set forth in this section, the board may
10 collect and transmit to the appropriate federal authority any fees
11 established under the provisions of the Financial Institutions Reform,
12 Recovery, and Enforcement Act of 1989. The board may establish such fees
13 as it deems appropriate for special examinations and other services
14 provided by the board.

15 (4) All fees and other revenue collected pursuant to the Real
16 Property Appraiser Act shall be remitted by the board to the State
17 Treasurer for credit to the Real Property Appraiser Fund.

18 Sec. 18. Section 76-2249, Reissue Revised Statutes of Nebraska, is
19 amended to read:

20 76-2249 (1) The board may prepare a directory showing the name, ~~and~~
21 place of business, and effective and expiration dates of credential
22 holders under the Real Property Appraiser Act which may be made available
23 on the board's website. Printed copies of the directory shall be made
24 available to the public at such reasonable price per copy as may be fixed
25 by the board. The directory shall be provided to federal authorities as
26 required by the Financial Institutions Reform, Recovery, and Enforcement
27 Act of 1989.

28 (2) The board shall provide without charge to any credential holder
29 under the Real Property Appraiser Act a set of rules and regulations
30 adopted and promulgated by the board and any other information which the
31 board deems important in the area of real property appraisal in this

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

8 Sec. 19. Original sections 76-2241 and 76-2249, Reissue Revised
9 Statutes of Nebraska, and sections 76-2201, 76-2203, 76-2207.30,
10 76-2218.02, 76-2219.02, 76-2221, 76-2228.01, 76-2228.02, 76-2230,
11 76-2231.01, 76-2232, 76-2233, 76-2233.01, 76-2233.02, and 76-2236,
12 Revised Statutes Cumulative Supplement, 2022, are repealed.

13 Sec. 20. Since an emergency exists, this act takes effect when
14 passed and approved according to law.



2024 Update to Nebraska Appraisal Management Company Registration Act Summary (REQ05049)

The purpose of REQ05049 is to update the Nebraska Appraisal Management Company Registration Act (“Act”) to implement the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”). These changes are required for the Board’s continued compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (“Title XI”) and Appraisal Subcommittee Policy Statements 1, 7-9, and 10-12. Title XI, as amended by the Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010, expanded the Appraisal Subcommittee’s core functions to include monitoring of the requirements established by States that register and supervise the operations and activities of appraisal management companies. If the State of Nebraska is found not to be compliance with Title XI by the Appraisal Subcommittee, the Appraisal Subcommittee may remove all Nebraska registered appraisal management companies from the AMC Registry, resulting in no appraisal management companies authorized to provide appraisal management services in connection with federally related transactions. Such action would have a substantial negative impact on the mortgage loan activity in Nebraska. Along with changes pertaining to the Appraisal Subcommittee’s SOA recommendations, REQ05049 includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The following language changes are included in REQ05049:

- In Neb. Rev. Stat. § 76-3202(2), “National” is stricken and “Appraiser” is added before “Registry” to harmonize the Appraisal Management Company Registration Act with the language found in the Real Property Appraiser Act (*page 5: line 25*).
- The definition of AMC final rule is stricken in Neb. Rev. Stat. § 76-3202(3) and the definition AMC rule added at N.R.S. § 76-3202(4) concerning the rules adopted by the federal agencies as required in section 1124 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 as such rules existed on January 1, 2024. This update incorporates the Appraisal Subcommittee’s terminology as recommended by the Appraisal Subcommittee during its 2022 SOA (*page 5: lines 27-30; page 6: 5-8*).
- In Neb. Rev. Stat. § 76-3202(3), “National” is stricken and “AMC” is added before “Registry” in the renamed definition AMC Registry. This update incorporates the Appraisal Subcommittee’s terminology as recommended by the Appraisal Subcommittee during its 2022 SOA (*page 5: line 31*).
- “Who each hold a credential” is stricken from Neb. Rev. Stat. § 76-3202(2)(6)(c)(i) and “who each hold a credential or equivalent” is stricken from Neb. Rev. Stat. § 76-3202(2)(6)(c)(ii) for clarification as AMC appraiser is a defined term. The stricken language is unnecessary (*page 6: line 17, lines 19-20*).
- “2019” is updated to “2024” in the definition of “Federally regulated appraisal management company in Neb. Rev. Stat. § 76-3202(18)(a) (*page 8: lines 16-17*).

- The definition “real property appraiser” is added at Neb. Rev. Stat. § 76-3202(27) to harmonize the Appraisal Management Company Registration Act with the defined term found in the Real Property Appraiser Act. Real property appraiser is currently referenced in the Appraisal Management Company Registration Act and is different from AMC appraiser (*page 9: lines 6-7*).
- “Final” is stricken from Neb. Rev. Stat. § 76-3203(5), N.R.S. § 76-3203.02(1),(2), and N.R.S. § 76-3206(2) to utilize the new defined term AMC rule. This update incorporates the Appraisal Subcommittee’s terminology as recommended by the Appraisal Subcommittee during its 2022 SOA (*page 11: line 3, line 17, line 24; page 12: line 20*).
- “National” is stricken from Neb. Rev. Stat. § 76-3203.02(2) and N.R.S. § 76-3206(2) to utilize the new defined term AMC Registry (*page 11: line 25; page 12: line 21*).
- “One” is stricken and “two is added before “thousand” and “five hundred” is stricken before “dollars” to amend the AMC registration renewal fee limit upward in Neb. Rev. Stat. § 76-3206(1)(c) (*page 12: lines 13-14*).
- “Real property appraiser” is added before “credential” in Neb. Rev. Stat. § 76-3207(1)(a),(4) to harmonize the Appraisal Management Company Registration Act with the definition Real property appraiser found in the Real Property Appraiser Act (*page 12: line 27, lines 28-29; page 14: lines 4-5*).
- Subdivisions (b) and (c) are added to Neb. Rev. Stat. § 76-3207(2) to remove the Criminal History Record Check requirement, at the time application for renewal of an appraisal management company’s registration is made, for any owner of more than ten percent of an AMC if such owner of more than ten percent of the AMC has previously completed a Criminal History Record Check for the purpose of AMC ownership. A CHRC is still required for any new owner of more than ten percent of an AMC, as identified by the Board, or at the time application for renewal of a registration as an AMC is made if a CHRC has not been completed for the purpose of AMC ownership. This update meets the requirements for ownership limitations for state-registered AMCs under the AMC Rule (*page 13: lines 15-29*).
- “AMC” is added before “appraiser” in Neb. Rev. Stat. § 76-3220 to utilize the defined term AMC appraiser (*page 16: line 13*).
- Section 11 is added to provide civil and criminal immunity for board members, board employees, and contractors. This language harmonizes the Appraisal Management Company Registration Act with the Real Property Appraiser Act as found under Neb. Rev. Stat. § 76-2225 (*page 16: lines 16-25*).
- Neb. Rev. Stat. § 76-3209 and N.R.S. § 76-3211 are outright repealed. This language is duplicate language found under the Appraisal panel requirements at Neb. Rev. Stat. § 76-3203.01.



Memo

To: Nebraska Real Property Appraiser Board

From: Director Kohtz

CC:

Date: December 13, 2023

Re: Request for Comment on REQ05049 for changes to the AMC Registration Act

At its regular meeting on October 26, 2023, the Board approved REQ05049 for public comment. Through the November 9, 2023 Memo From the Board titled, "Nebraska Real Property Appraiser Board Proposes Legislation for Introduction During the 2024 Legislative Session" (see attached), REQ05049 was made available to the public, real property appraisers, AMCs, and education providers for comment through December 12, 2023. In addition, a copy of REQ05049, along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act was provided by email to the Nebraska Chapter of the Appraisal Institute, the National Appraisal Institute, the Nebraska Banker's Association, the University of Nebraska at Omaha Real Estate and Land Economics Program, the Department of Revenue, the Department of Banking, the Real Estate Commission, the Appraisal Subcommittee, NACO, REVVA, Nebraska Realtor's Association, and the Platte Institute for comment on the same date.

No comments were received from the general public, any real property appraisers, any AMCs, or any education providers. The comments from those that received a copy of REQ05049, along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, by email, are included with this memo. There is no opposition.

Nebraska Real Property Appraiser Board Proposes Legislation for Introduction During the 2024 Legislative Session

By Tyler Kohtz, Director

The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session. As a stakeholder, this legislation affects you and your profession. The Board welcomes, and encourages, each of you to review the proposed legislation and provide any comments that you may have back to the Board’s director.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, can be found on the Board’s website at <https://appraiser.ne.gov> by opening the hyperlink named “NRPAB 2024 Proposed Legislation” found on the right-hand side of the main page. Please provide any comments that you may have back to the Board’s director, Tyler Kohtz, at tyler.kohtz@nebraska.gov. The Board will receive comments through Wednesday, December 12, 2023. If you have any questions or concerns, please feel free to contact the Board’s office.

Board Members

Chairperson of the Board

Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Vice-Chairperson of the Board

Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

Board Member

Cody Gerdes, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2026

Board Member

Kevin P. Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

Board Member

Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2023



Tyler N. Kohtz, Director

301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963

Phone: 402-471-9015

Fax: 402-471-9017

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



Visit NRPAB on Facebook

Kohtz, Tyler

From: David Beberwyk <djbeberwyk@unomaha.edu>
Sent: Thursday, November 9, 2023 10:28 PM
To: Kohtz, Tyler
Cc: Jamie Chung; Steven Shultz; David Volkman
Subject: NRPAB 2024 Proposed Legislation
Attachments: 2024 Update to Nebraska Real Property Appraiser Act Summary (REQ05050)_October 31, 2023.pdf; REQ05050_October 31, 2023.pdf; 2024 Update to Nebraska Appraisal Management Company Registration Act Summary (REQ05049)_October 27, 2023.pdf; REQ05049_October 27, 2023.pdf

Hi Tyler ... I hope all is well.

I have included Drs. Jamie Chung and Steve Shultz on this e-mail so they are aware of the impending legislative changes, and can provide comments, if any.

Enjoy the remainder of your week.

David

David J. Beberwyk, Real Estate Lecturer & Broker
UNO Real Estate Program
djbeberwyk@unomaha.edu

From: "Kohtz, Tyler" <tyler.kohtz@nebraska.gov>
Date: Thursday, November 9, 2023 at 9:14 AM
To: David Beberwyk <djbeberwyk@unomaha.edu>, UNO CBAINFO <unocbainfo@unomaha.edu>
Subject: NRPAB 2024 Proposed Legislation

Non-NU Email

To whom it may concern,

I know that David is no longer with the Department, and I have not been informed of a replacement for his position, so please be sure this gets to the appropriate person. The Nebraska Real Property Appraiser Board ("Board") intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation's Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("Appraisal Subcommittee") as identified during its 2022 State Off-site Assessment ("2022 SOA") to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If the University's Real Estate and Land Economics Department is interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz, Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov
Web site: www.appraiser.ne.gov



[Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Mark Schiffman <mark.schiffman@revaa.org>
Sent: Monday, November 20, 2023 4:30 PM
To: Kohtz, Tyler
Subject: Re: AMC National Registry Question

Thank you, we appreciate the consideration.

On Mon, Nov 20, 2023 at 4:26 PM Kohtz, Tyler <tyler.kohtz@nebraska.gov> wrote:

Hi Mark,

It is not the Board's intent to require action that exceeds Title XI, the AMC Rule, or the ASC Policy Statements. As you will see in REQ05049, the Board is eliminating the repeated criminal history record checks for those owners of 10% or more of an AMC that has already had a CHRC completed. I did discuss your request with the Board's ASC Policy Manager, and it was determined that the information requested by the State of Nebraska is thorough, but does not exceed Title XI, the AMC Rule, or the ASC Policy Statements. My understanding is that some states will collect less information during the renewal process to establish if the panel size meets the AMC requirements and how many appraisers performed services for covered transactions, but those states also have significant auditing requirements for this information. Nebraska has no need for a follow up audit of any sort as the information has already been verified. Of the states and territories under the ASC's jurisdiction, approximately 50% have not had a review of their AMC Program by the ASC to date, and two have been graded as "needs improvement." Nebraska is one of the few states that has had its AMC Program reviewed by the ASC twice, and it received a rating of "Excellent" each time. Because the regulatory aspect of AMC regulation is so new, I would not recommend that the Board make a change to its information collection procedure at the present time. However, I will present your email to the Board during review of the REQ05049 comments and the Board may request that this be discussed during its strategic planning meeting in June.

Sincerely,

Tyler Kohtz

Executive Director

Nebraska Real Property Appraiser Board



From: Mark Schiffman <mark.schiffman@revaa.org>
Sent: Monday, November 13, 2023 2:15 PM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Subject: AMC National Registry Question

Tyler,

Good afternoon, I have a quick question.

Having heard from some of our members, I am wondering if Nebraska would entertain dialogue to consider simplifying its AMC National Registry Fee process?

Nebraska apparently has one of the most onerous information requirements that goes well beyond the minimums needed by the Appraisal Subcommittee. It takes quite a bit of time for the AMCs to pull this together and there is no indication as to how the state is auditing this information or using it for enforcement.

As you know, Nebraska goes quite a bit further and requires the name of every appraiser that completed a covered transaction, along with the total number of completed transactions. Each appraiser's license #, date of earliest and latest submission of the appraisals that were considered to be a covered transaction.

The AMC fees collected are simply a pass through to the Appraisal Subcommittee. Most states simply ask the AMC to submit payment totalling the number of appraisers who performed at least one Covered Transaction in the past twelve months x \$25.

Thank you,

Mark

Mark A. Schiffman

Executive Director

Kohtz, Tyler

From: Jenny Tidwell <jenny@asc.gov>
Sent: Tuesday, November 21, 2023 8:51 AM
To: Kohtz, Tyler; Maria Brown
Subject: RE: NRPAB 2024 Proposed Legislation

Hey Tyler,
I have reviewed the proposed legislative bills and have no comments on the changes.
Thanks for the opportunity to review,

Jenny

Jenny Howard Tidwell
Policy Manager
Appraisal Subcommittee
jenny@asc.gov
(202) 441-1538

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 10:22 AM
To: Jenny Tidwell <jenny@asc.gov>; Maria Brown <maria@asc.gov>
Subject: NRPAB 2024 Proposed Legislation

Hi Jenny and Maria,

I hope that you are both doing well. The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee as identified during its 2022 State Off-site Assessment (“2022 SOA”), to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Kohtz, Tyler

From: Bob Hallstrom <bob.hallstrom@nebankers.org>
Sent: Thursday, November 30, 2023 3:40 PM
To: Kohtz, Tyler
Cc: Ryan Mcintosh; Jerry Stilmock
Subject: RE: Nebraska Real Property Appraiser Board proposed 2024 legislation

Figured as much. Thank you for the thorough explanation. Happy Holidays!

From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 30, 2023 9:39 AM
To: Bob Hallstrom <bob.hallstrom@nebankers.org>
Subject: RE: Nebraska Real Property Appraiser Board proposed 2024 legislation

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

Thanks for the response. Please see my responses to your questions below in red. If you have any follow up questions, please feel free to let me know.

