

**PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD**  
**Thursday, November 16, 2023, 9:00 a.m.**  
**Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building**  
**301 Centennial Mall South, Lincoln, Nebraska**

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**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 9:45 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 ..... 1-8**

1. New Applicants for Certified Residential Credential through Education, Experience, and Examination
  - a. CR23010
2. Pending Applications
  - a. CR23009

**D. Registration as an Appraisal Management Company**

**E. Consideration of Compliance Matters ..... 1**

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

**F. Consideration of Other Executive Session Items ..... 1-31**

1. 2023.10
2. 2023.17
3. 2023.18
4. Personnel Matters

**G. Welcome and Chair's Remarks (*Public Agenda 9:45 a.m.*)**

**H. Board Meeting Minutes**

1. Approval of October 26, 2023 Meeting Minutes ..... 1-18

## **I. 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
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## **J. Financial Report and Considerations**

1. October Financial Report	
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b. MTD General Ledger Detail Report	4-11
c. Financial Charts	12-15
2. 2024 AARO Membership Dues	16
3. APS-11 Electronic Hook Switch Adapter	17-26
4. NRPAB Conference Room Table Update	27
5. Per Diems	

## **K. General Public Comments**

## **L. Consideration of Education/Instructor Requests**

## **M. Unfinished Business**

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

## **N. New Business**

1. AMC and Real Property Appraiser Disciplinary History Website Search

## **O. Legislative Report and Business**

1. Nebraska Real Property Appraiser Act Update	
a. 2024 Update to Nebraska Real Property Appraiser Act Summary	1-5
b. REQ05050_October 31, 2023	6-37
2. Nebraska Appraisal Management Company Registration Act Update	
a. 2024 Update to Nebraska Appraisal Management Company Registration Act Summary	38-39
b. REQ05049_October 27, 2023	40-55
3. Other Legislative Matters	

## **P. Administrative Business**

1. Guidance Documents
2. Internal Procedural Documents
3. Forms, Applications, and Procedures

**Q. Other Business**

1. Board Meetings
  - a. Virtual Conferencing Format for December, January, and February Meetings
2. Conferences/Education
3. Memos from the Board
4. Quarterly Newsletter
5. Appraisal Subcommittee
6. The Appraisal Foundation
  - a. TAF November Newsletter ..... 1-3
7. Association of Appraiser Regulatory Officials
8. In the News

**R. Adjourn**

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

**October 26, 2023 Meeting Minutes**

**A. OPENING**

Chairperson Walkenhorst called to order the October 26, 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](http://www.nebraska.gov) on October 17, 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/](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 Nespor, 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 9:03 a.m. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Board Member Downing moved to come out of executive session at 9:50 a.m. Board Member Gerdes seconded the motion. The motion carried with Downing, Gerdes, Hermsen, and Walkenhorst voting aye.

Break from 9:50 to 10:00

#### **G. WELCOME AND CHAIR'S REMARKS**

Chairperson Walkenhorst welcomed all to the October 26, 2023 meeting of the Nebraska Real Property Appraiser Board and thanked everyone for attending. The Chairperson recognized Roger Morrissey as the only member of the public in attendance and Karen Loll as a guest.

#### **H. BOARD MEETING MINUTES**

##### **1. APPROVAL OF SEPTEMBER 21, 2023 MEETING MINUTES**

Chairperson Walkenhorst asked for any additions or corrections to the September 21, 2023 meeting minutes. With no discussion, Chairperson Walkenhorst called for a motion. Board Member Downing moved to approve the September 21, 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 seven charts outlining the number of real property appraisers as of October 26, 2023 to the Board for review. The Director indicated that trends are stable and that he had no specific comments. The Director asked for any questions or comments. There was no discussion.

###### **b. Temporary Real Property Appraiser Report**

Director Kohtz presented three charts outlining the number of temporary credentials issued as of September 30, 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 October 26, 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 October 26, 2023 to the Board for review and remarked that trends are stable at the moment. 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 September 13, 2023 and October 17, 2023. The Director asked for any questions or comments. Chairperson Walkenhorst requested clarification regarding the length of the identifying number on the last line compared to the other lines. LPM Nespor informed the Board that at the time report was created, the credentialing fee had not yet been received for this applicant, so the application was approved, but no credential was awarded. The number for this individual is the applicant number, while the numbers for the other individuals are their credential numbers. Chairperson Walkenhorst thanked LPM Nespor. There was no further discussion.

### **b. Appraisal Management Company Report**

Director Kohtz presented the Appraisal Management Company Report to the Board for review showing appraisal management companies approved for registration by the Director for the period between September 13, 2023 and October 17, 2023. The Director asked for any questions or comments. LPM Nespor informed the Board that there will likely be a couple more AMCs that do not renew their registrations by next month. There was no further discussion.

### **c. Education Activity and Instructors Report**

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activity and instructors approved by the Director for the period between September 13, 2023 and October 17, 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 Objections 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 an update will be provided under Section O on the agenda for the goals to 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 and Appraisal Management Company Registration Act. The Director moved to the Personnel goals and objectives and informed the Board that an update will be provided under Section M on the agenda. Finally, Director Kohtz guided the Board's attention to the Public Information goals and objectives and reported that the project to populate the disciplinary history search with the ten-year real property appraiser and AMC disciplinary action history for active credential and registration holders is in progress. The Director indicated that the plan is to present the finished product to the Board at its November meeting.

Director Kohtz closed the Director's Report by introducing Karen Loll as an SOS temporary employee hired to fill the role as the Board's Business Programs Manager, and informed the Board that Loll will be with the Board in a part-time capacity through mid-December. Loll will be transitioned to a fulltime regular employee when school is completed at Southeast Community College. The board members welcomed Loll.

## **J. FINANCIAL REPORT AND CONSIDERATIONS**

### **1. APPROVAL OF SEPTEMBER RECEIPTS AND EXPENDITURES**

The receipts and expenditures for September were presented to the Board for review in the Budget Status Report. Director Kohtz brought attention to the Data Processing Expense of \$3,456.79 and reported that this expense includes database updates and bug fixes related to investigative data entry and AMC registration cards. The Director then guided the Board's attention to Non-Capitalized Equipment Purchase and informed the Board that the expense in the amount of \$290.00 is for the purchase of the main work area table that replaced the pullout shelf work areas on the previously sold lateral filing cabinets. Director Kohtz indicated that the expenditures for the month of September totaled \$28,526.71, and the year-to-date expenditures for the fiscal year are \$87,497.92, which amounts to 20.19 percent of the budgeted expenditures for the fiscal year not including certified encumbrances; 25.21 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 real property appraiser renewal revenues remained steady. Director Kohtz then guided the Board to the Sale – Surplus Property/ Fixed Asset and reported that the Board received \$11.04 in revenues for sale of the three office chairs. For the month of September, the total revenues were \$15,446.45, and the year-to-date revenues for the fiscal year are \$61,449.85, which amounts to 16.81 percent of the projected revenues for the fiscal year. The Director reiterated that 25.21 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 September and guided the Board's attention to the record for account number 491300, Sale – Surplus Prop/Fixed Asset, on page J.6 and reported that this record pertains to the sale of the three office chairs. The Director then turned the Board's attention to account number 532100 on J.7 and informed the Board that the payee "Correctional Services, Departm" is Cornhusker Industries, or the Department of Corrections, which is where the main work area table was purchased. 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 September 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 \$18,668.93, the Real Property Appraiser Fund revenues totaled \$11,687.93, the AMC expenses totaled \$9,857.78, and the AMC fund revenues totaled \$3,758.52. Director Kohtz remarked that the cash balance for the AMC fund is \$397,513.25, the Appraiser Fund is \$314,957.60, and the overall cash balance for both funds is \$712,470.85 as of the end of September.

Board Member Downing moved to accept and file the September 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. 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 has no updates regarding the open At-Large Licensed Real Estate Broker position. The Director indicated that he continues to contact the Governor's office but is not receiving a response. The Director asked for any questions or comments. There was no further discussion.