Regards,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Bob Hallstrom <bob.hallstrom@nebankers.org>
Sent: Thursday, November 30, 2023 8:34 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Subject: Nebraska Real Property Appraiser Board proposed 2024 legislation

Tyler,

Thanks again for sharing the Nebraska Real Property Appraiser Board proposed 2024 legislation for review by the NBA. I have no concerns or objections to either REQ 05049 or REQ 05050. I would, however, ask that you provide clarification regarding the need or justification for increased fees as provided on page 30 of REQ 05050 and on page 12 of REQ 05049. **As a cash funded agency, proper revenue levels are needed to cover the operation expenditures. During the past twelve years (my time as the Board's director), no fees have been increased. The only fee change implemented by the Board during this period is that the real property appraiser renewal fee was decreased by \$25.00 annually (in 2016 I believe). The Board has implemented many cost savings measures during the past twelve to increase its functional efficiency; however, due to increased costs, stagnation in the real property appraiser numbers, and a decrease in the number of appraisal management companies, the revenues will not support the cost of maintaining the current level of effectiveness and efficiency at some point in the near future. The statutory changes in question only increase the maximum limit that could be charged for each fee and does not increase the fee charged. With the next Real Property**

Appraiser Qualifications Criteria not being effective until 2026, and USPAP no longer having an end date, it is important to include the fee limit adjustment this year as it is unknown when additional legislation will be needed on the Board's behalf. The Board has a modest cash fund balance for both the Appraiser Fund and the AMC Fund and hopes to draw down these balances as needed to reach the Board's minimum fund balance policy amount before considering an increase in any fee. Depending on expenditures and fund balances, any fee increases would be one to five years away. When the Board determines that it is necessary to increase any of the fees based on analysis of the past, present, and projected expenditures and revues, a rule change will be required to implement the new fee. Regarding the successful completion of examination only being valid for a period of 24 months, I would presume that once you have successfully completed the examination and been accorded the appropriate credential, that no further examinations would be required. You are correct. This time frame would be applicable to those that have completed the exam, but have not completed the credentialing process, which in Nebraska would mean that they have not paid the credentialing fee required to be awarded a credential. If significant time has passed and the Board denied the application for not meeting all requirements, the applicant could reapply and not have to take the exam again if it was successfully completed within the previous 24 months. The Criteria allows for exam results to be valid for up to 24 months. Currently, the Real Property Appraiser Act allows for twelve months. This change will allow an applicant more time if needed. Please clarify why subsequent examinations appear to be required after needing approved for credentialling. There would be no subsequent examinations.

Bob Hallstrom | NBA General Counsel

Nebraska Bankers Association

233 South 13th Street | Suite 700 | Lincoln, NE 68508

402-474-1555 | bob.hallstrom@nebankers.org

Extraordinary Service for Extraordinary Members

Visit the Nebraska Bankers Association at nebankers.org.



This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Kohtz, Tyler

From: Jon Cannon <Jon.Cannon@NebraskaCounties.org>
Sent: Friday, December 1, 2023 11:09 AM
To: Kohtz, Tyler
Cc: Meredith, Candace; Derrick Niederklein
Subject: RE: NRPAB 2024 Proposed Legislation

Tyler, thanks for letting us review. We do not have any concerns.

However, I would like to broach the subject with you of a mass appraisal credential. Would having something specific like that run afoul of any of the federal acts or national boards you work with? The mass appraisal industry in Nebraska is, I think, reaching a critical point. While I think Darrell Stanard does an excellent job for the counties he's in, there's only so much of him to go around, and it is an area of definite need. I would be glad for any insights you have, and even happier to discuss with you over lunch sometime.

Thanks!

Jon

Jon Cannon
NACO Executive Director
1335 H Street, Lincoln, Nebraska 68508

Office: 402-434-5660 Ext 230
Mobile: 402-202-5759



From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 9:25 AM
To: Jon Cannon <Jon.Cannon@NebraskaCounties.org>
Subject: NRPAB 2024 Proposed Legislation

Jon,

The Nebraska Real Property Appraiser Board ("Board") intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation's Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council ("Appraisal Subcommittee") as identified during its 2022 State Off-site Assessment ("2022 SOA") to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If NACO is interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz
Executive Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov
Website: appraiser.ne.gov
 [Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Mark Schiffman <mark.schiffman@revaa.org>
Sent: Tuesday, December 5, 2023 12:55 PM
To: Kohtz, Tyler
Subject: Re: NRPAB 2024 Proposed Legislation

Good afternoon Tyler,

Beyond a thank you to NRPAB for the positive change to AMC owner background checks, REVAA does not have any comments on the proposed rule changes.

We appreciate you sending them to us. Please let me know if you need advocacy support.

Thanks,

Mark

On Thu, Nov 9, 2023 at 9:27 AM Kohtz, Tyler <tyler.kohtz@nebraska.gov> wrote:

Hi Mark,

The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz

Executive Director

Nebraska Real Property Appraiser Board

301 Centennial Mall South, First Floor

Lincoln, NE 68509-4963

Phone: (402) 471-9015

Email: tyler.kohtz@nebraska.gov

Website: appraiser.ne.gov

 [Visit NRPAB on Facebook](#)



Kohtz, Tyler

From: Kohtz, Tyler
Sent: Wednesday, December 13, 2023 12:48 PM
To: Dibiasio, Scott
Subject: RE: NRPAB 2024 Proposed Legislation

Hi Scott,

I hope all is well and thank you for the review of the requisitions. Years ago, the idea of adopting USPAP and the Real Property Appraiser Qualifications Criteria by reference was explored, but the Nebraska Legislature prefers that the language exists in its current format. If it ever looks like this could change, I'll bring it back up for discussion.

Regards,

Tyler Kohtz
Executive Director
Nebraska Real Property Appraiser Board



From: Dibiasio, Scott <sdibiasio@appraisalinstitute.org>
Sent: Wednesday, December 13, 2023 10:36 AM
To: Kohtz, Tyler <tyler.kohtz@nebraska.gov>; craigsteinley@gmail.com
Subject: RE: NRPAB 2024 Proposed Legislation

You don't often get email from sdibiasio@appraisalinstitute.org. [Learn why this is important](#)

Hello Tyler,

Thanks for sending this over and for allowing us the opportunity to provide some input and comments. Sorry for being a day late with this email. However, you've done such a good job that there really isn't anything that necessitates AI comment. We'd be happy to help in any way that we can as this legislation makes it way through the process beginning in January.

I do have one suggestion regarding the qualification criteria for all of the appraiser credentials. The Nebraska Real Property Appraiser Act contains in detail all of the credentialing requirements (education, experience and examination) contained in the AQB's Real Property Appraiser Qualification Criteria. As such, every time the RPAQC changes it necessitates legislative action to adopt the changes, regardless of how minor the changes may be. Is there something to be said for adopting the RPAQC entirely by reference so that statute changes don't have to be made every time the Criteria changes? I recognize that some states get a little edgy about incorporation by reference, especially as it relates to requirements that are put in place by non-elected officials such as the AQB and TAF. And some state boards want to retain the ability to modify their Criteria if they want to go beyond what is included in the Criteria.

Just something to think about. It may make everyone's life a little bit easier if the law doesn't have to change every couple of years to adopt minor changes put in place by the AQB.

Thanks again and Happy Holidays!

SD



Scott W. DiBiasio
Manager, State & Industry Affairs
202-298-5593
sdibiasio@appraisalinstitute.org



From: Kohtz, Tyler <tyler.kohtz@nebraska.gov>
Sent: Thursday, November 9, 2023 10:55 AM
To: Dibiasio, Scott <sdibiasio@appraisalinstitute.org>; craigsteinley@gmail.com
Subject: NRPAB 2024 Proposed Legislation

Hi Craig and Scott,

I hope all is well with the both of you. The Nebraska Real Property Appraiser Board (“Board”) intends to have two legislative bills introduced on its behalf during the 2024 legislative session.

The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation’s Appraiser Qualifications Board, effective on January 1, 2026; the Uniform Standards of Professional Appraisal Practice adopted by The Appraisal Foundation’s Appraisal Standards Board, effective on January 1, 2024; and the recommendations of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council (“Appraisal Subcommittee”) as identified during its 2022 State Off-site Assessment (“2022 SOA”) to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989. The proposed legislation also includes a small upward change to four fee limits, and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA. The proposed legislation also includes a small upward change to one fee limit, and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies.

The drafted legislation (REQ05050), along with an in-depth summary of the drafted changes to the Nebraska Real Property Appraiser Act, and the drafted legislation (REQ05049), along with an in-depth summary of the drafted changes to the Nebraska Appraisal Management Company Registration Act, are attached. If you are interested in providing any feedback to the Board for consideration, please email any comments to me no later than December 12, 2023.

If you have any questions, please feel free to call or email.

Sincerely,

Tyler N. Kohtz
Executive Director
Nebraska Real Property Appraiser Board
301 Centennial Mall South, First Floor
Lincoln, NE 68509-4963
Phone: (402) 471-9015
Email: tyler.kohtz@nebraska.gov

LEGISLATURE OF NEBRASKA
ONE HUNDRED EIGHTH LEGISLATURE
SECOND SESSION

LEGISLATIVE BILL

Introduced by

Read first time

Committee:

1 A BILL FOR AN ACT relating to real property; to amend sections 76-3201,
2 76-3203.02, 76-3206, and 76-3220, Reissue Revised Statutes of
3 Nebraska, and sections 76-2233, 76-2233.01, 76-3202, 76-3203,
4 76-3207, and 76-3216, Revised Statutes Cumulative Supplement, 2022;
5 to change and eliminate provisions of the Real Property Appraiser
6 Act and the Nebraska Appraisal Management Company Registration Act;
7 to provide civil and criminal immunity for the Real Property
8 Appraiser Board; to define and redefine terms; to harmonize
9 provisions; to repeal the original sections; and to outright repeal
10 sections 76-3209 and 76-3211, Reissue Revised Statutes of Nebraska.
11 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-2233, Revised Statutes Cumulative Supplement,
2 2022, is amended to read:

3 76-2233 (1) A person currently credentialed to engage in real
4 property appraisal practice concerning real estate and real property
5 under the laws of another jurisdiction may qualify for a credential
6 through reciprocity as a licensed residential real property appraiser, a
7 certified residential real property appraiser, or a certified general
8 real property appraiser by complying with all of the provisions of the
9 Real Property Appraiser Act relating to the appropriate classification of
10 credentialing.

11 (2) An applicant under this section may qualify for a credential if,
12 in the determination of the board:

13 (a) The requirements for credentialing in the applicant's
14 jurisdiction of practice specified in an application for credentialing
15 meet or exceed the minimum requirements of the Real Property Appraiser
16 Qualification Criteria as adopted and promulgated by the Appraiser
17 Qualifications Board of The Appraisal Foundation; and

18 (b) The regulatory program of the applicant's jurisdiction of
19 practice specified in an application for credentialing is determined to
20 be effective in accordance with Title XI of the Financial Institutions
21 Reform, Recovery, and Enforcement Act of 1989 by the Appraisal
22 Subcommittee of the Federal Financial Institutions Examination Council.

23 (3) The status of an applicant's jurisdiction of practice specified
24 in an application for credentialing through reciprocity shall be verified
25 through the most recent Compliance Review Report issued by the Appraisal
26 Subcommittee of the Federal Financial Institutions Examination Council.
27 In the case that findings pertaining to the adoption or implementation of
28 the Real Property Appraiser Qualification Criteria indicate that one or
29 more credentialing requirements do not meet or exceed the Real Property
30 Appraiser Qualification Criteria as promulgated by the Appraiser
31 Qualifications Board of The Appraisal Foundation, the board may request

1 evidence from the jurisdiction of practice or the Appraisal Subcommittee
2 of the Federal Financial Institutions Examination Council showing that
3 progress has been made to mitigate the findings in the Compliance Review
4 Report.

5 (4) To qualify for a credential through reciprocity, the applicant
6 shall:

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

14 (b) Submit an irrevocable consent that service of process upon him
15 or her may be made by delivery of the process to the director of the
16 board if the plaintiff cannot, in the exercise of due diligence, effect
17 personal service upon the applicant in an action against the applicant in
18 a court of this state arising out of the applicant's activities as a real
19 property appraiser in this state; and

20 (c) Comply with such other terms and conditions as may be determined
21 by the board.

22 (5) The credential status of an applicant under this section,
23 including current standing and any disciplinary action imposed against
24 his or her credentials, shall be verified through the Appraiser National
25 Registry of the Appraisal Subcommittee of the Federal Financial
26 Institutions Examination Council.

27 Sec. 2. Section 76-2233.01, Revised Statutes Cumulative Supplement,
28 2022, is amended to read:

29 76-2233.01 (1) A nonresident currently credentialed to engage in
30 real property appraisal practice concerning real estate and real property
31 under the laws of another jurisdiction may obtain a temporary credential

1 as a licensed residential real property appraiser, a certified
2 residential real property appraiser, or a certified general real property
3 appraiser to engage in real property appraisal practice in this state.

4 (2) To qualify for the issuance of a temporary credential, an
5 applicant shall:

6 (a) Submit an application on a form approved by the board;

7 (b) Submit a letter of engagement or a contract indicating the
8 location of the real property appraisal practice assignment;

9 (c) Submit an irrevocable consent that service of process upon him
10 or her may be made by delivery of the process to the director of the
11 board if the plaintiff cannot, in the exercise of due diligence, effect
12 personal service upon the applicant in an action against the applicant in
13 a court of this state arising out of the applicant's activities in this
14 state; and

15 (d) Pay the appropriate application fee in an amount established by
16 the board pursuant to section 76-2241.

17 (3) The credential status of an applicant under this section,
18 including current standing and any disciplinary action imposed against
19 his or her credentials, shall be verified through the Appraiser National
20 Registry of the Appraisal Subcommittee of the Federal Financial
21 Institutions Examination Council.

22 (4) Application for a temporary credential is valid for one year
23 from the date application is made to the board or upon the expiration of
24 the assignment specified in the letter of engagement, whichever occurs
25 first.

26 (5) A temporary credential issued under this section shall be
27 expressly limited to a grant of authority to engage in real property
28 appraisal practice required for an assignment in this state. Each
29 temporary credential shall expire upon the completion of the assignment
30 or upon the expiration of a period of six months from the date of
31 issuance, whichever occurs first. A temporary credential may be renewed

1 for one additional six-month period.

2 (6) Any person issued a temporary credential to engage in real
3 property appraisal practice in this state shall comply with all of the
4 provisions of the Real Property Appraiser Act relating to the appropriate
5 classification of credentialing. The board may, upon its own motion, and
6 shall, upon the written complaint of any aggrieved person, cause an
7 investigation to be made with respect to an alleged violation of the act
8 by a person who is engaged in, or who has engaged in, real property
9 appraisal practice as a temporary credential holder, and that person
10 shall be deemed a real property appraiser within the meaning of the act.

11 Sec. 3. Section 76-3201, Reissue Revised Statutes of Nebraska, is
12 amended to read:

13 76-3201 Sections 76-3201 to 76-3222 and section 11 of this act shall
14 be known and may be cited as the Nebraska Appraisal Management Company
15 Registration Act.