**2. OPEN AT-LARGE REPRESENTATIVE OF FINANCIAL INSTITUTIONS POSITION**

Director Kohtz informed the Board that he has no updates regarding the open At-Large Representative of Financial Institutions position. The Director reiterated that he continues to contact the Governor's office but is not receiving a response. The Director asked for any questions or comments. The Board acknowledged the challenges associated with transitioning to a new administration, but expressed disappointment regarding the progress made on these two board member appointments. Director Kohtz agreed and added that he does what he can within his control. Board Member Gerdes asked if there are active applicants for the openings. The Director responded that there are for the Broker's position, but is not sure if there are for the Financial Institutions position. Chairperson Walkenhorst indicated that there should be at least one for the Financial Institutions position.

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Chairperson Walkenhorst thanked the Director for his efforts to date and asked if it would be helpful if the Board sent a letter to the Governor. The Director responded by saying that it may not be a bad idea, and offered to draft a letter for Chairperson Walkenhorst to sign. Director Kohtz added that he will send it out to all board members to get feedback before it is signed. Board Member Downing indicated that their office is having a ribbon cutting next week and she may have the opportunity to discuss the openings with the Governor. Director Kohtz indicated that this opportunity may be an even better approach as it is more personal. Chairperson Walkenhorst asked if a motion was needed to authorize the Director to draft a letter to the Governor. The Director requested that a motion be made. Board Member Downing moved to authorize Director Kohtz to draft a letter to the Governor on behalf of the Board to highlight the importance of making board member appointments. 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.

**3. BUSINESS PROGRAMS MANAGER POSITION UPDATE**

Director Kohtz once again introduced Karen Loll to the Board and reiterated that Loll will transition to the Board's permanent full-time position in mid-December. The Director asked for any questions or comments. There was no further discussion.

**4. EXPLORE ADDITION OF NRPAB APPLICANT REAL PROPERTY APPRAISAL PRACTICE LOG SAMPLE TO WEBSITE**

LPM Nespor presented the document titled, "Real Property Appraisal Practice Experience Log Sample Entries" the Board for consideration. LPM Nespor summarized each log example and explained the purpose of each example. LPM Nespor informed the Board that the goal is to provide examples for log entries that may not be obvious to the supervisory real property appraiser or the trainee real property appraiser. LPM Nespor also emphasized that 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. LPM Nespor asked if the Board would like to see any additional examples, or any changes to the existing examples as presented. Chairperson Walkenhorst expressed his appreciation to LPM Nespor for preparing this document. Board Member Hermsen asked if this document would be distributed to existing supervisory real property appraisers and trainee real property appraisers. LPM Nespor responded that the document would be available on the website. In addition, all new supervisory real property appraisers and trainee real property appraisers will receive a copy of the document with their approval letter. Board Member Hermsen thanked LPM Nespor for the information. Director Kohtz asked for a vote to approve the document for public display.

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Board Member Downing moved to approve the document titled, “Real Property Appraisal Practice Experience Log Sample Entries” for public display on the Board’s website and for distribution to new supervisory real property appraisers and trainee real property appraisers. 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.

## **N. NEW BUSINESS**

### **1. NEW NEBRASKA TESTING LOCATIONS ADDED BY PSI FOR THE NATIONAL UNIFORM LICENSING AND CERTIFICATION EXAMINATION**

Director Kohtz presented a Memo to the Board titled, “New Nebraska Testing Locations Added by PSI for the National Uniform Licensing and Certification Examination” to the Board for review. The Director reported that an applicant approved to sit for exam expressed dissatisfaction with the number of available testing locations to LPM Nespor. LPM Nespor brought this concern to Director Kohtz’s attention. The Director informed the Board that he was unaware of any additional testing locations available as PSI has never offered any additional locations. Director Kohtz indicated that he research other State agencies that utilize PSI for testing and found that the Department of Insurance has quite a few additional locations. LPM Nespor reached out to PSI at the Director’s request to inquire about the possibility of adding the same locations for the National Uniform Licensing and Certification Examination. The Director reported that testing locations were added in Grand Island, Norfolk, and Sidney. In addition, a second location was added in North Platte and two more locations were added in Omaha. The Director asked for any questions or comments. The Board thanked staff for getting the additional testing locations added for the National Uniform Licensing and Certification Examination. There was no further discussion.

### **2. NEBRASKA STATE PATROL RAPBACK REPORTS DISCONTINUED**

Director Kohtz brought attention to the Board’s discussions during the 2023 strategic planning meeting concerning criminal history record checks for more than 10% owners of AMCs who have already had a CHRC completed for the purpose of AMC ownership, and for existing real property appraisers at renewal. During those discussions, the Director continued, the Board set goals to only require a CHRC for a more than 10% owner of an AMC that has not already had a CHRC completed for the purpose of AMC ownership, and to sunset the Real Property Appraiser Renewal Random Fingerprint Program. One of the points used as support during these discussions was that the Board would receive Rapback Reports from the Nebraska State Patrol for when an owner or real property appraiser has a charge recorded. Director Kohtz informed the Board that the Nebraska State Patrol will no longer be disseminating Rapback Reports to agencies. The Director indicated that since the Rapback Reports were discussed during the goal-making process, he wanted the Board to be aware of this development and have the opportunity to change these goals if the Board sees it as necessary. LPM Nespor added that the Nebraska State Patrol deemed the information unreliable. The Director asked for any questions or comments. The Board agreed that it should continue as planned with the goals established. There was no further discussion.

**O. LEGISLATIVE REPORT AND BUSINESS**

**1. NEBRASKA REAL PROPERTY APPRAISER ACT UPDATE**

**a. REQ05050\_October 11, 2023**

Director Kohtz presented REQ05050 the Board for consideration. The Director remarked that this is the Board's Real Property Appraiser Act Update draft in a bill draft format. Except for a couple of minor changes, the bill draft is identical to the Board's Real Property Appraiser Act Update draft. The Director the proceeded to outline the differences and guided the Board to page O.5, line 15, and informed the Board that the bill drafter utilized the language "if submitting an application on or before December 31, 2025" and "if submitting an application after December 31, 2025" for implementation of the change to the class hour requirement for the valuation bias and fair housing laws education. Director Kohtz reminded the Board that it was interested in this language structure during review of the Real Property Appraiser Act Update draft. The Board previously discussed the date received for submitting an application on or before January 1, 2026. The Director reported that the committee legal counsel would change the language to statutory clarification. Director Kohtz then moved to page O.12, line 29, and informed the Board that the subdivision reference (c)(i) should be (b)(i) to reference the correct subdivision. The Director asked for any questions or comments. With none, Board Member Downing moved to approve REQ05050 for public comment as amended to update the subdivision reference on page O.12, line 29 as recommended. 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.

**2. NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION ACT UPDATE**

**a. REQ05049\_September 29, 2023**

Director Kohtz presented REQ05049 the Board for consideration, and remarked that this is the Board's Appraisal Management Company Registration Act Update draft in a bill draft format. The Director moved to page O. 38, line 8, and informed the Board that the date should be updated to January 1, 2024. Board Member Gerdes asked if the board could remove the date entirely. Director Kohtz responded that this could not be done as the legislature would consider it to be ceding power to the federal government. The Director asked for any questions or comments. With none, Board Member Downing moved to approve REQ05049 for public comment as amended to update 2019 to 2024 on page O.38, line 8 as recommended. 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.

**3. OTHER LEGISLATIVE MATTERS: No discussion.**

**P. ADMINISTRATIVE BUSINESS**

**1. GUIDANCE DOCUMENTS: No discussion.**

## **2. INTERNAL PROCEDURAL DOCUMENTS**

### **a. 201709: Appraisal Review Services Contractor Fees**

Director Kohtz presented Internal Procedure 201709 titled, “Appraiser Review Services Contractor Fees” to the Board for review. The Director informed the board that these are the set fees for appraisal review services utilized by staff. Director Kohtz reminded the Board that it wished to discuss these fees while reviewing the amended scope of service language in the Nebraska Real Property Appraiser Applicant Appraiser Review Services Agreement and the Subject Matter Expert Services Agreement. The Director recommended that the Board table discussion of this agenda item until after review of Agenda Item 3.B. The Board agreed with this recommendation.