16 Sec. 4. Section 76-3202, Revised Statutes Cumulative Supplement,
17 2022, is amended to read:

18 76-3202 For purposes of the Nebraska Appraisal Management Company
19 Registration Act:

20 (1) Affiliate means any person that controls, is controlled by, or
21 is under common control with, another person;

22 (2) AMC appraiser means a person who holds a valid credential or
23 equivalent to appraise real estate and real property under the laws of
24 this state or another jurisdiction, and holds the status of active on the
25 Appraiser National Registry of the Appraisal Subcommittee of the Federal
26 Financial Institutions Examination Council in one or more jurisdictions;

27 ~~(3) AMC final rule means, collectively, the rules adopted by the~~
28 ~~federal agencies as required in section 1124 of the Financial~~
29 ~~Institutions Reform, Recovery, and Enforcement Act of 1989, as such rules~~
30 ~~existed on January 1, 2019;~~

31 (3) (4) AMC National Registry means the registry of appraisal

1 management companies that hold a registration as an appraisal management
2 company issued by the board or the equivalent issued in another
3 jurisdiction, and federally regulated appraisal management companies,
4 maintained by the Appraisal Subcommittee;

5 (4) AMC rule means, collectively, the rules adopted by the federal
6 agencies as required in section 1124 of the Financial Institutions
7 Reform, Recovery, and Enforcement Act of 1989, as such rules existed on
8 January 1, 2024;

9 (5) Appraisal has the same meaning as in section 76-2204;

10 (6) Appraisal management company means a person that:

11 (a) Provides appraisal management services to creditors or to
12 secondary mortgage market participants, including affiliates;

13 (b) Provides appraisal management services in connection with
14 valuing a consumer's principal dwelling as security for a consumer credit
15 transaction or incorporating such transactions into securitizations; and

16 (c) Within a twelve-month period, oversees an appraiser panel of:

17 (i) More than fifteen AMC appraisers ~~who each hold a credential~~ in
18 this state; or

19 (ii) Twenty-five or more AMC appraisers ~~who each hold a credential~~
20 ~~or equivalent~~ in two or more jurisdictions;

21 (7) Appraisal management services means one or more of the
22 following:

23 (a) To recruit, select, and retain AMC appraisers;

24 (b) To contract with AMC appraisers to perform assignments;

25 (c) To manage the process of having an appraisal performed,
26 including providing administrative services such as receiving appraisal
27 orders and reports, submitting completed reports to creditors and
28 secondary mortgage market participants, collecting fees from creditors
29 and secondary mortgage market participants for services provided, and
30 paying AMC appraisers for valuation services performed; or

31 (d) To review and verify the work of AMC appraisers;

1 (8) Appraisal Subcommittee means the Appraisal Subcommittee of the
2 Federal Financial Institutions Examination Council;

3 (9) Appraiser panel means a network, list, or roster of AMC
4 appraisers approved by an appraisal management company to perform
5 appraisals as independent contractors for the appraisal management
6 company;

7 (10) Assignment has the same meaning as in section 76-2207.01;

8 (11) Board has the same meaning as in section 76-2207.18;

9 (12) Consumer credit means credit offered or extended to a consumer
10 primarily for personal, family, or household purposes;

11 (13) Contact person means a person designated by the appraisal
12 management company as the main contact for all communication between the
13 appraisal management company and the board;

14 (14) Covered transaction means any consumer credit transaction
15 secured by the consumer's principal dwelling;

16 (15) Credential has the same meaning as in section 76-2207.25;

17 (16) Creditor means a person who regularly extends consumer credit
18 that is subject to a finance charge or is payable by written agreement in
19 more than four installments, not including a downpayment, and to whom the
20 obligation is initially payable, either on the face of the note or
21 contract or by agreement when there is no note or contract. A person
22 regularly extends consumer credit if:

23 (a) The person extended credit, other than credit subject to the
24 requirements of 12 C.F.R. 1026.32, as such regulation existed on January
25 1, 2019, more than five times for transactions secured by a dwelling in
26 the preceding calendar year, or in the current calendar year if a person
27 did not meet these standards in the preceding calendar year; and

28 (b) In any twelve-month period, the person originates more than one
29 credit extension that is subject to the requirements of 12 C.F.R.
30 1026.32, as such regulation existed on January 1, 2019, or one or more
31 such credit extensions through a mortgage broker;

1 (17) Dwelling means a residential structure that contains one to
2 four units, whether or not that structure is attached to real property,
3 including an individual condominium unit, cooperative unit, mobile home,
4 or trailer if used as a residence. With respect to a dwelling:

5 (a) A consumer may have only one principal dwelling at a time;

6 (b) A vacation or secondary dwelling is not a principal dwelling;
7 and

8 (c) A dwelling bought or built by a consumer with the intention of
9 that dwelling becoming the consumer's principal dwelling within one year,
10 or upon completion of construction, is considered to be the consumer's
11 principal dwelling for the purpose of the Nebraska Appraisal Management
12 Company Registration Act;

13 (18) Federally regulated appraisal management company means an
14 appraisal management company that is:

15 (a) Owned and controlled by an insured depository institution as
16 defined in 12 U.S.C. 1813, as such section existed on January 1, 2024
17 ~~2019~~; and

18 (b) Regulated by the Office of the Comptroller of the Currency, the
19 Board of Governors of the Federal Reserve System, the Federal Deposit
20 Insurance Corporation, or the successor of any such agencies;

21 (19) Federal agencies means the Board of Governors of the Federal
22 Reserve System, the Federal Deposit Insurance Corporation, the Office of
23 the Comptroller of the Currency, the National Credit Union
24 Administration, the Consumer Financial Protection Bureau, the Federal
25 Housing Finance Agency, or the successor of any of such agencies;

26 (20) Financial Institutions Reform, Recovery, and Enforcement Act of
27 1989 has the same meaning as in section 76-2207.30;

28 (21) Independent contractor means a person established as an
29 independent contractor by the appraisal management company for the
30 purpose of federal income taxation;

31 (22) Jurisdiction has the same meaning as in section 76-2207.32;

1 (23) Person has the same meaning as in section 76-2213.02;

2 (24) Real estate has the same meaning as in section 76-2214;

3 (25) Real property has the same meaning as in section 76-2214.01;

4 (26) Real property appraisal practice has the same meaning as in
5 section 76-2215;

6 (27) Real property appraiser has the same meaning as in section
7 76-2216;

8 (28) ~~(27)~~ Registration means a registration as an appraisal
9 management company in this state issued by the board if all requirements
10 for approval as an appraisal management company required in the Nebraska
11 Appraisal Management Company Registration Act have been met by a person
12 making application to the board, including the submission of all required
13 fees, and the board has granted all rights to the person to operate as an
14 appraisal management company in this state as allowed under the act;

15 (29) ~~(28)~~ Report has the same meaning as in section 76-2216.02;

16 (30) ~~(29)~~ Secondary mortgage market participant means a guarantor or
17 insurer of mortgage-backed securities, or an underwriter or issuer of
18 mortgage-backed securities, and only includes an individual investor in a
19 mortgage-backed security if that investor also serves in the capacity of
20 a guarantor, insurer, underwriter, or issuer for the mortgage-backed
21 security;

22 (31) ~~(30)~~ Uniform Standards of Professional Appraisal Practice has
23 the same meaning as in section 76-2218.02; and

24 (32) ~~(31)~~ Valuation services has the same meaning as in section
25 76-2219.01.

26 Sec. 5. Section 76-3203, Revised Statutes Cumulative Supplement,
27 2022, is amended to read:

28 76-3203 (1) An application for issuance of a registration shall be
29 made in writing to the board on forms approved by the board, which
30 includes, but is not limited to, all information required by the board
31 necessary to administer and enforce the Nebraska Appraisal Management

1 Company Registration Act, and the name of the contact person for the
2 appraisal management company.

3 (2) An applicant for issuance of a registration shall furnish to the
4 board, at the time of making application, a surety bond in the amount of
5 twenty-five thousand dollars. The surety bond required under this
6 subsection shall be issued by a bonding company or insurance company
7 authorized to do business in this state, and a copy of the bond shall be
8 filed with the board. The bond shall be in favor of the state for the
9 benefit of any person who is damaged by any violation of the Nebraska
10 Appraisal Management Company Registration Act. The bond shall also be in
11 favor of any person damaged by such a violation. Any person claiming
12 against the bond for a violation of the act may maintain an action at law
13 against the appraisal management company and against the surety. The
14 aggregate liability of the surety to all persons damaged by a violation
15 of the act by an appraisal management company shall not exceed the amount
16 of the bond. The bond shall be maintained until one year after the date
17 that the appraisal management company ceases operation in this state.

18 (3) A registration shall be issued only to persons who:

19 (a) Meet the requirements for issuance of a registration;

20 (b) Have a good reputation for honesty, trustworthiness, integrity,
21 and competence to perform appraisal management services in such manner as
22 to safeguard the interest of the public as determined by the board; and

23 (c) Have not had a final civil or criminal judgment entered against
24 them for fraud, dishonesty, breach of trust, or misrepresentation
25 involving real estate, financial services, or appraisal management
26 services within a five-year period immediately preceding the date of
27 application.

28 (4) A registration shall be valid for a period of twelve months
29 beginning on the date which the registration was issued or renewed unless
30 canceled, revoked, or surrendered.

31 (5) All information related to an appraisal management company's

1 registration shall be reported to the Appraisal Subcommittee as required
2 by Title XI of the Financial Institutions Reform, Recovery, and
3 Enforcement Act of 1989, the AMC ~~final~~ rule, and any policy or rule
4 established by the Appraisal Subcommittee.

5 (6) The renewal of a registration includes the same requirements
6 found in subsections (1) through (5) of this section. An application for
7 renewal of a registration shall be furnished to the board no later than
8 sixty days prior to the date of expiration of the registration.

9 (7) For the purpose of subdivision (6) of section 76-3202, the
10 twelve-month period for renewal of a registration shall consist of the
11 twelve months pursuant to subsection (4) of this section.

12 Sec. 6. Section 76-3203.02, Reissue Revised Statutes of Nebraska, is
13 amended to read:

14 76-3203.02 (1) A federally regulated appraisal management company
15 must report all information required to be submitted to the Appraisal
16 Subcommittee pursuant to Title XI of the Financial Institutions Reform,
17 Recovery, and Enforcement Act of 1989, the AMC ~~final~~ rule, and any policy
18 or rule established by the Appraisal Subcommittee related to its
19 operation in this state, including, but not limited to, the collection of
20 information related to ownership limitations.

21 (2) The board may collect and transmit to the Appraisal Subcommittee
22 any fees established by the Appraisal Subcommittee pursuant to Title XI
23 of the Financial Institutions Reform, Recovery, and Enforcement Act of
24 1989, the AMC ~~final~~ rule, and any policy or rule established by the
25 Appraisal Subcommittee required for inclusion on the AMC ~~National~~
26 Registry, and collect any fees as deemed appropriate by the board for
27 services provided as related to a federally regulated appraisal
28 management company's operation in this state.

29 (3) Nothing in the Nebraska Appraisal Management Company
30 Registration Act shall prevent issuance by the board of a registration to
31 a federally regulated appraisal management company.

1 (4) Except for a federally regulated appraisal management company
2 that holds a registration issued by the board, section 76-3202, and this
3 section, a federally regulated appraisal management company is exempt
4 from the Nebraska Appraisal Management Company Registration Act.

5 Sec. 7. Section 76-3206, Reissue Revised Statutes of Nebraska, is
6 amended to read:

7 76-3206 (1) The board shall charge and collect fees for its services
8 under the Nebraska Appraisal Management Company Registration Act as
9 follows:

10 (a) An application fee of no more than three hundred fifty dollars;

11 (b) An initial registration fee of no more than two thousand
12 dollars;

13 (c) A renewal registration fee of no more than two ~~one~~ thousand five
14 ~~hundred~~ dollars; and

15 (d) A late renewal processing fee of twenty-five dollars for each
16 month or portion of a month the renewal registration fee is late.

17 (2) The board may collect and transmit to the Appraisal Subcommittee
18 any fees established by the Appraisal Subcommittee under Title XI of the
19 Financial Institutions Reform, Recovery, and Enforcement Act of 1989, the
20 AMC ~~final~~ rule, and any policy or rule established by the Appraisal
21 Subcommittee required for inclusion on the AMC ~~National~~ Registry.

22 Sec. 8. Section 76-3207, Revised Statutes Cumulative Supplement,
23 2022, is amended to read:

24 76-3207 (1) A person applying for issuance of a registration or
25 renewal of a registration shall not:

26 (a) In whole or in part, directly or indirectly, be owned by any
27 person who has had a real property appraiser credential or equivalent
28 refused, denied, canceled, or revoked or who has surrendered a real
29 property appraiser credential or equivalent in lieu of revocation in any
30 jurisdiction for a substantive cause as determined by the board; and

31 (b) Be more than ten percent owned by a person who is not of good

1 moral character, which for purposes of this section shall require that
2 such person has not been convicted of, or entered a plea of nolo
3 contendere to, a felony relating to the real property appraisal practice
4 or any crime involving fraud, misrepresentation, or moral turpitude or
5 failed to submit to a criminal history record check through the Nebraska
6 State Patrol and the Federal Bureau of Investigation.

7 (2) For purposes of subdivision (1)(b) of this section, each
8 individual owner of more than ten percent of an appraisal management
9 company shall: ~~τ~~

10 (a) ~~At at~~ the time an application for issuance of a registration is
11 made, submit two copies of legible ink-rolled fingerprint cards or
12 equivalent electronic fingerprint submissions to the board for delivery
13 to the Nebraska State Patrol in a form approved by both the Nebraska
14 State Patrol and the Federal Bureau of Investigation; ~~τ~~

15 (b) At the time an application for renewal of a registration is
16 made, submit two copies of legible ink-rolled fingerprint cards or
17 equivalent electronic fingerprint submissions to the board for delivery
18 to the Nebraska State Patrol in a form approved by both the Nebraska
19 State Patrol and the Federal Bureau of Investigation if a fingerprint-
20 based national criminal history records check has not been completed
21 pursuant to subdivision (2)(a) of this section; and

22 (c) At the time an individual owner of more than ten percent of an
23 appraisal management company is identified by the board, submit two
24 copies of legible ink-rolled fingerprint cards or equivalent electronic
25 fingerprint submissions to the board for delivery to the Nebraska State
26 Patrol in a form approved by both the Nebraska State Patrol and the
27 Federal Bureau of Investigation if a fingerprint-based national criminal
28 history records check has not been completed pursuant to subdivision (2)
29 (a) or (2)(b) of this section.

30 (3) The board shall pay the Nebraska State Patrol the costs
31 associated with conducting a fingerprint-based national criminal history

1 record check through the Nebraska State Patrol and the Federal Bureau of
2 Investigation with such record check to be carried out by the board.

3 (4) ~~(3)~~ For the purpose of subdivision (1)(a) of this section, a
4 person is not barred from issuance of a registration if the real property
5 appraiser credential or equivalent of the person with an ownership
6 interest was not refused, denied, canceled, revoked, or surrendered in
7 lieu of revocation for a substantive cause as determined by the board and
8 has been reinstated by the jurisdiction in which the action was taken.

9 Sec. 9. Section 76-3216, Revised Statutes Cumulative Supplement,
10 2022, is amended to read:

11 76-3216 (1) It is unlawful for a person to directly or indirectly
12 engage in or attempt to engage in business as an appraisal management
13 company or to advertise or hold itself out as engaging in or conducting
14 business as an appraisal management company in this state without first
15 obtaining a registration or by meeting the requirements as a federally
16 regulated appraisal management company.

17 (2) Except as provided in section 76-3204, any person who, directly
18 or indirectly for another, offers, attempts, or agrees to perform all
19 actions described in subdivision (6) of section 76-3202 or any action
20 described in subdivision (7) of such section, shall be deemed an
21 appraisal management company within the meaning of the Nebraska Appraisal
22 Management Company Registration Act, and such action shall constitute
23 sufficient contact with this state for the exercise of personal
24 jurisdiction over such person in any action arising out of the act.

25 (3) The board may issue a cease and desist order against any person
26 who violates this section by performing any action described in
27 subdivision (6) or (7) of section 76-3202 without the appropriate
28 registration. Such order shall be final ten days after issuance unless
29 such person requests a hearing pursuant to section 76-3217. The board
30 may, through the Attorney General, obtain an order from the district
31 court for the enforcement of the cease and desist order.

1 (4) To the extent permitted by any applicable federal legislation or
2 regulation, the board may censure an appraisal management company,
3 conditionally or unconditionally suspend or revoke its registration, or
4 levy fines or impose civil penalties not to exceed five thousand dollars
5 for a first offense and not to exceed ten thousand dollars for a second
6 or subsequent offense, if the board determines that an appraisal
7 management company is attempting to perform, has performed, or has
8 attempted to perform any of the following:

9 (a) A material violation of the act;

10 (b) A violation of any rule or regulation adopted and promulgated by
11 the board; or

12 (c) Procurement of a registration for itself or any other person by
13 fraud, misrepresentation, or deceit.

14 (5) In order to promote voluntary compliance, encourage appraisal
15 management companies to correct errors promptly, and ensure a fair and
16 consistent approach to enforcement, the board shall endeavor to impose
17 fines or civil penalties that are reasonable in light of the nature,
18 extent, and severity of the violation. The board shall also take action
19 against an appraisal management company's registration only after less
20 severe sanctions have proven insufficient to ensure behavior consistent
21 with the Nebraska Appraisal Management Company Registration Act. When
22 deciding whether to impose a sanction permitted by subsection (4) of this
23 section, determining the sanction that is most appropriate in a specific
24 instance, or making any other discretionary decision regarding the
25 enforcement of the act, the board shall consider whether an appraisal
26 management company:

27 (a) Has an effective program reasonably designed to ensure
28 compliance with the act;

29 (b) Has taken prompt and appropriate steps to correct and prevent
30 the recurrence of any detected violations; and

31 (c) Has independently reported to the board any significant

1 violations or potential violations of the act prior to an imminent threat
2 of disclosure or investigation and within a reasonably prompt time after
3 becoming aware of the occurrence of such violations.

4 (6) Any violation of appraisal-related laws or rules and
5 regulations, and disciplinary action taken against an appraisal
6 management company, shall be reported to the Appraisal Subcommittee as
7 required by Title XI of the Financial Institutions Reform, Recovery, and
8 Enforcement Act of 1989, the AMC ~~final~~ rule, and any policy or rule
9 established by the Appraisal Subcommittee.

10 Sec. 10. Section 76-3220, Reissue Revised Statutes of Nebraska, is
11 amended to read:

12 76-3220 An appraisal management company that has a reasonable basis
13 to believe that an AMC appraiser has failed to comply with applicable
14 laws or the Uniform Standards of Professional Appraisal Practice shall
15 refer the matter to the board if the failure to comply is material.

16 Sec. 11. Any member of the board, employee of the board, or person
17 under contract with the board shall be immune from any civil action or
18 criminal prosecution for initiating or assisting in any lawful
19 investigation of the actions of or any disciplinary proceeding concerning
20 an appraisal management company pursuant to the Nebraska Appraisal
21 Management Company Registration Act if the member, employee, or person
22 initiates or assists in such investigation or proceeding without
23 malicious intent and in the reasonable belief that the investigation or
24 proceeding was allowed by the powers vested in such member, employee, or
25 person.

26 Sec. 12. Original sections 76-3201, 76-3203.02, 76-3206, and
27 76-3220, Reissue Revised Statutes of Nebraska, and sections 76-2233,
28 76-2233.01, 76-3202, 76-3203, 76-3207, and 76-3216, Revised Statutes
29 Cumulative Supplement, 2022, are repealed.

30 Sec. 13. The following sections are outright repealed: Sections
31 76-3209 and 76-3211, Reissue Revised Statutes of Nebraska.



301 Centennial Mall South, First Floor
 PO Box 94963
 Lincoln, NE 68509-4963
<https://appraiser.ne.gov/>
 402-471-9015

202~~40~~-202~~51~~ NRPAB USPAP COMPLIANCE REVIEW REPORT

For use on appraisal reports dated on or after January 1, 2024
~~dated January 1, 2020 to December 31, 2023~~ If additional space is
 required, add supplemental pages

Date of work under review:	
Effective date of the opinions or conclusions in the work:	

Complete the NRPAB USPAP Review Report in its entirety. Attach any evidence/documentation to the back of the NRPAB USPAP Review Report necessary to support your conclusions. Do not include any references to “best practices” in the NRPAB USPAP Review Report (attach separate document if needed to report on any “best practices” issues), and do not provide an opinion as to the subject report’s overall compliance or non-compliance with the Uniform Standards of Professional Appraisal Practice.

REVIEW APPRAISER INFORMATION

Review Appraiser Name:	
Nebraska Credential Number:	
Business Name:	
Business Address:	
Telephone Number:	

CLIENT INFORMATION

Client and Sole Intended User:	Nebraska Real Property Appraiser Board
Intended Use:	<input type="checkbox"/> To assist the Nebraska Real Property Appraiser Board with the evaluation of qualifications for credentialing for applicant number _____
	OR <input type="checkbox"/> To determine if compliance with the Uniform Standards of Professional Appraisal Practice exists within the subject appraisal report in Board investigation number _____. The Board may pursue disciplinary action.
Purpose of Review:	

APPRAISAL REVIEW DEVELOPMENT AND REPORTING

Appraiser(s) on subject report under review (unless the identity is withheld by the client):

Address or legal description of property appraised in subject report:

Identify any ownership interest in the property that is the subject of the work under review:

Identify the work under review and the characteristics of that work which are relevant to the intended use and purpose of the review:

Identify the physical, legal, and economic characteristics of the property, property type(s), or market area in the work under review:

Identify any extraordinary assumptions and/or hypothetical conditions necessary in the review assignment, and identify if and/or how their use may affect the assignment results:

State the scope of work used to develop the appraisal review:

EXECUTIVE SUMMARY

Provide a brief description of the detailed conclusions found in the "Detailed Explanation of Findings." If additional space is necessary, please include additional pages clearly identified as "Executive Summary."

USPAP MATRIX

Compliance			USPAP Rules and Standards
Yes	No	N/A	
			ETHICS RULE
			RECORD KEEPING RULE
			COMPETENCY RULE
			SCOPE OF WORK RULE
			JURISDICTIONAL EXCEPTION RULE
			STANDARD 1:
			In developing a real property appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible appraisal.
			Standards Rule 1-1: In developing a real property appraisal, an appraiser must:
			1-1(a) be aware of, understand, and correctly employ those recognized methods and techniques that are necessary to produce a credible appraisal;
			1-1(b) not commit a substantial error of omission or commission that significantly affects an appraisal; and
			1-1(c) not render appraisal services in a careless or negligent manner, such as by making a series of errors that, although individually might not significantly affect the results of an appraisal, in the aggregate affects the credibility of those results.
			Standards Rule 1-2: In developing a real property appraisal, an appraiser must:
			1-2(a) identify the client and other intended users;
			1-2(b) identify the intended use of the appraiser's opinions and conclusions;
			1-2(c) identify the type and definition of value, and ascertain whether the value is to be the most probable price: <ul style="list-style-type: none"> (i) in terms of cash; or (ii) in terms of financial arrangements equivalent to cash; or (iii) in other precisely defined terms; and (iv) if the opinion of value is to be based on non-market financing or financing with unusual conditions or incentives, identify the terms of such financing and any influences on value;
			1-2(d) identify the effective date of the appraiser's opinions and conclusions;
			1-2(e) identify, from sources the appraiser reasonably believes to be reliable, the characteristics of the property that are relevant to the type and definition of value and intended use of the appraisal, including: <ul style="list-style-type: none"> (i) its location and physical, legal, and economic characteristics; (ii) the real property interest to be valued; (iii) any personal property, trade fixtures, or intangible assets that are not real property but are included in the appraisal; (iv) any known easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of a similar nature; and (v) whether the subject property is a fractional interest, physical segment, or partial holding;
			1-2(f) identify any extraordinary assumptions necessary in the assignment. An extraordinary assumption may be used in an assignment only if: <ul style="list-style-type: none"> (i) the extraordinary assumption is required to properly develop credible opinions and conclusions; (ii) the appraiser has a reasonable basis for the extraordinary assumption; and (iii) use of the extraordinary assumption results in a credible analysis;
			1-2(g) identify any hypothetical conditions necessary in the assignment. A hypothetical condition may be used in an assignment only if: <ul style="list-style-type: none"> (i) use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and

USPAP MATRIX

			(ii) use of the hypothetical condition results in a credible analysis; and
		1-2(h)	determine the scope of work necessary to produce credible assignment results in accordance with the SCOPE OF WORK RULE.
		Standards Rule 1-3: When necessary for credible assignment results in developing a market value opinion, an appraiser must:	
		1-3(a)	identify and analyze the effect on use and value of: <ul style="list-style-type: none"> (i) existing land use regulations; (ii) reasonably probable modifications of such land use regulations; (iii) economic supply and demand; (iv) the physical adaptability of the real estate; and (v) market area trends; and
		1-3(b)	develop an opinion of the highest and best use of the real estate.
		Standards Rule 1-4: In developing a real property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.	
		1-4(a)	When a sales comparison approach is necessary for credible assignment results, an appraiser must analyze such comparable sales data as are available to indicate a value conclusion.
		1-4(b)	When a cost approach is necessary for credible assignment results, an appraiser must: <ul style="list-style-type: none"> (i) develop an opinion of site value by an appropriate appraisal method or technique; (ii) analyze such comparable cost data as are available to estimate the cost new of the improvements (if any); and (iii) analyze such comparable data as are available to estimate the difference between the cost new and the present worth of the improvements (depreciation).
		1-4(c)	When an income approach is necessary for credible assignment results, an appraiser must: <ul style="list-style-type: none"> (i) analyze such comparable rental data as are available and/or the potential earnings capacity of the property to estimate the gross income potential of the property; (ii) analyze such comparable operating expense data as are available to estimate the operating expenses of the property; (iii) analyze such comparable data as are available to estimate rates of capitalization and/or rates of discount; (iv) base projections of future rent and/or income potential and expenses on reasonably clear and appropriate evidence; and (v) weigh historical information and trends, current supply and demand factors affecting such trends, and anticipated events such as competition from developments under construction, when developing income and expense statements and cash flow projections.
		1-4(d)	When developing an opinion of the value of a leased fee estate or a leasehold estate, an appraiser must analyze the effect on value, if any, of the terms and conditions of the lease(s).
		1-4(e)	When analyzing the assemblage of the various estates or component parts of a property, an appraiser must analyze the effect on value, if any, of the assemblage. An appraiser must refrain from valuing the whole solely by adding together the individual values of the various estates or component parts.
		1-4(f)	When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions.
		1-4(g)	When personal property, trade fixtures, or intangible assets are included in the appraisal, the appraiser must analyze the effect on value of such non-real property assets.
		Standards Rule 1-5: When the value opinion to be developed is market value, an appraiser must, if such information is available to the appraiser in the normal course of business:	

USPAP MATRIX

	1-5(a)	analyze all agreements of sale, options, and listings of the subject property current as of the effective date of the appraisal; and
	1-5(b)	analyze all sales and other transfers of the subject property that occurred within the three (3) years prior to the effective date of the appraisal.
	Standards Rule 1-6: In developing a real property appraisal, an appraiser must:	
	1-6(a)	reconcile the quality and quantity of data available and analyzed within the approaches used; and
	1-6(b)	reconcile the applicability and relevance of the approaches, methods and techniques used to arrive at the value conclusion(s).
	STANDARD 2:	
	In reporting the results of a real property appraisal, an appraiser must communicate each analysis, opinion, and conclusion in a manner that is not misleading.	
	Standards Rule 2-1: Each written or oral real property appraisal report must:	
	2-1(a)	clearly and accurately set forth the appraisal in a manner that will not be misleading;
	2-1(b)	contain sufficient information to enable the intended user(s) of the appraisal to understand the report properly; and
	2-1(c)	clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.
	Standards Rule 2-2: Each written real property appraisal report must be prepared under one of the following options and prominently state which option is used: Appraisal Report or Restricted Appraisal Report. An appraiser may use any other label in addition to, but not in place of, the labels set forth in the Standards Rule for the type of report provided. The use of additional labels such as analysis, consultation, evaluation, study, or valuation does not exempt an appraiser from adherence to USPAP. The report content and level of information requirements in the Standards Rule are minimums for each type of report. An appraiser must supplement a report form, when necessary, to ensure that any intended user of the appraisal is not misled and that the report complies with the applicable content requirements.	
	2-2 (a)(b)	The content of an (a) Appraisal Report and (b) Restricted Appraisal Report must be appropriate for the intended use of the appraisal and, at a minimum:
	(i)	Both (a) and (b) state the identity of the client, or if the client requested anonymity, state that the identity is withheld at the client's request but is retained in the appraiser's workfile;
	(ii)	(a) state the identity of any other intended user(s) by name or type; (b) state the identity of any other intended user(s) by name;
	(iii)	(a) state the intended use of the appraisal; (b) clearly and conspicuously state a restriction that limits use of the report to the client and the names intended user(s);
	(iv)	(a) contain information, documents, and/or exhibits sufficient to identify the real estate involved in the appraisal, including the physical, legal, and economic property characteristics relevant to the assignment; (b) clearly and conspicuously warn that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report;
	(v)	(a) state the real property interest appraised; (b) state the intended use of the appraisal;
	(vi)	(a) state the type and definition of value and cite the source of the definition; (b) state information sufficient to identify the real estate involved in the appraisal;
	(vii)	(a) state the effective date of the appraisal and the date of the report; (b) state the real property interest appraised;
	(viii)	(a) summarize the scope of work used to develop the appraisal; (b) state the type of value and cite the source of its definition;
	(ix)	(a) summarize the extent of any significant real property appraisal assistance;

USPAP MATRIX

			(b) state the effective date of the appraisal and the date of the report;
		(x)	<p>(a) provide sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 by:</p> <ol style="list-style-type: none"> (1) summarizing the appraisal methods and techniques employed; (2) stating the reasons for excluding the sales comparison, cost, or income approach(es) if any have not been developed; (3) summarizing the results of analyzing the subject sales and other transfers, agreements of sale, options, and listing in accordance with Standards Rule 1-5; (4) stating the value opinion(s) and conclusion(s); and (5) summarizing the information analyzed and the reasoning that supports the analyses, opinions, and conclusions, including reconciliation of the data and approaches; <p>(b) state the scope of work used to develop the appraisal;</p>
		(xi)	<p>(a) state the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal;</p> <p>(b) state the extent of any significant real property appraisal assistance;</p>
		(xii)	<p>(a) when an opinion of highest and best use was developed by the appraiser, state that opinion and summarize the support and rationale for that opinion;</p> <p>(b) provide sufficient information to indicate that the appraiser complied with the requirements of STANDARD 1 by:</p> <ol style="list-style-type: none"> (1) stating the appraisal methods and techniques employed; (2) stating the reasons for excluding the sales comparison, cost, or income approach(es) if any have not been developed; (3) summarizing the results of analyzing the subject sales and other transfers, agreements of sale, options, and listings in accordance with Standards Rule 1-5; and (4) stating the value opinion(s) and conclusion(s);
		(xiii)	<p>(a) clearly and conspicuously: state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results; and</p> <p>(b) state the use of the real estate existing as of the effective date and the use of the real estate reflected in the appraisal;</p>
		(xiv)	<p>(a) include a signed certification in accordance with Standards Rule 2-3.</p> <p>(b) when an opinion of highest and best use was developed by the appraiser, state that opinion;</p>
		(xv)	(b) clearly and conspicuously: state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results; and
		(xvi)	(b) include a signed certification in accordance with Standards Rule 2-3.
			Standards Rule 2-3: A signed certification is an integral part of the appraisal report.
		2-3(a)	Each of the elements in the sample certification in 2-3(a) must be addressed.
		2-3(b)	An appraiser who signs any part of the appraisal report, including a letter of transmittal, must also sign a certification.
		2-3(c)	<p>When a signing appraiser has relied on work done by appraisers and others who do not sign the certification, the signing appraiser is responsible for the decision to rely on their work.</p> <ol style="list-style-type: none"> (i) The signing appraiser is required to have a reasonable basis for believing that those individuals performing the work are competent; and (ii) The signing appraiser must have no reason to doubt that the work of those individuals is credible.
		2-3(d)	When an assignment requires the use of a certification that does not include all of the certification elements in this Standards Rule, the appraisal report must contain a supplemental certification, which includes the remaining required certification elements.
			Standards Rule 2-4: To the extent that it is both possible and appropriate, an oral real property appraisal report must address the substantive matters set forth in Standards Rule 2-2(a).