## **3. FORMS, APPLICATIONS, AND PROCEDURES:**

### **a. Education Document Updates**

#### **i. Application for Approval as a Qualifying Education Activity in Nebraska**

EPM Sims presented an updated document titled, “Application for Approval as a Qualifying Education Activity in Nebraska” to the Board for consideration. EPM Sims guided the Board to page P.4 and indicated that the requirement that an education provider include evidence of a written, closed book final examination with the application is stricken under “Distance Education Qualifying Education Activities” as all qualifying education activities are required to have a written, closed book final examination. An AQB approved education activity would have the exam approval included, so the Board only needs to collect such information if the submitted qualifying education activity is a non-AQB approved activity. The language stricken under “Distance Education Qualifying Education Activities” is added to the “Non-AQB CAP/Degree in Real Estate Approved Qualifying Education Activities” section of the application for clarification.

#### **ii. Application for Approval as a Continuing Education Activity in Nebraska**

EPM Sims presented an updated document titled, “Application for Approval as a Continuing Education Activity in Nebraska” to the Board to consideration. EPM Sims noted on page P.10 the language for a closed-book final examination was amended under the “Distance Education Continuing Education Activities” section; only “closed-book final exam” remains. The detailed language stricken in this section is also added to the “Non-AQB Approved Continuing Education Activities” section. If there is an exam for an AQB approved activity, the exam would meet the requirements of the Real Property Appraiser Qualifications Criteria and Title 298. If a continuing education activity is not AQB approved, then the exam, if applicable, must be provided for review. The Real Property Appraiser Qualifications Criteria requires that a distance education activity with asynchronous delivery includes either a closed-book final exam or prescribed activity mechanisms required to demonstrate knowledge of the subject matter. Director Kohtz commented that the language in the application is being simplified to assist education providers with completing the application, and to simplify staff review.

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Now that education providers have a choice for delivery mechanism approval, many times both the IDECC and AQB delivery method approvals are submitted with an application. This creates confusion during the review as it is not clear which approval should be utilized as the activity could be approved with different activity knowledge mechanisms depending on the delivery mechanism approval. The amended language requires that the education provider identify one or the other activity knowledge mechanism, which will be used by staff to determine how to proceed with review of the application.

Board Member Downing moved to approve the Application for Approval as a Qualifying Education Activity in Nebraska and the Application for Approval as a Continuing Education Activity in Nebraska 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.

**b. Appraisal Review Services Agreements**

**i. Applicant Appraiser Review Services Agreement**

Director Kohtz presented the updated document titled, “Nebraska Real Property Appraiser Applicant Appraiser Review Services Agreement” to the Board for consideration. The Director reported that the Scope of Work section of this contract is amended to incorporate the changes recommended by the Board at its September 21, 2023 meeting. The Director asked for any questions or comments. Chairperson Walkenhorst asked if he or him, and she or her, could be changed to they and them throughout as appropriate. Director Kohtz informed the Board that this could be done. Public Member Roger Morrissey requested permission to speak. Chairperson Walkenhorst granted Morrissey permission to speak. Morrissey requested clarification regarding the language format for Standards Rule 1 and 2 under Section G located on P.17. Director Kohtz clarified that the standards rules were actually left blank as this should be determined at the time the contract is prepared. The review could be on a Standards 1 and 2 report, a Standards 3 and 4 report, or a Standards 5 and 6 report. Morrissey thanked the Director for the clarification. Director Kohtz asked Board Members Downing and Hermsen if the amended language addresses the items discussed during the September meeting. Board Member Downing that the changes do and stated that the updated language points the contractor in the right direction. Public Member Roger Morrissey once again requested permission to speak. Chairperson Walkenhorst granted Morrissey permission to speak. Morrissey stated that if he were to do a review of a report on a residential property, he knows to include review of the Fannie Mae guidelines if required, however, the Scope of Work does not require such review to be completed.

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The Director referenced Section D on page P.17 and indicated that the contractor must comply with all applicable federal, state, and local laws, statutes, codes, ordinances, standards, policies, regulations, and rules in effect. USPAP Standard 3 also requires the contractor to review such information as well. Morrissey thanked Director Kohtz for the response. The Director asked for any questions or comments. There was no further discussion.

**ii. Applicant Appraiser Review Services Agreement (Employee)**

Director Kohtz presented the updated document titled, “Nebraska Real Property Appraiser Applicant Appraiser Review Services Agreement (Employee)” to the Board for consideration. The Director reported that this contract is the same as the previously reviewed contract, except that it is the employee version. The Director asked for any questions or comments. There was no discussion.

**iii. Subject Matter Expert Services Agreement**

Director Kohtz presented the updated document titled, “Subject Matter Expert Services Agreement” to the Board for consideration. The Director reported that this contract was updated to include the same changes as applicable as the previous two contracts. Director Kohtz guided the Board to the Scope of Work section on pages P.34 and P.35 and provided a brief summary. The Director asked for any questions or comments. There was no discussion.

**iv. Subject Matter Expert Services Agreement (Employee)**

Director Kohtz presented the updated document titled, “Subject Matter Expert Services Agreement (Employee)” to the Board for consideration. The Director reported that this contract is the same as the previously reviewed Subject Matter Expert Services Agreement contract, except that it is the employee version. The Director asked for any questions or comments. There was no discussion.

Board Member Downing moved to approve the Nebraska Real Property Appraiser Applicant Appraiser Review Services Agreement, the Nebraska Real Property Appraiser Applicant Appraiser Review Services Agreement for an employee of an organization, the Subject Matter Expert Services Agreement, and the Subject Matter Expert Services Agreement for an employee of an organization as amended to change all references to he or him, and she or her, to they and them throughout. 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. INTERNAL PROCEDURAL DOCUMENTS**

### **a. 201709: Appraisal Review Services Contractor Fees**

Director Kohtz reintroduced Internal Procedure 201709 titled, "Appraiser Review Services Contractor Fees" to the Board for review. The Director reminded the Board that it Board tabled discussion of this agenda item until after review of Agenda Item 3.B. Chairperson Walkenhorst asked the Board if changes are needed. Board Member Hermsen asked if there have been issues with obtaining contractors for review services. BLM Nespore responded that there are no issues at the present time. Director Kohtz was asked if contractors often ask for an increased amount per the internal procedure. The Director informed the Board that it occurs approximately once a year. Board Member Hermsen indicated that he does not see a reason to make an adjustment right now. Director Kohtz added that there is not too much that could be done at the present time as any unused funds were moved to PSL for the Business Programs Manager addition. Further, the Board included additional funding for contractual services in its 2023-25 Biennial Budget Request, but that was denied by the Appropriations Committee. The Director recommended that the Board revisit this at strategic planning where a long-range plan could be put into place. There was no further discussion.

## **Q. OTHER BUSINESS**

### **1. BOARD MEETINGS:** No discussion.

### **2. CONFERENCES/ EDUCATION**

#### **a. Kohtz 2023 Fall AARO Conference Report**

Director Kohtz reported that he attended the 2023 Fall AARO Conference October 7-9, 2023 in Salt Lake City, Utah. The Director provided a detailed summary of the conference for the Board Members to review and 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 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 12 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, including a full complement of photographs in main living areas and basement being required for appraisals in loan applications on or after September 1, 2023; Appraiser Independence Requirements being updated, Property Data Collector Independence Requirements being introduced, and clarification that Fannie Mae does not consider 3D printed houses unique or special. The Appraiser Quality Monitoring Program was also summarized.
- 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 Report 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 discussed. In addition, the use of inordinate adjustment for difference between the subject property and the comparable sales that do not reflect the market’s reaction to such differences, or the failure to make proper adjustments when they are clearly necessary. 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; a new summary page that includes a synopsis of key information; dynamic sales comparison grid broken into subsections; auto-populating previously entered information; the ability to add additional rows; line-item and rollup adjustments; a summary subsection; and other properties analyzed but not used.
- A presentation was given on board members transitioning from the private sector to government.