DETAILED EXPLANATION OF FINDINGS

State specific rule(s) or standard(s) in which the minimum requirements of the Uniform Standards of Professional Appraisal Practice were not met, if any, and include your ~~evidence-based~~evidence-based conclusions on the work under review, including any reason(s) for disagreement. All written conclusions must be factual, complete, concise, and detailed. If additional space is needed please attach additional pages clearly identified as "Detailed Explanation of Findings."

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- I have performed this assignment in accordance with the appraisal services agreement entered into between the Nebraska Real Property Appraiser Board and myself on _____ (date).
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the agreement to perform this assignment, or have disclosed these services to the NRPAB.
- I have no (or the specified) present or prospective interest in the property that is the subject of the work under review and no (or the specified) personal interest with respect to the parties involved, or have disclosed such prospective interest or personal interest to the NRPAB.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- ~~My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, subsequent event directly related to the intended use of this appraisal. assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the~~
- ~~intended use of this appraisal review.~~
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My analyses, opinions, and conclusions were developed, and this review report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have **OR** have not made a personal inspection of the subject of the work under review.
- No one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person reporting this certification.



Signature

State Credential Number

Date



APPLICANT APPRAISAL REVIEW SERVICES CONTRACTOR USPAP COMPLIANCE REVIEW REPORT CHECK SHEET

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

Applicant Number: _____

Contractor completed review of the subject report for compliance with states specific violations of the National Uniform Standards of Professional Appraisal Practice (“USPAP”), including the Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule, and any applicable Standards Rule, and cites the specific rule number (Standards Rules) or identifier (Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule).	<input type="checkbox"/>
Contractor communicated their findings for each specific rule in writing and did not report only that the rule was met or not met. Where applicable, Contractor communicated their analysis of the methods and techniques employed that are necessary to produce a credible report. Contractor stated specific violations of USPAP (if applicable), referenced the proper rule, and included appropriate documentation and/or information to substantiate each finding.	<input type="checkbox"/>
Contractor obtained, and included in the USPAP compliance review report, any necessary data, documentation, and/or information required to substantiate each finding.	<input type="checkbox"/>
The effective date of Contractor’s USPAP compliance review report is the date of the subject report appraisal report under review, and the certification date of Contractor’s UPSAP compliance review report is the actual date the report	<input type="checkbox"/>
The USPAP compliance review report states that the Nebraska Real Property Appraiser Board is the Client and that the Intended Use of the USPAP compliance review report is to assist the Board in establishing compliance or noncompliance with the minimum standards of USPAP <u>for the purpose of the Board’s evaluation of qualifications for credentialing.</u>	<input type="checkbox"/>
Contractor did not offer their his or her opinion concerning the overall state of the subject any appraisal report reviewed by him or her regarding compliance or noncompliance with USPAP relevant to the USPAP compliance review report.	<input type="checkbox"/>
Contractor did not offer their his or her opinion concerning analysis, conclusions, practices, or techniques not related or pertinent to the minimum standards in USPAP; or offered such opinions only after discussing the reporting of this content with board staff.	<input type="checkbox"/>
Contractor did not advocate for a specific result or conclusion concerning this matter, and did not develop and communicate a conclusion with the intent to favor unduly the Board or the Respondent.	<input type="checkbox"/>
Contractor was competent to perform the assignment or acquired the necessary competency prior to completion of the assignment.	<input type="checkbox"/>
Contractor complied with all applicable federal, state and local laws, statutes, codes, ordinances, standards, policies, regulations and rules in effect during the performance of this assignment.	<input type="checkbox"/>
Contractor did not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status during performance of this assignment.	<input type="checkbox"/>

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

Print Name: _____
 Last First Middle



SUBJECT MATTER EXPERT (SME) SERVICES CONTRACTOR USPAP COMPLIANCE REVIEW REPORT CHECK SHEET
 To be completed by SME Contractors who use a USPAP Compliance Review Report format
 other than the form made available by the Board

Grievance Number: _____	
Contractor completed review of the subject report for compliance with states-specific violations of the National Uniform Standards of Professional Appraisal Practice (" <u>USPAP</u> "), including the Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule, and any applicable Standards Rule, and cites the specific rule number (Standards Rules) or identifier (Ethics Rule, Record Keeping Rule, Competency Rule, Scope of Work Rule, Jurisdictional Exception Rule).	<input type="checkbox"/>
Contractor communicated specific violations of USPAP in writing, referenced the proper rule, and included appropriate documentation and/or information to substantiate each finding. Contractor did not report only that the rule was not met.	<input type="checkbox"/>
Contractor obtained, and included in the USPAP compliance review report, any necessary data, documentation, and/or information required to substantiate each finding.	<input type="checkbox"/>
The effective date of Contractor's USPAP compliance review report is the date of the appraisal-subject report under review, and the certification date of Contractor's USPAP compliance review report is the actual date the report was completed.	<input type="checkbox"/>
The USPAP compliance review report states that the Nebraska Real Property Appraiser Board is the Client and that the Intended Use of the USPAP compliance review report is to assist the Board in establishing compliance or noncompliance with the minimum standards of USPAP.	<input type="checkbox"/>
Contractor did not offer their/his or her opinion concerning the overall state of the subject any appraisal report reviewed by him or her regarding compliance or noncompliance with USPAP relevant to the USPAP compliance review report.	<input type="checkbox"/>
Contractor did not offer their/his or her opinion concerning analysis, conclusions, practices, or techniques not related or pertinent to the minimum standards in USPAP.	<input type="checkbox"/>
Contractor did not advocate for a specific result or conclusion concerning this matter, and did not develop and communicate a conclusion with the intent to favor unduly the Board or the Respondent.	<input type="checkbox"/>
Contractor was competent to perform the assignment or acquired the necessary competency prior to completion of the assignment.	<input type="checkbox"/>
Contractor complied with all applicable federal, state and local laws, statutes, codes, ordinances, standards, policies, regulations and rules in effect during the performance of this assignment.	<input type="checkbox"/>
Contractor did not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status during performance of this assignment.	<input type="checkbox"/>

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

Print Name: _____
Last First Middle

Contractor's Signature

Date

January						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18*	19	20
21	22	23	24	25	26	27
28	29	30				

May						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

*April 18, 2024 is last day of Legislative Session



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Fall 2023

Director's Comments



Director Tyler Kohtz

Tyler Kohtz has been the Director for the Nebraska Real Property Appraiser Board since March of 2012. He is responsible for the development, implementation, and management of all programs for the agency, including the administration and enforcement of the Real Property Appraiser Act and the Appraisal Management Company Registration Act.

Happy Holidays!

It is that time of year...pumpkin spice lattes have been replaced with peppermint mochas. Just as the drink of the season changes, the Board's focus has moved to accepting and processing real property appraiser renewal applications and preparing legislation for changes to the Real Property Appraiser Act and the AMC Registration Act. In October, I attended the Association of Appraiser Regulatory Officials Fall Conference in Salt Lake City, Utah and have included a conference recap for you. "New" is the buzzword in the NRPAB Quick Hits, so please check out some recent additions and changes. As always, the Board is here for you, so feel free to reach out with any questions or comments. I hope that you enjoy this edition of The Nebraska Appraiser. Finally, as this year comes to a close and focus moves to family and friends, the Board and I hope that you have safe travels and a joyous holiday season!

In This Issue

NRPAB Features:

- 2023 Fall AARO Conference Summary
- 2024-2025 Real Property Appraiser Credential Renewal Reminder

NRPAB Quick Hits:

- New PSI Testing Locations Added
- New Real Property Appraiser Credentialing Card Format
- New Disciplinary History Public Search Options added to NRPAB Website
- New "Real Property Appraisal Practice Experience Log Sample Entries" added to NRPAB Website
- State of Nebraska Accepting Applications for At-Large Licensed Real Estate Broker Member and At-Large Financial Institutions Member on NRPAB
- 2024 NRPAB Proposed Legislation
- Guidance Documents Adopted/Retired Between July and September of 2023
- Compliance Update (July - September 2023)

Coming and Going:

- Who's New? (July - September 2023)
- Real Property Appraiser and AMC Numbers and Trends as of October 1, 2023

Financial Snapshot:

- September 30, 2023 Financial Report

Upcoming NRPAB Meetings:

- ◆ January 18, 2024 @ NRPAB Office (Conference Room)
- ◆ February 15, 2024 @ NRPAB Office (Conference Room)
- ◆ March 21, 2024 @ NRPAB Office (Conference Room)

These meeting dates are all tentative. Please check the Board's Facebook page or website for information as these dates approach. The start time for each meeting can be found in the public notice and on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting. Any meeting also held by virtual conferencing will be stated as such in the public notice for that meeting.

2023 Fall AARO Conference Summary

By Tyler N. Kohtz, Director

I attended the 2023 Fall AARO Conference in Salt Lake City, Utah October 7th through the 9th. Much of the discussion centered on bias, diversity, and discrimination in the financial industry; PAREA; the Real Property Appraiser Qualifications Criteria updates; USPAP updates; federal legislation; and active threats, legal concerns, and liabilities. I noted the following highlights:

- The Appraisal Subcommittee reported that ten states have completed the Appraiser and AMC program reviews. Of the five Appraiser Programs reviewed, five have received an excellent rating. Of the five AMC Programs reviewed, four have received an excellent rating. The ASC indicated that it is currently working on state enforcement rulemaking. According to the ASC, the number of credentials on the national registry is increasing for the first time in a long time. The ASC continues to focus on appraisal bias and lack of diversity in the profession and provided a summary of the actions taken resulting from the PAVE Report. Finally, the ASC Grants Program has an approved budget of \$2,025,000 for the fiscal year of 2023.
- Kelly Davids provided the general update for The Appraisal Foundation and reported that The Appraisal Foundation is focused on activities to build public trust, and referenced the Council to Advance Residential Equity, Pathways to Success Conditional Grants, the Appraiser Diversity Initiative, and a demographic survey of the profession. A baseline was completed in 2021, and a follow-up survey is to be distributed in 2024.
- The AQB summarized the 2026 Criteria and brought attention to the qualifying and continuing education required on Valuation Bias and Fair Housing laws and regulations. The AQB also gave an overview of PAREA and reported that twelve preliminary PAREA concepts have been reviewed to date and eight providers are actively working on developing PAREA programs; three have publicly announced their programs.
- The ASB discussed the changes found in the 2024 USPAP adopted on May 5, 2023.
- A presentation was given by the Salt Lake City Police Department on how to handle an active threat.
- Fannie Mae summarized updates to the Fannie Mae Selling Guide and discussed the new requirement of a full complement of photographs in main living areas and basement for appraisals in loan applications on or after September 1, 2023. Fannie Mae also provided an Appraiser Independence Requirements update, and introduced Property Data Collector Independence Requirements. During its presentation, Fannie Mae clarified that it does not consider 3D printed houses unique or special. Finally, a summary was provided for the Appraiser Quality Monitoring Program.



Salt Lake City, Utah Skyline

2023 Fall AARO Conference Summary (continued)

- Freddie Mac reported that the number of appraisers has remained static over the past eight years, while appraisal volume has ebbed and flowed. 2020-2021 blew the lid off of volume, but it settled in 2022; there has been a nice bump in 2023. According to Freddie Mac, seventy-nine percent of current volume is refinances. Freddie Mac also summarized their valuation modernization options and indicated that “No appraisal needed” includes Automated Collateral Evaluation and Property Data Reports performed by a trained data collector. “Appraisal needed” includes desktop appraisals, hybrid appraisals, and traditional appraisals. Freddie Mac also discussed issues that they are seeing in appraisal reports. Subjective and potentially biased words and phrases and prohibited language in appraisals were identified. In addition, the use of an inordinate adjustment for difference between the subject property and the comparable sales that does not reflect the market’s reaction to such differences, and the failure to make proper adjustments when they are clearly necessary were also identified. Freddie Mac then proceeded to provide a summary of its new URAR and updated UAD that will be released in 2025. The URAR will feature a dynamic uniform residential appraisal report for all residential property types, all agency assignment types, and all appraisal service types.
- Appraisal Institute provided a nationwide state regulatory and legislative update. Appraisal Institute reported that it hired a new CEO, Cindy Chance, and on September 26, 2023, a system-wide reorganization began. A summary of the PAL Act was provided. If passed, the PAL Act would authorize the ASC to establish a cloud-based “Portal for Appraiser Credentialing and AMC Information” modeled after the NMLS, and the S.A.F.E. Act for MLOs, that would collect, for delivery to state agencies, all payments of licenses, certifications, and registration fees; channel FBI background checks by the ASC to appropriate state agencies that satisfy bank regulatory requirements; act as a central repository for appraiser and AMC licenses, certification, and registration applications and renewals; and include a bank of education courses approved by the states. Under the PAL Act, states would retain the ability to act independently on license, certification, and registration applications and renewals for appraisers and AMCs. Appraisal Institute also gave an update on AI PAREA. A pilot offering to “PAREA Ready” states began in July with a soft launch on September 6, 2023. Three Nebraska residents are currently enrolled in the AI PAREA program.
(continued on next page)

Have questions? We have answers!

Questions related to appraisal management company registration and renewal: nrpab.amc@nebraska.gov

Questions related to AMC Login: nrpab.amclogin@nebraska.gov

Questions related to real property appraiser credentialing: nrpab.credentialing@nebraska.gov

Questions related to real property appraiser credential renewal: nrpab.renewals@nebraska.gov

Questions related to real property appraiser education (QE & CE): nrpab.education@nebraska.gov

Questions related to investigations, or how to file a grievance: nrpab.compliance@nebraska.gov

Questions related to Appraiser Login: nrpab.AppraiserLogin@nebraska.gov

General Questions: nrpab.questions@nebraska.gov

2023 Fall AARO Conference Summary (continued)

According to the Appraisal Institute, the 118th Congress is looking at appraiser regulatory modernization; licensed residential real property appraiser allowance for FHA appraisals; and the Appraisal Fee Transparency Act, which updates how registry fees are calculated and adds trainee real property appraisers to the Appraiser Registry. Appraisal Institute also commented on the Fannie Mae property data collector; specifically, whether a property data collector is an appraisal function that requires an appraiser credential. According to Appraisal Institute, most states have said no; however, if a property data collector is used in a hybrid appraisal, the appraiser must determine the reliability of the information provided. Finally, the Appraisal Institute brought attention to potential future zoning law changes for low/middle income housing. For middle housing, the highest and best use of many properties may be something other than one to four family.

- A presentation was given on the CAP approval process for practicum courses. The expectations, requirements, resources, and policies were discussed.
- A presentation was given on board members transitioning from the private sector to government.
- A presentation was given on minimum compliance with statutes, rules, and standards versus enforcing best practices or personal opinions.
- Several items were discussed at the Executive Directors and Administrators Roundtable. Views on different fall destinations compared to Washington D.C.; active threat reaction and agency procedures; the CAP approval process for practicum courses and the continuing education approval process; ASC compliance reviews; Fannie Mae State Tips and Freddie Mac Fair Housing Referrals; and fair housing laws and discrimination complaint processes were all discussed.

If you have questions regarding the 2023 Fall AARO Conference, please contact me by email at tyler.kohtz@nebraska.gov, or by phone at 402-471-9015.

NRPAB Staff

Tyler N. Kohtz

Director

402-471-9015

tyler.kohtz@nebraska.gov

Allison L. Nespor

Licensing Programs Manager

402-471-9024

allison.nespor@nebraska.gov

Kashinda Sims

Education Program Manager

402-471-9022

kashinda.sims@nebraska.gov

301 Centennial Mall South, First Floor
PO Box 94963
Lincoln, NE 68509-4963

Phone: 402-471-9015

Fax: 402-471-9017

Website: appraiser.ne.gov



[Visit NRPAB on Facebook](#)



What's new at
The Appraisal Foundation?
appraisalfoundation.org



What's new at the
Appraisal Subcommittee?
asc.gov



What's new at the AARO?
aaro.net

2024-25 Real Property Appraiser Credential Renewal Reminder

By Tyler N. Kohtz, Director

Real property appraiser credential renewal applications (“renewal applications”) were due November 30, 2023. If your Nebraska credential expires December 31, 2023, and you have not renewed your credential, please take note.

Yellow postcards and emails were sent in late June to all real property appraisers whose credentials expire December 31, 2023, with directions for downloading the paper renewal application form from the Board’s website at appraiser.ne.gov (see yellow highlights in picture at bottom of this page), and how to access the online renewal application through Appraiser Login via Centurion (see yellow highlights in picture at bottom of this page and red highlights in picture at bottom of the next page). Additional information related to updating contact information and completing the online renewal application in Appraiser Login can be found in the Winter 2021 edition of The Nebraska Appraiser feature article “NRPAB Appraiser Login Expanded to Include Online Real Property Appraiser Renewal Application and Contact Information Self-Service Interface,” found on the Board’s website at https://appraiser.ne.gov/newsletters_and_memos/2021/TheNebraskaAppraiserWinter2021.pdf.

If you have any questions regarding Appraiser Login, the online renewal application, or the contact information interface, please feel free to contact the Board’s office by phone at 402-471-9015, or by email at nrpab.AppraiserLogin@nebraska.gov.

All required continuing education completion certificates and supporting documentation must be submitted to the NRPAB through the Education Submission Portal found in Appraiser Login or by email prior to the submission of the online renewal application. All paper renewal applications, along with all required documents, must be mailed to the Board’s office. Paper renewal applications must include:

- A completed 2024-25 Application for Renewal of Nebraska Real Property Appraiser Credential;
- Explanations and copies of documents for all “YES” answers to disciplinary questions;
- All fees;

- All required continuing education completion certificates and supporting documentation (if not already submitted to and approved by the NRPAB through the Education Submission Portal found in Appraiser Login or by email); and
- For those notified of random selection for Criminal History Record Check (“CHRC”) by certified mail, the signed and dated Authorization to Use Fingerprints for Criminal History Record Check Through the Nebraska State Patrol and the Federal Bureau of Investigation form and fingerprint cards or date of electronic fingerprint submission.

(Note: You must include all required documentation and explanations of “YES” answers to disciplinary questions with each renewal application, even if that information was previously provided to the Board.)

Incomplete or incorrect paper renewal applications will be returned, and incomplete online renewal applications will be rejected. Applications missing any required accompanying documentation are considered incomplete. In these cases, a letter describing the issues and explaining the next step will be sent. The status of a renewal application can be followed in Appraiser Login.

When a complete renewal application has been received and processed by board staff, a blue postcard will be mailed stating that the credential has been renewed and providing directions for printing the credentialing card through Appraiser Login. An automated email will also be sent.

The screenshot shows the official website of the Nebraska Real Property Appraiser Board. The browser address bar displays 'appraiser.ne.gov'. The page header includes the text 'Official Nebraska Government Website' and the board's name 'Nebraska Real Property Appraiser Board'. A navigation menu contains links for Home, Board Members and Staff, Contact, Appraiser Login (highlighted in yellow), Approved Education Activity Search, Appraiser Listing, and AMC Listing. A sidebar menu on the right lists various resources: AMC Registration, Appraiser Credentialing, Board Meetings, Education Enforcement, Laws, Regulations, and Guidance Documents, Public Information, Request Forms, USPAD Review Report Forms, 2022-23 Renewal Applications (highlighted in yellow), and Title 298 8-19-2021 Hearing Notice and Documents. The main content area features a 'Mission' statement, a 'Vision' statement, and a section titled 'Information about the 2021-22 Renewal Period' with links to '2021-22 Real Property Appraiser Continuing Education Requirements (pdf)' and '2021-22 Renewal Questions & Answers (pdf)'.

2024-25 Real Property Appraiser Credential Renewal Reminder (continued)

If a complete online renewal application was not submitted with a date stamp prior to December 1, 2023, or a paper real property appraiser renewal application, along with all required documents, was not received at the Board's office postmarked prior to December 1, 2023, a credential holder will have until July 1, 2024 to meet the requirements for renewal. A late processing fee of \$25.00 will be assessed for each month or portion of a month the credential is not renewed beginning on December 1, 2023. (The late processing fee does not apply until January 1, 2024 for new or upgraded credentials issued on or after November 1, 2023.) Also, for an online renewal application, if an incorrect routing or account number is entered for an EFW payment, a \$20.00 fee will be assessed for ACH return expenses charged to the Board by the Nebraska State Treasurer's Office. The same \$20.00 fee applies to checks returned for insufficient funds.

Except for applications to renew new or upgraded credentials issued after November 30, 2023 and before January 1, 2024, all real property appraiser renewal applications received after November 30, 2023 may go before the Board for review.

If an appraiser required to submit fingerprints with this year's renewal application sends everything on time (on or before November 30, 2023), but the Board has not received the CHRC results from the Nebraska State Patrol by December 31, 2023, the Board may renew a credential contingent on the CHRC results. All other requirements for renewal must be met prior to the November 30 deadline for this contingent approval.

A credential holder may elect inactive status to maintain his or her credential if he or she is unable to engage in real property appraisal practice for a period of less than two years. The inactive status application is located on the Board's website at: https://appraiser.ne.gov/Appraiser_Credentialing/.

The Board may adopt a program of continuing education for an individual credential holder as long as the program complies with the Appraiser Qualifications Board's continuing education criteria. To request an individualized program of continuing education, submit a letter to the Board explaining the circumstances that are the basis for the request and the reason(s) why the existing continuing education requirements are a hardship.

Information regarding the CE requirements is available in Appraiser Login in the Education Interface ("Education" button on the left side of the page - highlighted in red in the picture on this page). Log into Appraiser Login and select the "Nebraska Real Property Appraiser Continuing Education Requirements" link at the top of the page in the Education Interface. The Board encourages credential holders to complete continuing education that contributes to improved or new skills, knowledge, and/or competency in their primary area(s) of real property appraisal practice.

To enter a certificate of completion for an education activity on the Education page in Appraiser Login, search for and select the provider name first, then the activity name. After selecting the activity, enter the date on which the activity was completed and upload a copy of the evidence of completion document. If the education activity was completed in another jurisdiction, or if you have difficulty submitting an activity or can't find the provider or activity name, submit the activity as "Out of State." (Check the "Out of State" box, enter the date on which the activity was completed, and upload the evidence of completion.)

Each credential holder who successfully renews his or her credential after the second year of a two-year credential period receives one free download of the PDF version of the current edition of USPAP through Appraiser Login ("USPAP" button on the left side of the page - see red highlights in picture at bottom of this page). The PDF version may only be used in accordance with the License Agreement for TAF Digital Content once the download is complete. You may purchase a hard copy from [The Appraisal Foundation](#).

Please contact the Board's office at 402-471-9015, or by email at: nrpab.renewals@nebraska.gov, for any questions concerning continuing education requirements or the real property appraiser credential renewal process.

← → 🌐 nrpab-appraiser-cat.ne.gov/appraiser/login/appraiser.shtml ☆ 🏠 📄

Nebraska Real Property Appraiser Board

Home Board Members and Staff Contact CAT Appraiser Login CAT Approved Education Activity Search CAT Appraiser Listing AMIC Listing

The Nebraska Real Property Appraiser Board has made every effort to ensure the accuracy of the information provided in Appraiser Login. However, if any errors, omissions, or discrepancies are found in Appraiser Login, please notify the Nebraska Real Property Appraiser Board immediately. As a Nebraska credentialed appraiser, it is your responsibility to ensure that all continuing education requirements are met, and all required information for renewal is submitted to the Board's office in a timely manner.

Appraiser Details

Appraiser - Tyler Kohtz

Name: Kohtz, Tyler
Email: tyler.kohtz@nebraska.gov Include in bulk email list for the NRAB

Home
Contact Information
Credential
Education
Renew Credential
USPAP

© 2021-22 Renewal Period: Information about the 2021-22 Renewal Period: 2021-22 Real Property Appraiser Continuing Education Requirements (pdf) 2021-22 Renewal Questions & Answers (pdf)

NEBRASKA Real Property Appraiser Board
2021-22 Renewal Period: Information about the 2021-22 Renewal Period: 2021-22 Real Property Appraiser Continuing Education Requirements (pdf) 2021-22 Renewal Questions & Answers (pdf)

R.7

NRPAB Quick Hits

- ◆ New testing locations for the National Uniform Licensing and Certification Examination have been added by PSI. New locations include Grand Island, Norfolk, and Sidney. A second location was also added in North Platte and two more locations were added in Omaha.

- ◆ In August, the Board launched the AMC Login. During the development process for the AMC Login, the Board implemented a registration card to be issued to active appraisal management companies, similar to the real property appraiser credentialing card. Upon completion of the AMC Login project, it was determined that modernization of the real property appraiser credentialing card was in order. As a real property appraiser, when you download your credentialing card in Appraiser Login, you will see the updated format as seen on the right.



- ◆ A new document titled “Real Property Appraisal Practice Experience Log Sample Entries” has been added to the Board’s website at https://appraiser.ne.gov/Appraiser_Credentialing/ under the header, “NRPAB Experience Log Forms.” This example document is intended to provide examples for Real Property Appraisal Practice Experience Log entries that may not be obvious to supervisory real property appraisers and/or trainee real property appraisers. The document contains examples of early, middle, and late real property appraisal practice experience reporting, where the trainee real property appraiser’s contribution increases over time.

- ◆ New disciplinary history public search options have been added to the Board’s website to replace the pdf documents currently in use for reporting disciplinary action taken by the Board. The new disciplinary history public search results also makes available public records related to the disciplinary action. This change reduces staff time spent responding to public records requests. The search function for real property appraisers is located at the bottom of the page by selecting the “Nebraska Credentialed Real Property Appraisers” tab on the grey bar at the top of the website page, and the search function for AMCs is located at the bottom of the page by selecting the “Nebraska Registered AMCs” tab on the grey bar at the top of the website page.

- ◆ Board Member Thomas M. Luhrs’s term as the At-Large Licensed Real Estate Broker Representative expired on December 31, 2022, and Board Member Wade Walkenhorst’s term as the At-large Representative of Financial Institutions expires on December 31, 2023. The State of Nebraska is still accepting applications to fill these positions on the Board. Anyone interested in the position as the At-Large Licensed Real Estate Broker Representative must hold a current license as a Real Estate Broker, and any person interested in the At-large Representative of Financial Institutions must be employed by a financial institution. A Licensed or Certified Real Property Appraiser credential is also preferred, but not required. These positions do not represent any of the three congressional districts; therefore no boundary restrictions apply. The term for each position is five years, beginning on January 1st.

* If you would like more information about these positions, or what the Board does, please visit the NRPAB website at <https://appraiser.ne.gov>, or contact the Board’s office at 402-471-9015.

* The Application for Executive Appointment can be found on the Governor’s website located at <https://governor.nebraska.gov>. Select the dropdown titled “Constituent Services” at the top of the page, then select “Boards and Commissions.” The applications will remain open until appointments are made.



Board Members

Chairperson of the Board
Wade Walkenhorst, Lincoln
Financial Institutions Rep
Term Expires: January 1, 2024

Vice-Chairperson of the Board
Bonnie M. Downing, Dunning
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2025

Board Member
Cody Gerdes, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2026

Board Member
Kevin P. Hermsen, Gretna
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2027

Board Member
Thomas M. Luhrs, Imperial
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expired: January 1, 2023

NRPAB Quick Hits

- ◆ The Board intends to have two legislative bills introduced on its behalf during the 2024 legislative session. The proposed updates to the Nebraska Real Property Appraiser Act implements the Real Property Appraiser Qualifications Criteria adopted by the AQB, effective on January 1, 2026; the 2024 USPAP adopted by the ASB, effective on January 1, 2024; the recommendations of the Appraisal Subcommittee as identified during its 2022 State Off-site Assessment (“2022 SOA”); a small upward change to four fee limits; and minor changes to address the administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing. The proposed updates to the Nebraska Appraisal Management Company Registration Act implements the recommendations of the Appraisal Subcommittee as identified during its 2022 SOA; a small upward change to one fee limit; and minor changes to address the administration of the Act and reduce unnecessary barriers for owners of appraisal management companies. The draft legislation (REQ05050), along with an in-depth summary of the draft changes to the Nebraska Real Property Appraiser Act, and the draft legislation (REQ05049), along with an in-depth summary of the draft changes to the Nebraska Appraisal Management Company Registration Act, can be found on the Board’s website at <https://appraiser.ne.gov> by opening the hyperlink named “NRPAB 2024 Proposed Legislation” found on the right-hand side of the main page.
- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance documents, between July and September. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html.
- ◆ Compliance Update
 - * Between the months of July and September, two grievances were filed against Nebraska credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers, two grievances were dismissed with prejudice, and one grievance was dismissed without prejudice.
 - * Between the months of July and September no grievances were filed against any appraisal management companies. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.