- Appraisal Institute provided a national 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 will collect all payments for licenses, certifications, and registration fees and deliver to State agencies; FBI background checks “channeled” by the ASC through the Portal 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 shall retain the ability to act independently upon license, certification, and registration applications and renewals for appraisers and appraisal management companies. ASC grants to states would be utilized for connectivity. 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. 118<sup>th</sup> 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. 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 minimum compliance with statutes, rules, and standards versus enforcing best practices or personal opinions.
- A presentation was given on the CAP approval process for practicum courses. The expectations, requirements, resources, and policies were discussed.
- At the Executive Directors and Administrators Roundtable, several items were discussed. 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.

The Director asked the Board for any questions or comments. There was no further discussion.

3. **MEMOS FROM THE BOARD:** No discussion.

4. **QUARTERLY NEWSLETTER:** No discussion.

5. **APPRAISAL SUBCOMMITTEE**

a. **ASC Quarterly Meeting: November 15, 2023 (Online)**

Director Kohtz announced that the next ASC Quarterly Meeting will be held online on November 15, 2023 and asked for any questions or comments. There was no further discussion.

b. **ASC March 15, 2023 Meeting Minutes**

Director Kohtz presented the ASC June 14, 2023 meeting minutes to the Board for review and informed the Board that he included the incorrect date of the meeting minutes on the agenda. The Director reported that he had no specific comments and asked for any questions or comments. There was no further discussion.

c. **ASC Notice Regarding Appraisal Management Companies in Hawaii**

Director Kohtz presented an Appraisal Subcommittee document titled, "Notice Regarding Appraisal Management Companies in Hawaii" to the Board for review. The Director informed the Board that the State of Hawaii has voluntarily discontinued regulation and licensing of appraisal management companies, and indicated that this is an unusual move as it significantly limits the number of AMCs that could provide services in Hawaii. The Director added that he does not have any knowledge as to why the state would make this decision. LPM Nespor commented that federally regulated AMCs would still be authorized to operate in the state. There was no further discussion.

d. **ASC State Support Grants Awarded 2020-2021**

Director Kohtz presented an Appraisal Subcommittee document showing State Support Grants awarded by the Appraisal Subcommittee for 2020-2021 to the Board for review. The Director reported that this is for information purposes only and that he had no specific comments. The Director asked for any questions or comments. There was no further discussion.

6. **THE APPRAISAL FOUNDATION**

a. **TAF October Newsletter**

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

b. **TAF October State Regulators Newsletter**

Director Kohtz presented The Appraisal Foundation's October State Regulators 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.

**c. TAF Announcement – David Bunton Celebrates Over 30 Years Leading TAF**

Director Kohtz presented an announcement from The Appraisal Foundation titled, “David Bunton Celebrates Over 30 Years Leading TAF” and reported that David Bunton plans to retire in 2024. The Director reported that he had no specific comments and asked for any questions or comments. There was no further discussion.

**d. ASB Public Meeting: February 15, 2024 – Virtual**

Director Kohtz reported that the Appraisal Standards Board will hold its next public meeting virtually on February 15, 2024 and asked for any questions or comments. There was no further discussion.

**e. AQB Public Meeting: March 28, 2024 – Virtual**

Director Kohtz reported the Appraiser Qualifications Board will hold its next public meeting virtually on March 28, 2024 and 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.

**C. CREDENTIALING AS A NEBRASKA REAL PROPERTY APPRAISER**

The Board reviewed applicants CG23006 and 2249. Chairperson Walkenhorst asked for motions on CG23006 and 2249.

Board Member Downing moved to take the following action:

**CR23006 / Approve to sit for exam and authorize Director to issue credential as a certified general 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.

Board Member Downing moved to take the following action:

**2249 / Approve Application for Nebraska Real Property Appraiser Temporary Credential as a certified general real property appraiser contingent on receiving evidence, prior to November 13, 2023, that the terms of the Consent Order were successfully completed.**

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 23-06. Chairperson Walkenhorst asked for a motion on Grievance 23-06.

Board Member Downing moved to take the following action:

**23-06 / Dismiss without Prejudice**

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. 2023.14**

The Board reviewed an appraisal report received from the Fannie Mae Loan Quality Center and concluded there were no substantial errors or omissions that lead to non-credible assignment results or USPAP violations. No action was taken by the Board.

**3. 2023.15**

The Board reviewed an appraisal report received from the Fannie Mae Loan Quality Center and concluded there were no substantial errors or omissions that lead to non-credible assignment results or USPAP violations. No action was taken by the Board.

**4. 2023.16**

The Board reviewed a Freddie Mac Potential Fair Housing Referral concerning a report completed by a Nebraska real property appraiser pertaining to a property located in Omaha, Nebraska. The Board recognized that Freddie Mac notified the real property appraiser of the concerning language and concluded that this matter has been appropriately addressed. No action was taken by the Board.

**5. PERSONNEL MATTERS:** No discussion.

**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 11:09 a.m., Chairperson Walkenhorst adjourned the October 26, 2023 meeting of the Nebraska Real Property Appraiser Board.

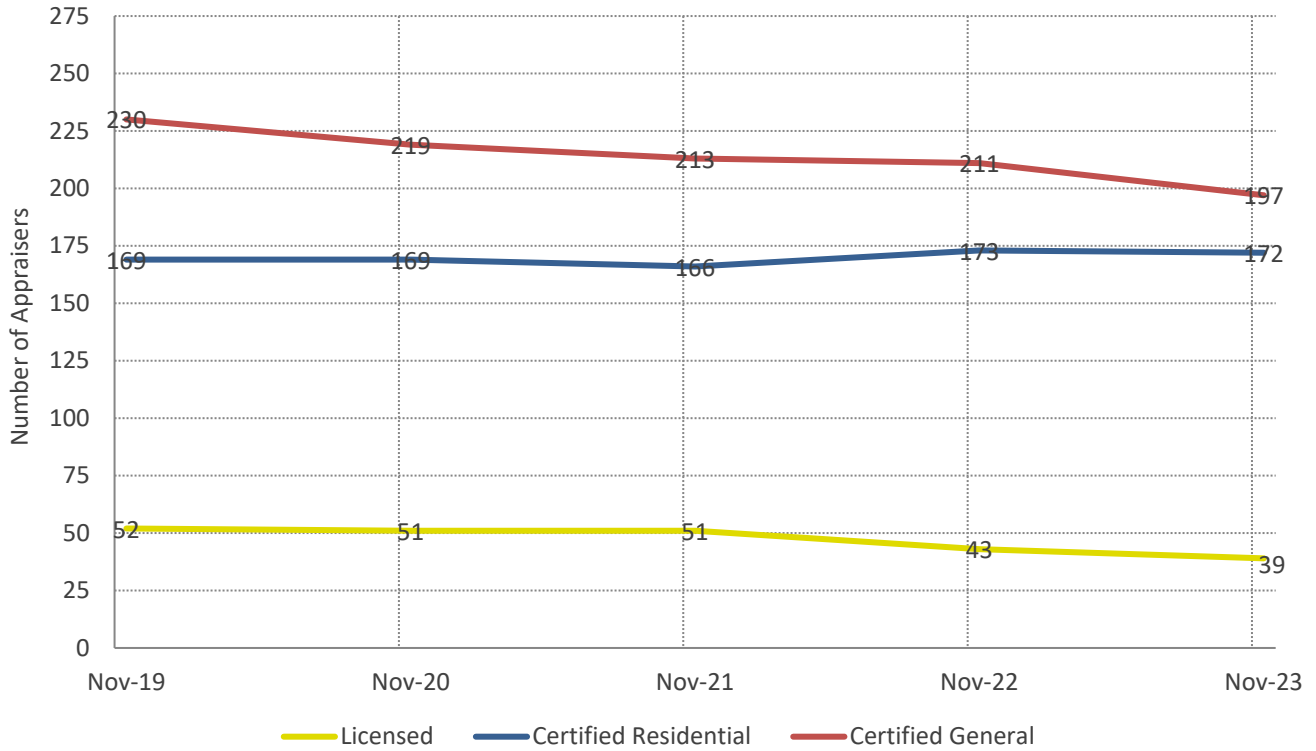
Respectfully submitted,

Tyler N. Kohtz  
Director

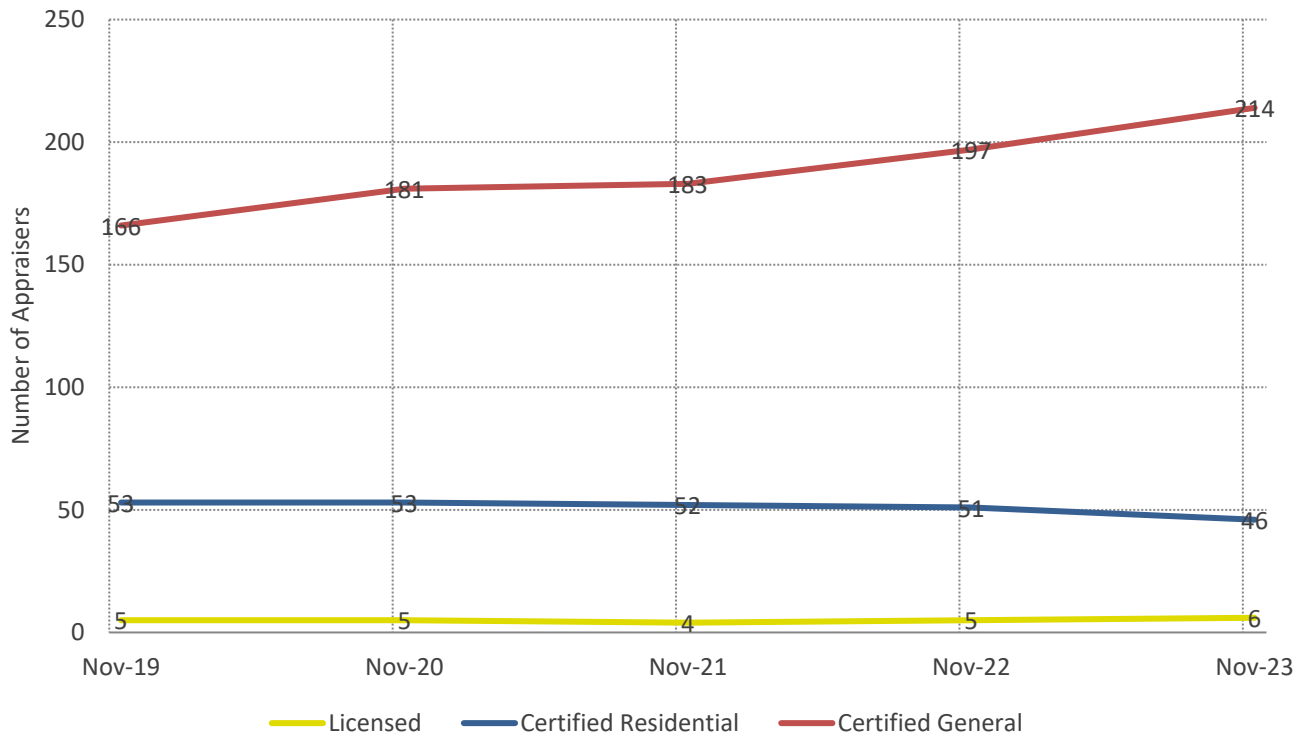
These minutes were available for public inspection on November 3, 2023, in compliance with Nebraska Revised Statute § 84-1413 (5).

# Real Property Appraiser Report

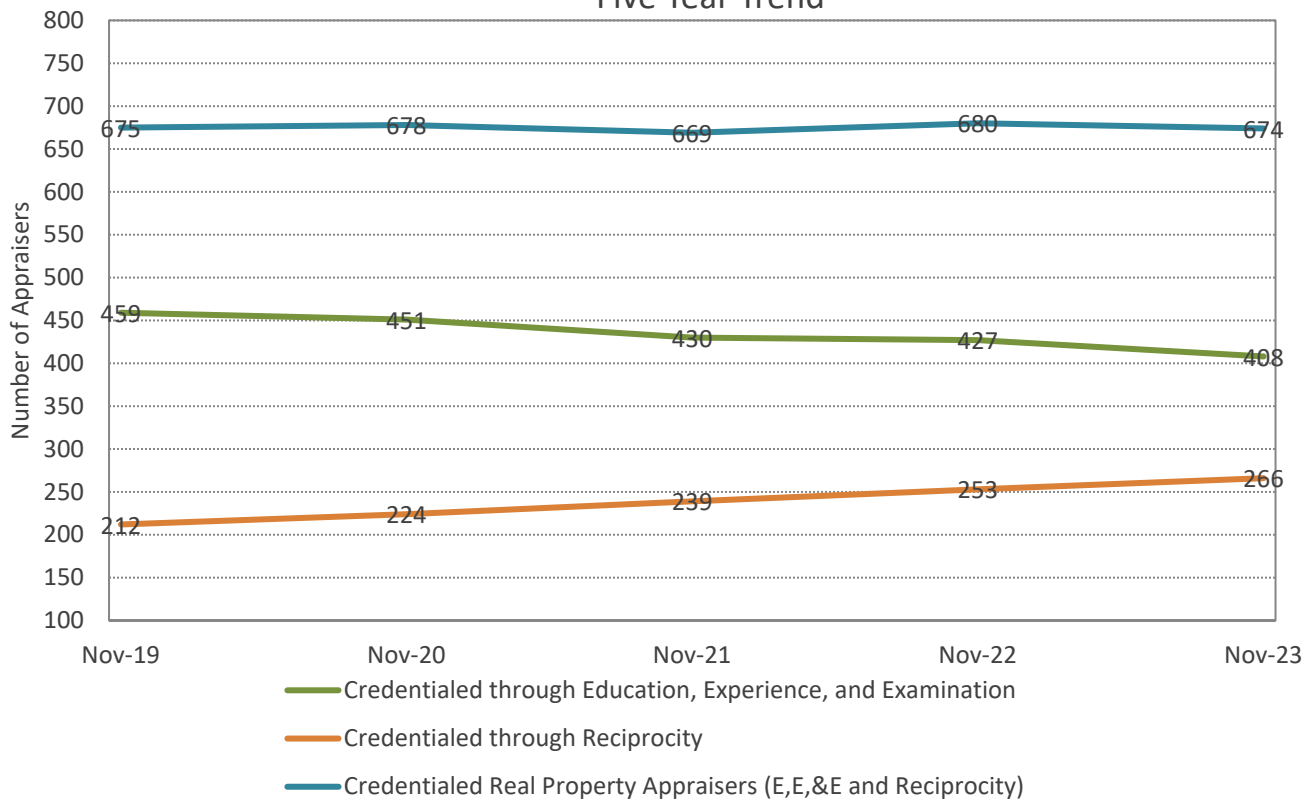
## Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