Who’s New?

The Nebraska Real Property Appraiser Board congratulates the following individuals who received real property appraiser credentials, and the organizations newly registered as appraisal management companies, between July and September of 2023.

Trainee Real Property Appraisers

Michelle Nieves, Bellevue NE – T2023013

Amy Mohr, Lincoln NE – T2023014

Licensed Residential Real Property Appraisers

John Stephens, La Vista NE – L2023002

Certified Residential Real Property Appraisers

Susan Nordeen, Alliance NE – CR2023006

Rebecca Peters, Omaha NE – CR2023007

Certified General Real Property Appraisers

Robert Grace, Midwest City OK – CG2023026R

Joshua Wagner, Houston TX – CG2023027R

Lynae Hammer, Littleton CO – CG2023028R

Jacob Palm, Lincoln NE – CG2023029

Nicholas Smith, Omaha NE – CG2023030

Garrett Jacobsen, Neligh NE – CG2023031

Christopher Williams, Overland Park KS – CG2023032R

Jonathan Richmond, Dexter MO – CG2023033R

Jesse Lochman, Red Oak IA – CG2023034R

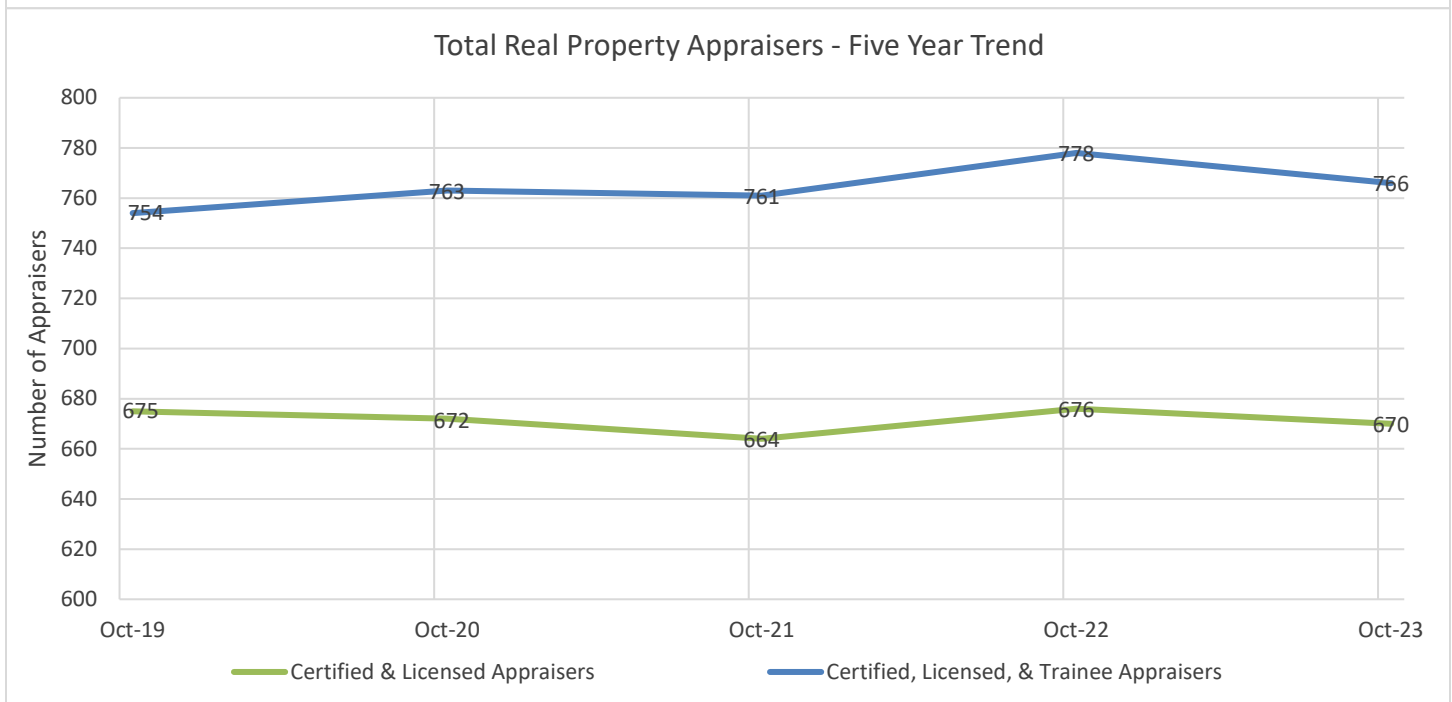
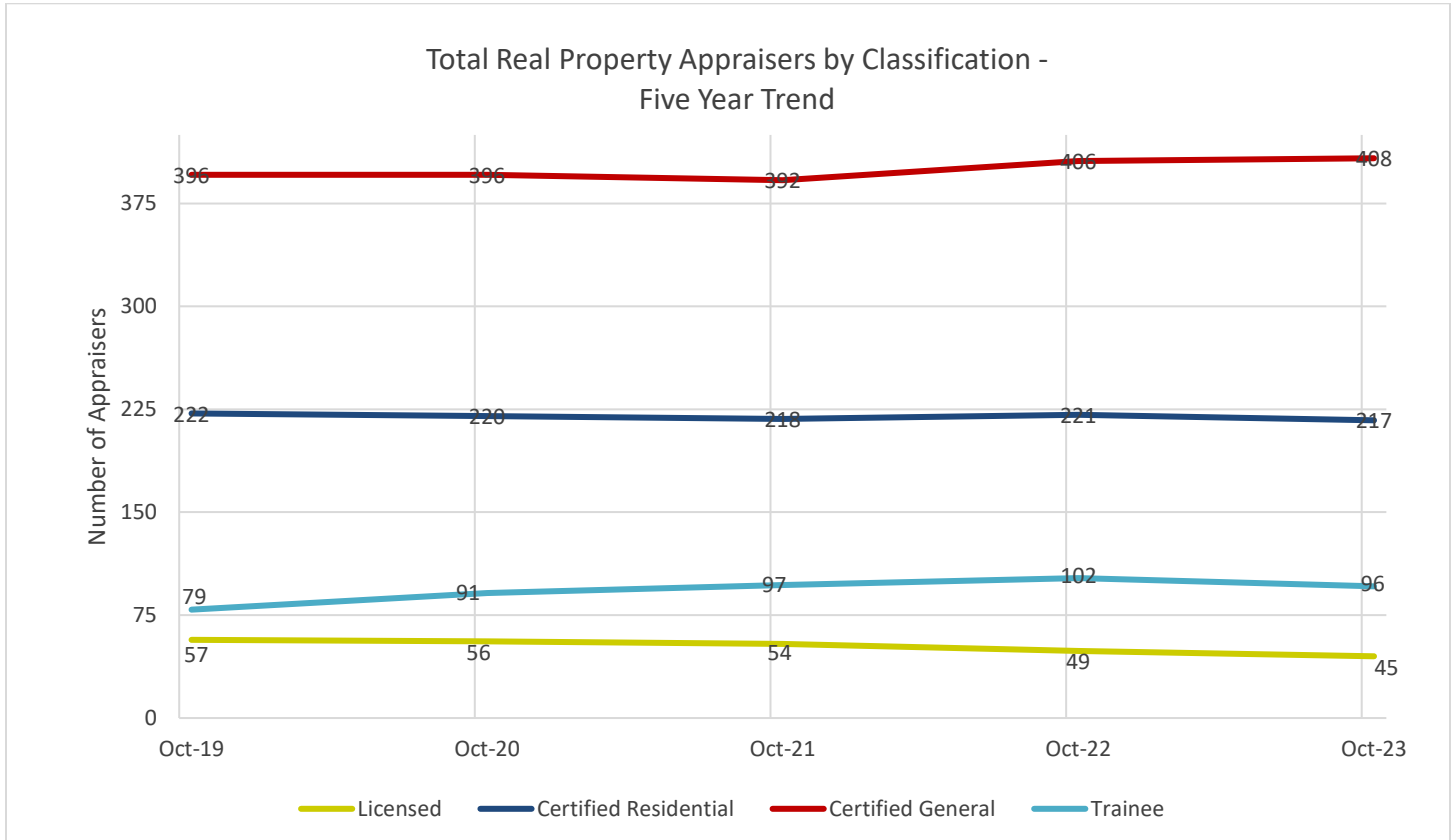
Kyle Kever, Columbus OH – CG2023035R

Appraisal Management Companies

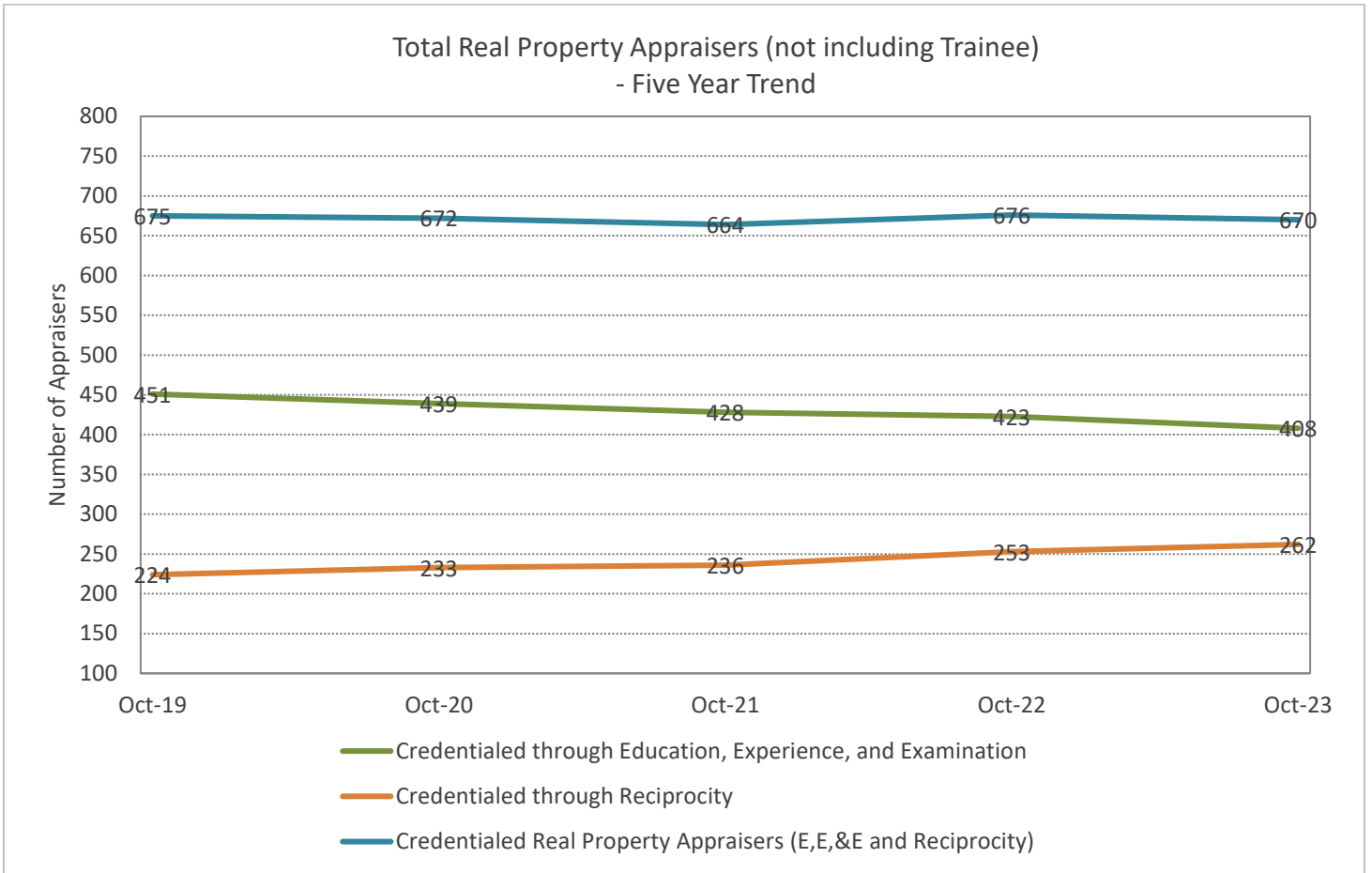
Zap Appraisals, LLC – NE2023003

Real Property Appraiser and AMC Numbers and Trends as of October 1, 2023

The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of October 1, 2023. There are currently 670 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 96 credentialed trainee real property appraisers. In addition, there are currently 79 appraisal management companies registered in Nebraska.

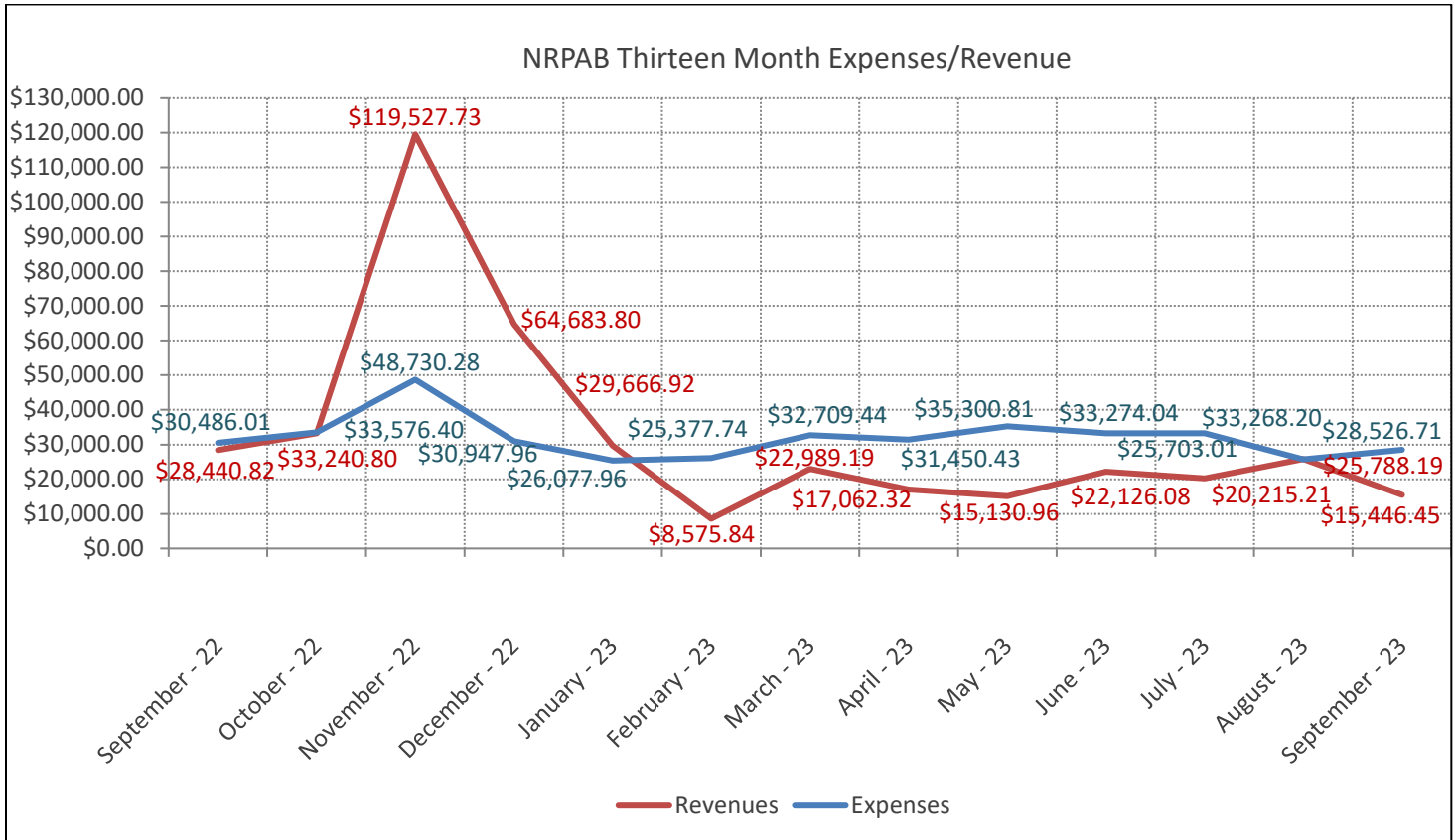


Real Property Appraiser and AMC Numbers and Trends as of October 1, 2023 (Continued)



NRPAB Financial Snapshot as of September 30, 2023

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$87,497.92 in expenditures and \$61,449.85 in revenues were recorded as of September 30, 2023. Actual expenses registered at 20.19 percent of the budgeted expenditures for the fiscal year; 25.21 percent of the fiscal year has passed.