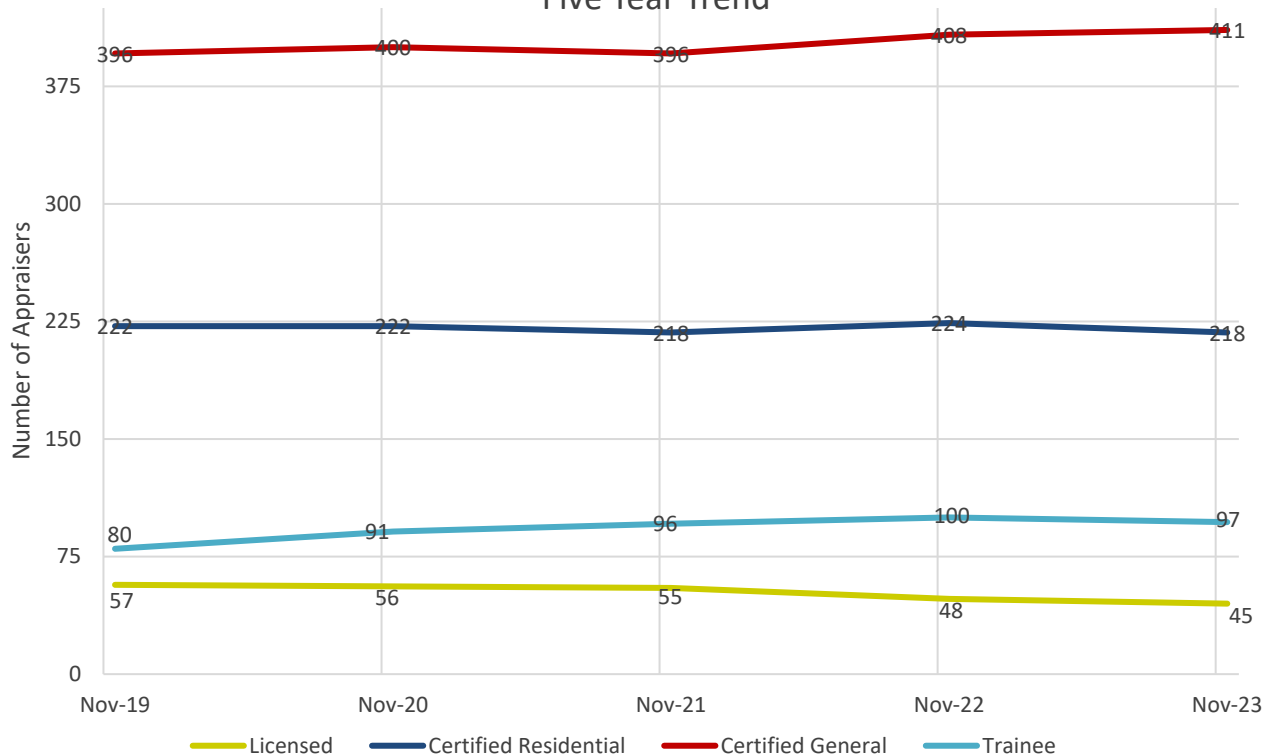
## Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



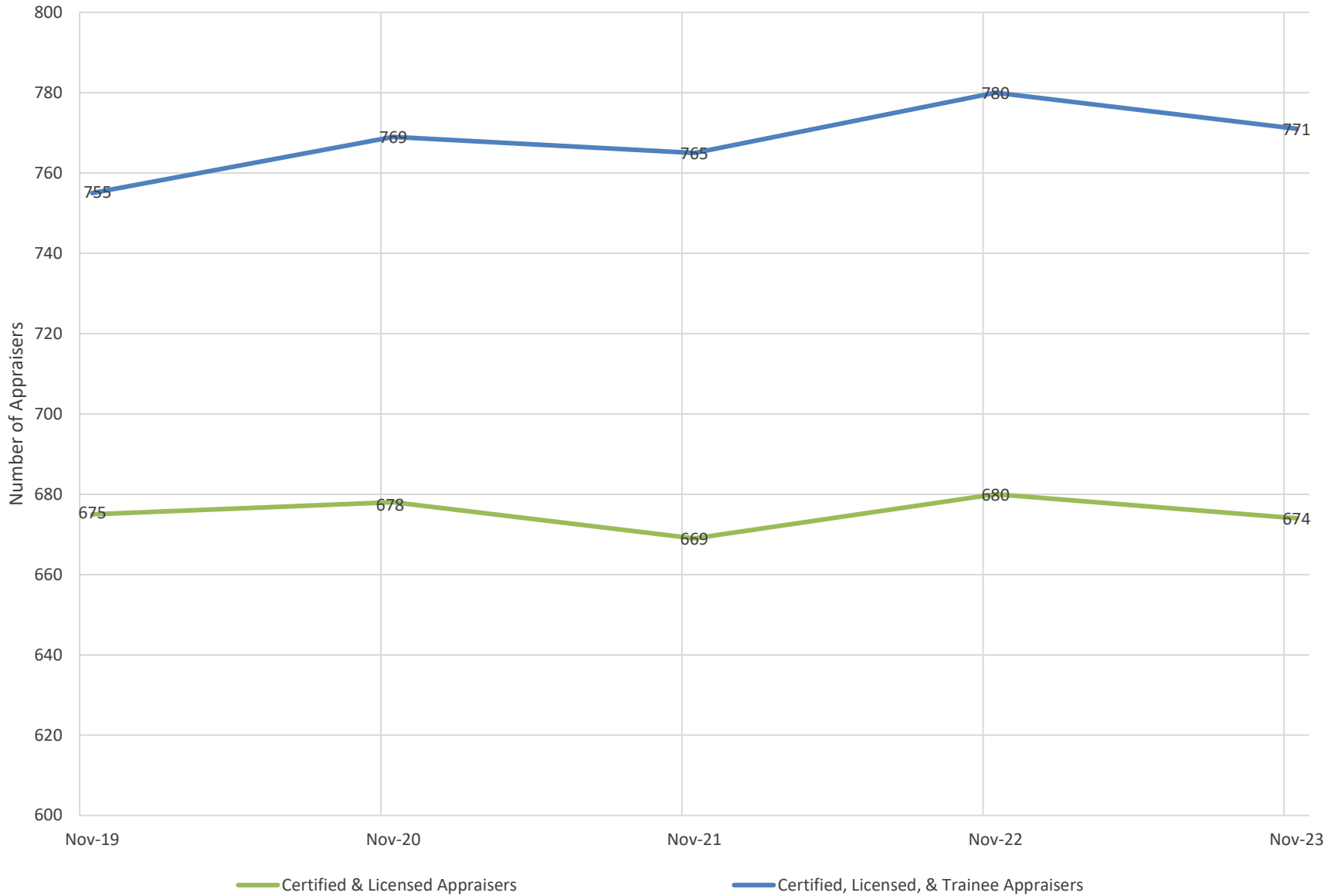
Total Real Property Appraisers (not including Trainee)  
- Five Year Trend



Total Real Property Appraisers by Classification -  
Five Year Trend

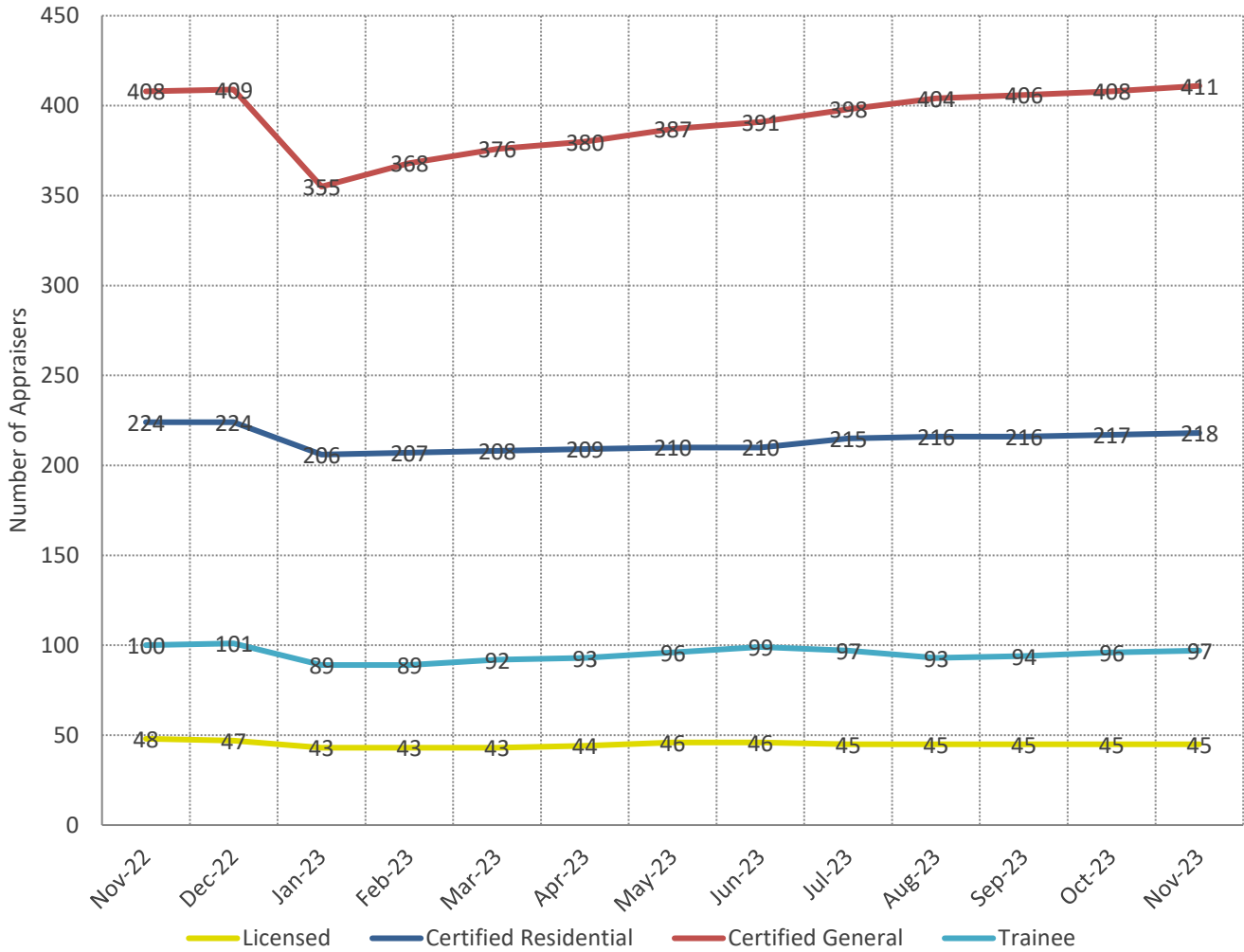


Total Real Property Appraisers - Five Year Trend

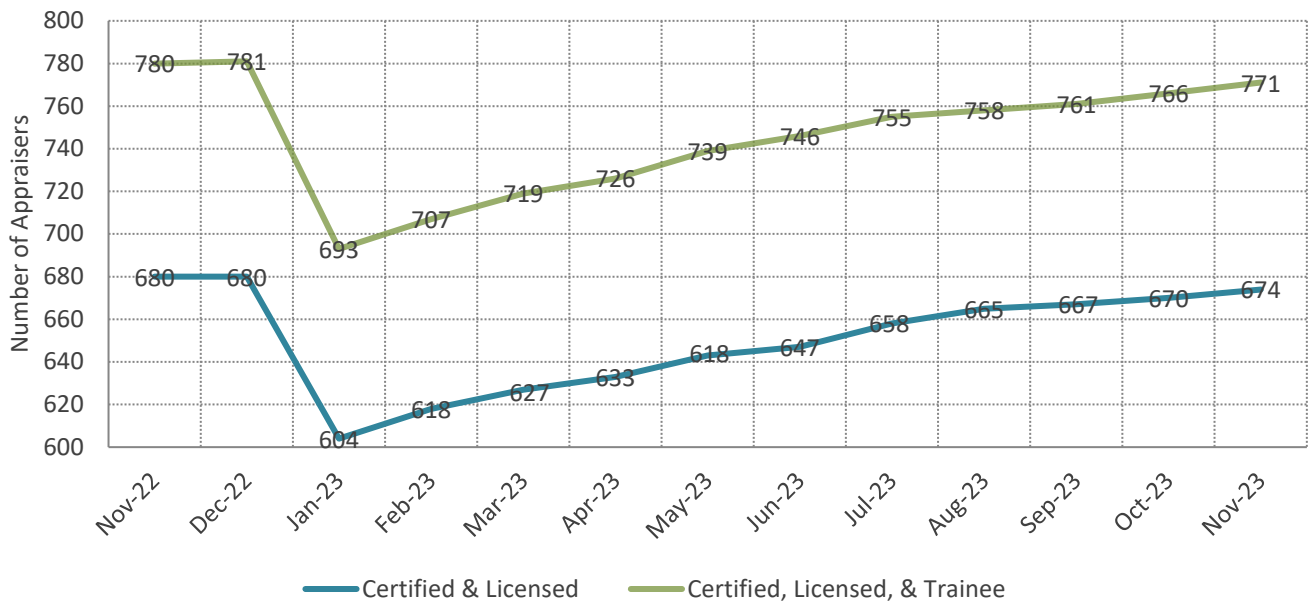




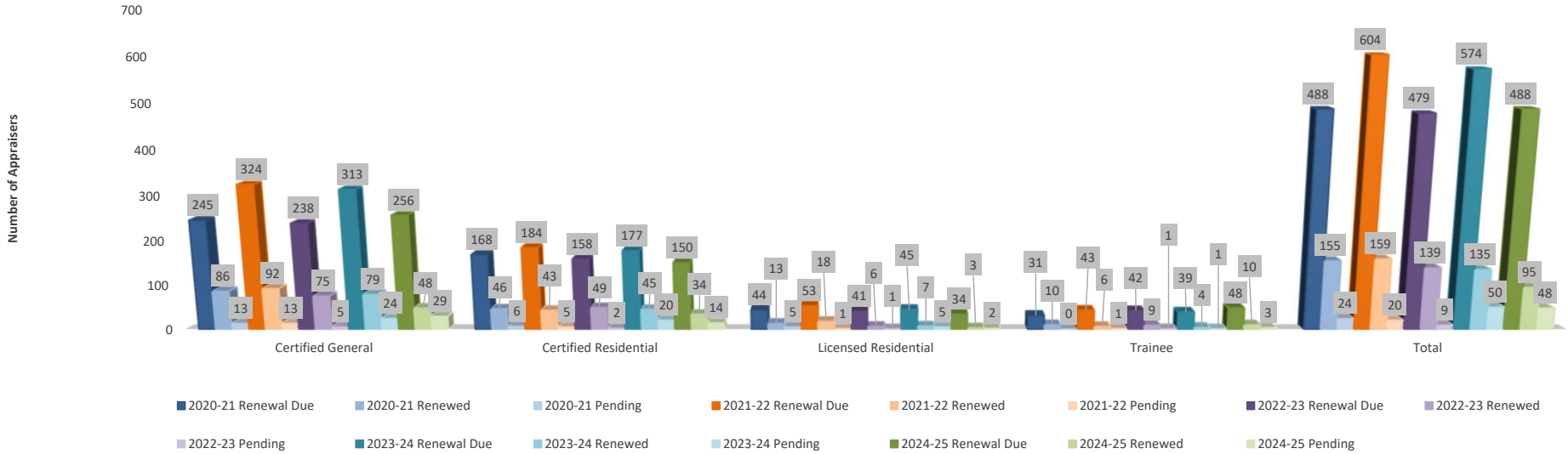
### Real Property Appraisers by Classification - Thirteen Month Trend