Appraiser Login

Mission:
The Mission of the Nebraska Real Property Appraiser Board is to administer and enforce the Nebraska Real Property Appraiser Act and Nebraska Appraisal Management Company Registration Act with efficiency, equity, and integrity to ensure that the citizens of Nebraska are protected and served, and that the appraisal services community is highly qualified through education, experience, and examination.

Vision:
The Nebraska Real Property Appraiser Board's vision is to provide leadership for the appraisal industry in the State of Nebraska. The Board will generate interest by promoting the appraiser profession, building positive public awareness of the industry throughout the State, and identifying and resolving issues faced by the public and appraisal services community. The Nebraska Real Property Appraiser Board will also establish and maintain standards for appraisers and appraisal management companies that lays the foundation for a highly qualified, motivated, dependable, and ethical appraisal services community in Nebraska.

Information about the 2021-22 Renewal Period:
[2021-22 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
[2021-22 Renewal Questions & Answers \(pdf\)](#)

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- USPAP Review Report Forms
- 2021-22 Renewal Applications
- COVID-19 Information
- 2021 Legislation of NRPAB Interest

Your credentialing card, the Online Renewal Application with EFW Payment, the Education Submission Portal, continuing education requirements, education history, and USPAP download are all found in the Appraiser Login on the Board's website.

**APPRAISAL SUBCOMMITTEE
QUARTERLY MEETING MINUTES
JUNE 14, 2023**

LOCATION: Webex

ATTENDEES

MEMBERS: CFPB – Zixta Martinez (Chair)
FDIC – Luke Brown (Vice Chair)
FRB – Suzanne Williams
HUD – Julia Gordon
OCC – Enice Thomas

ALTERNATES: CFPB – John Schroeder
FDIC – Tom Lyons
FHFA – Julie Giesbrecht
HUD – Brian Barnes
NCUA – Viki Nahrwold
OCC – Jim Rives

STAFF: Executive Director – Jim Park
Deputy Executive Director – Denise Graves
Grants Director – Rae Frederique
Financial Manager – Girard Hull
Attorney Advisor – Ada Bohorfoush
Attorney Advisor – Natalie Lutz
Management and Program Analyst – Lori Schuster
Administrative Officer – Brian Kelly
Administrative Assistant – Oteal Griffin

OBSERVERS: See attached list.

The Meeting was called to order at 10:00 a.m. by Chair Z. Martinez.

REPORTS

- **Chair**

Z. Martinez welcomed attendees to the meeting. She thanked the FHFA for hosting the May 19th ASC hearing on appraisal bias.

- **Executive Director**

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

- On May 19th, the ASC held its second Hearing on Appraisal Bias. He thanked the FHFA for hosting and the witnesses for their participation. Two more hearings are in the planning stages and details will be publicized once finalized.
- ASC staff has resumed on-site compliance reviews as of January 2023. There are 28 compliance reviews scheduled for this year.
- The Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) celebrated its two-year anniversary. The State dashboard has been added to the PAVE website.
- The 60-day Notice for Comment on the Appraiser Census Survey closed on May 22nd. Five comments were received in support of the survey. ASC staff are drafting the 30-day notice and will submit it to the Office of Management and Budget for approval.
- The vacancy announcements for the GS-11/12 and GS-13/14 Program Manager positions will be posted to USAJobs in the next week.
- The General Counsel position has been filled and the new employee will start in mid-July.
- **Grants Program**
 - R. Frederique reported on the following items.
 - There are currently 16 open grants. Fifteen are to States and one is a technical assistance grant to the Council on Licensure, Enforcement and Regulation.
 - Nine grants are scheduled to end on September 30th. She will contact the nine recipients to inquire if they want to close out the grant or request an extension.
 - \$2.8M has been spent on grants since Fiscal Year (FY) 2021.
 - Two temporary staff are assisting with the grants program. The temporary staff and ASC staff are reviewing semi-annual reports and contacting the States regarding their grants and any issues they may have had.
 - Standard Operating Procedures are being developed to close out grants.
 - The ASC grants program was discussed at the Association of Appraiser Regulatory Officials spring conference.
 - The ASC intends to publish a Notice of Funds Availability to award grants in the first quarter of FY24.

- **Financial Manager**

G. Hull provided an update for the second quarter of FY2023.

- As of March 31st, the ASC received revenue of \$5.3M representing 46% of the total budgeted FY23 revenue of \$11.6M. Appraiser registry fees account for \$1.6M of recognized revenue representing 50% of the projected revenue of \$3.3M. AMC Registry fees account for \$3.7M of recognized revenue representing 44% of budgeted AMC revenue of \$8.3M. Based on current projections, the total revenue for FY23 is estimated to be in the range of \$10.5M - \$11M. Forty-eight States are inputting data into the AMC Registry.
- As of March 31st, ASC expenditures were running at or below projections. Cumulative expenses totaled \$4.5M representing 43% of the annual budgeted amount of \$10.5M. Based on current projects, the ASC should meet the targeted net income amount of \$1M.

- **Notation Votes**

L. Schuster read the following notation votes into the minutes.

- The notation vote to approve the nomination of Luke Brown, FDIC Representative to the ASC, to serve as Vice Chair for a one-year term effective April 1, 2023 through March 31, 2024 passed 7-0 on March 24th.
- The notation vote to approve an increase of \$417,500 to the ASC's FY23 Information Technology budget authority passed 7-0 on May 11th.
- The notation vote to approve the 2022 ASC Annual Report passed 6-0 on May 25th. A vote was not received from FDIC.

ACTION ITEMS

- **March 15, 2023 Quarterly Meeting Minutes**
- **April 12, 2023 Special Meeting Minutes**
- **April 17, 2023 Special Meeting Minutes**
- **April 19, 2023 Special Meeting Minutes**
- **May 3, 2023 Special Meeting Minutes**
- **May 30, 2023 Special Meeting Minutes**

S. Williams made a motion to approve the meeting minutes noted above as presented. E. Thomas seconded and all members present approved.

- **Staffing Proposal**

Z. Martinez opened the floor to questions from the ASC members before entertaining a motion. L. Brown asked if the motion should include the position titles or just the amended budget amount for FY23. Z. Martinez asked J. Park to provide information on the requested positions. J. Park responded that ASC staff are requesting a Grants Management Specialist to assist the Grants Director. The second requested position is for a Compliance Manager who will report to the Deputy Executive Director and manage the State and the Appraisal Foundation compliance program oversight as required by Title XI. The third requested position is for an Administrative Assistant to provide support to senior staff and staff members. J. Giesbrecht made a motion to approve the staffing proposal as requested and a personnel budget authority amendment of \$125,986 for FY23 as presented and recommended by ASC staff in the Staffing Proposal. S. Williams seconded and all members present approved.

Z. Martinez thanked ASC members, ASC staff and observers for attending today's meeting. The meeting was adjourned at 10:20 a.m. The next quarterly ASC meeting is scheduled for September 13, 2023.

Attachment: Observer list

Meeting:	Appraisal Subcommittee Meeting	Meeting Date:	June 14, 2023
Time:	10:00 AM ET	Location:	Webex

OBSERVERS	
Affiliation	Name
Appraisal Foundation	Kelly Davids
Appraisal Institute	Scott DiBiasio
Appraisal Institute	Bill Garber
Appraisal Standards Board	Michelle Bradley
Consumer Financial Protection Bureau	Deana Krumhansl
Consumer Financial Protection Bureau	Orlando Orellano
Council on Licensure, Enforcement and Regulation	David Byerman
Dennis Badger & Associates, Inc.	Dennis Badger
Federal Deposit Insurance Corporation	Erin Barry
Federal Deposit Insurance Corporation	Stuart Hoff
Federal Deposit Insurance Corporation	Patrick Mancoske
Federal Deposit Insurance Corporation	Mark Mellon
Federal Deposit Insurance Corporation	George Parkerson
Federal Deposit Insurance Corporation	Lauren Whitaker
Federal Housing Finance Agency	Sara Todd
Federal Reserve Board	Susan Ali
Federal Reserve Board	Trevor Feigleson
Federal Reserve Board	Carmen Holly

Federal Reserve Board	Derald Seid
Federal Reserve Board	Matt Suntag
Gregoire & Gregoire, Inc.	Francois Gregoire
HomeSight Appraisal	Peter Gallo
JSB Consulting	John Brenan
Malinda Griffin & Company	Malinda Griffin
National Assn. of State Credit Union Supervisors	Nicole Seabron
National Credit Union Administration	Rachel Ackmann
National Credit Union Administration	Gira Bose
National Credit Union Administration	Robert Leonard
Office of the Comptroller of the Currency	Marta Stewart-Bates
Pippin Appraisal Company	Nathan Pippin
Wagar Appraisals	Martin Wagar

NEWSLETTER



Dear Subscriber,

It is hard to believe that 2023 is already coming to a close. It seems like just yesterday that we were preparing the January newsletter. Now, nearly twelve months later, it is amazing to think just how much has been accomplished by our boards.

In May, the Appraisal Standards Board wrapped up an 18-month effort to review and revise the Ethics Rule to ensure it is crystal clear that discrimination is prohibited in the Uniform Standards of Professional Appraisal Practice (USPAP) and that appraisers must follow all relevant fair housing laws. This new edition of USPAP goes into effect on January 1, 2024.

As part of this new edition of USPAP, we also introduced a new format for the standards and accompanying guidance. You can now purchase the definitions, rules and standards as a standalone publication and the Advisory Opinions, Frequently Asked Questions, and Reference Index in another book. Linked versions of these publications are also available in our store. Check out the link below for more information.

This summer the Appraiser Qualifications Board also updated the *Real Property Appraiser Qualification Criteria* to make fair housing education a required component of an appraiser's qualifying and continuing education. This change will go into effect on January 1, 2026, but states can implement the requirement earlier if they choose.

The Board of Trustees was busy too. The Board Structure Work Group wrapped up their report of proposed recommendations to improve the governance of the Foundation. The full Board of Trustees will consider these recommendations at their upcoming virtual public meeting. Click [here](#) to register to attend.

The Council to Advance Residential Equity also held their inaugural meetings this year. This group of fair housing, consumer and civil right advocates will provide valuable input to all of the Foundation's boards.

Finally, I would be remiss if I did not say thank you to all of the incredible stakeholders like you. Our work this year would not have been possible without your feedback, commitment to the appraisal profession, and support of the public trust. We look forward to continuing our collaborative work with all of our stakeholders in 2024!

Sincerely,

Dave Bunton
President

USPAP, GRM and the new 7-Hour National Update Course are available!

Don't forget that the newest edition of USPAP, the Guidance and Reference Manual (GRM) and the new 7-Hour National Update

In This Newsletter

**From the President's Desk:
Looking back on 2023**

USPAP, GRM and the new 7-Hour National Update Course are available!

Appraiser Talk

Sponsor Highlights

Calendar

Dec. 12: [BOT Virtual Public Meeting](#)

Contact Us

T 202-347-7722

info@appraisalfoundation.org

www.appraisalfoundation.org

Follow Us



Course are all available. [Visit our store](#) to pick up your copies today.

Appraiser Talk

Stay up to date on Appraiser Talk!

You can check out all episodes [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.

Sponsor Highlights

American Society of Farm Managers and Rural Appraisers

The American Society of Farm Managers and Rural Appraisers has released its 2024 Education Calendar, including multiple virtual and in-person offerings. Qualifying education courses include standards such as Cost, Sales and Income Approaches, as well as classes focusing on Conservation Easements, Eminent Domain and Rural Case Studies. Meanwhile, virtual continuing education seminars run a wide gamut, with topics such as Business Valuation, Farmer Mac Requirements, Natural Resource Appraisal, and Livestock Facilities. Additionally, ASFMRA Chapters across the country will offer the 7-Hour USPAP Update course throughout the winter and spring months. To find offerings perfect for you or your employees, visit [ASFMRA.org/education-calendar](https://www.asfmra.org/education-calendar).

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.

Share this page

BOT Public Meeting December 12, 2023 - VIRTUAL



Virtual BOT Public Meeting on
Tuesday, December 12, 2023 from
1-2:30 pm ET.
Register using this

link: https://us02web.zoom.us/webinar/register/WN_QNexYjgySuip5kKUyhNulA#/registration
(https://us02web.zoom.us/webinar/register/WN_QNexYjgySuip5kKUyhNulA#/registration)

Agenda available

here: <https://appraisalfoundation.sharefile.com/d-s8cfbod2834f2436998005c74a2067755>.

(<https://appraisalfoundation.sharefile.com/d-s8cfbod2834f2436998005c74a2067755>)

When

12/12/2023 1:00 PM - 2:30 PM

Share this page

BOT Public Meeting January 30, 2024 - VIRTUAL



Virtual BOT Public Meeting on
Tuesday, January 30, 2024 from 11-
12:30 pm ET.
Register using this link:

https://us02web.zoom.us/webinar/register/WN_QNexYjgySuij25kkUyhNulA#/registration<https://us02web.zoom.us/webinar/register/gSA>
https://us02web.zoom.us/webinar/register/WN_g4VQ3GXfStugm7mtkC-gSA

When

1/30/2024 11:00 AM - 12:30 PM

Copyright ©2021, The Appraisal Foundation 1155 15th Street NW, Suite 1111, Washington, DC
20005 Phone: 202-347-7722, Web: www.appraisalfoundation.org

<http://www.appraisalfoundation.org/>

Our updated [Data Privacy Policy](#)

https://appraisalfoundation.org/IMIS/TAF/TAF_Privacy_Policy.aspx is available on our
website.