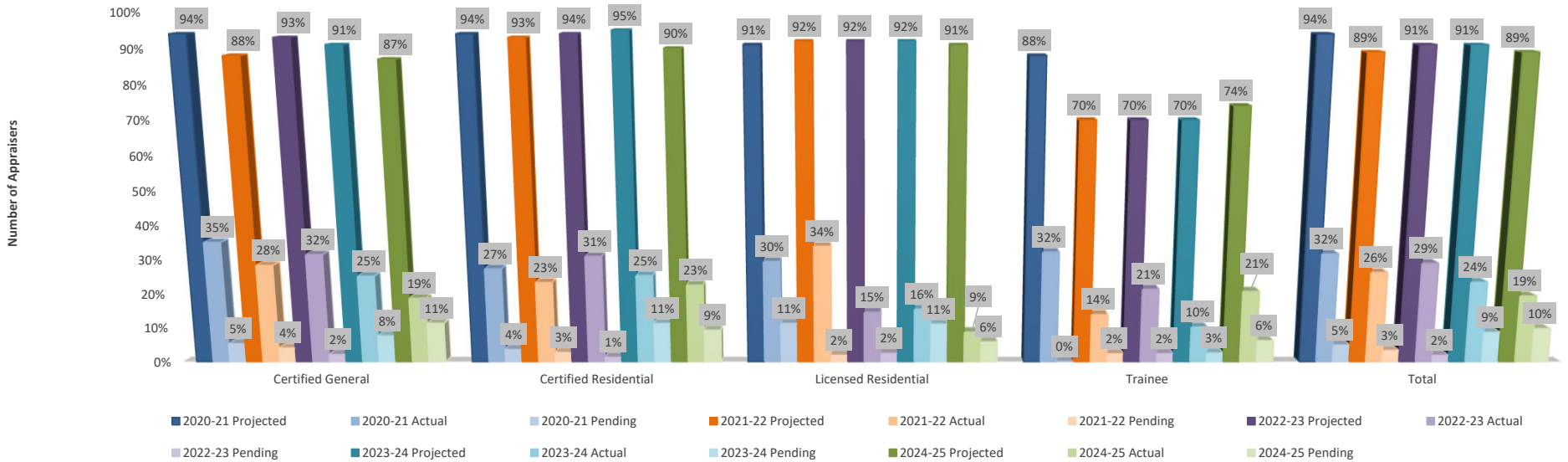
### Total Real Property Appraisers - Thirteen Month Trend



### 2024-25 APPRAISER COUNT RENEWAL REPORT - 11/6/2023

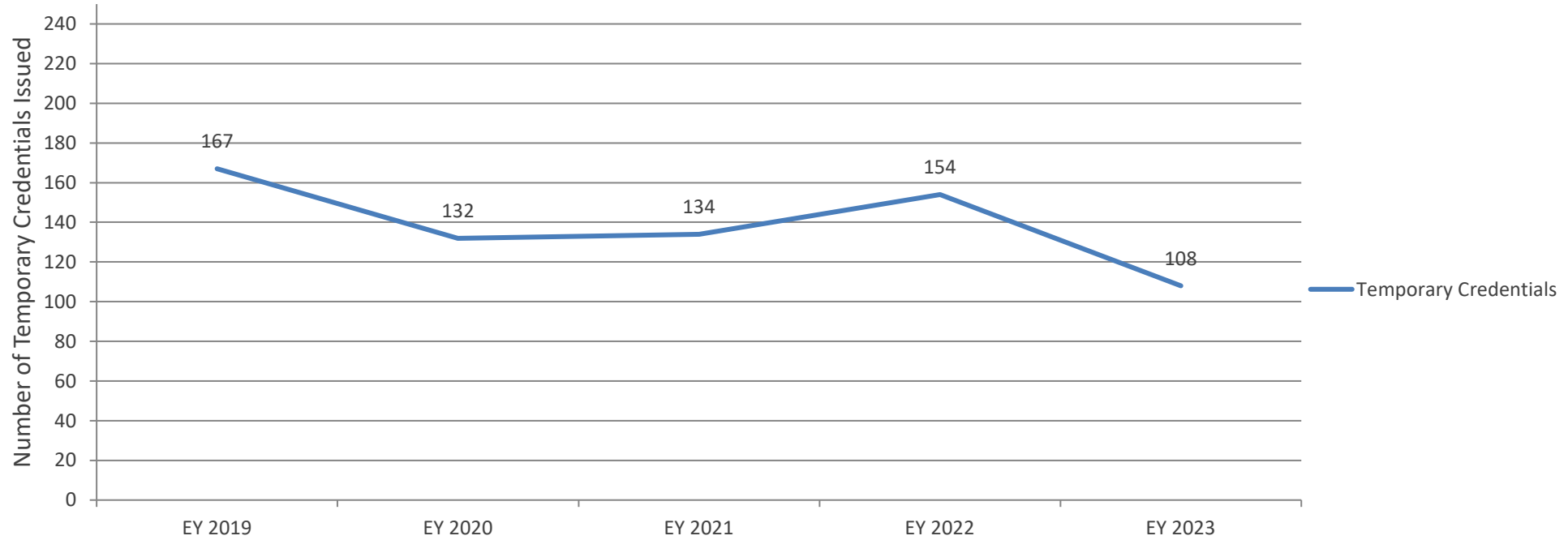


### 2024-25 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL REPORT - 11/6/2023

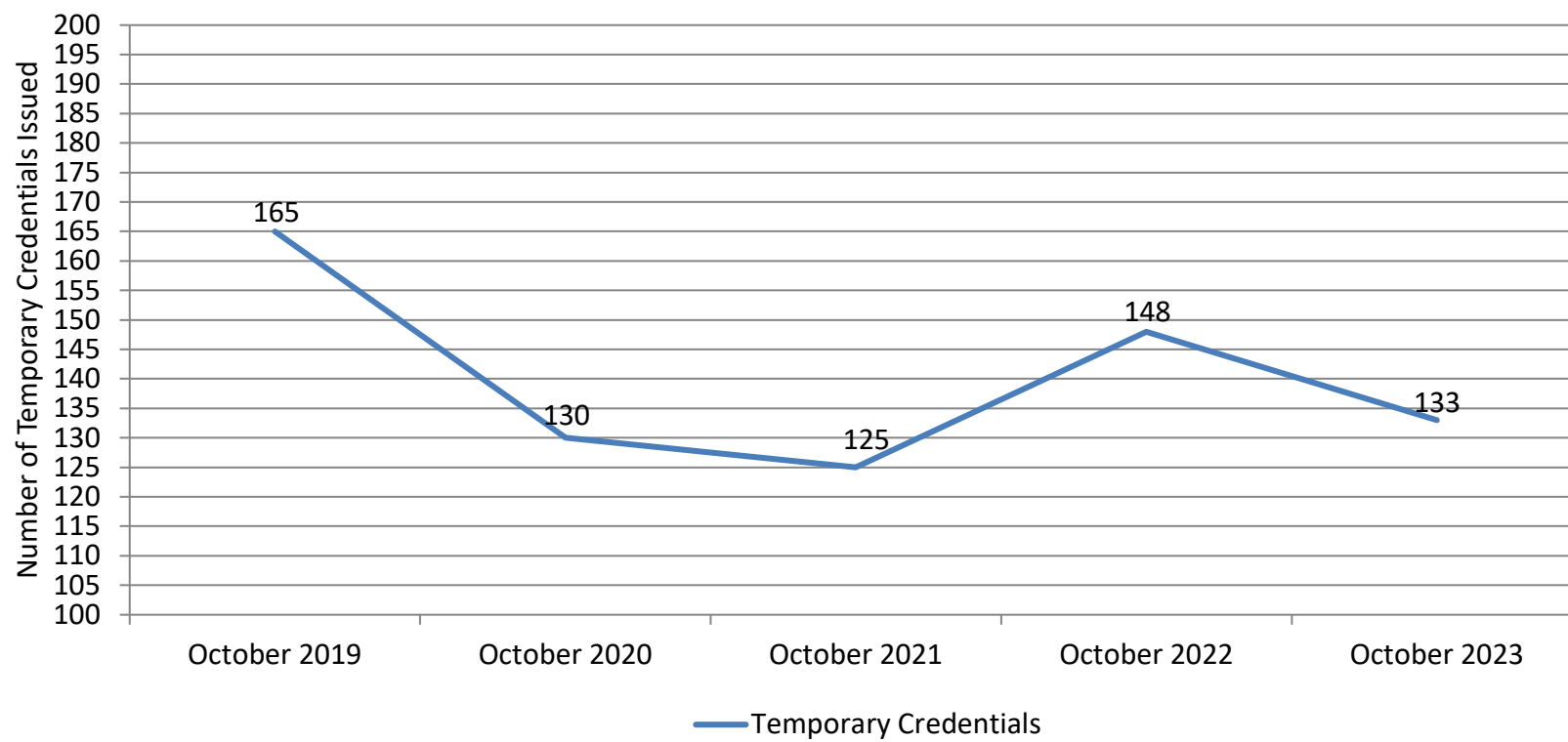


## Temporary Real Property Appraiser Report

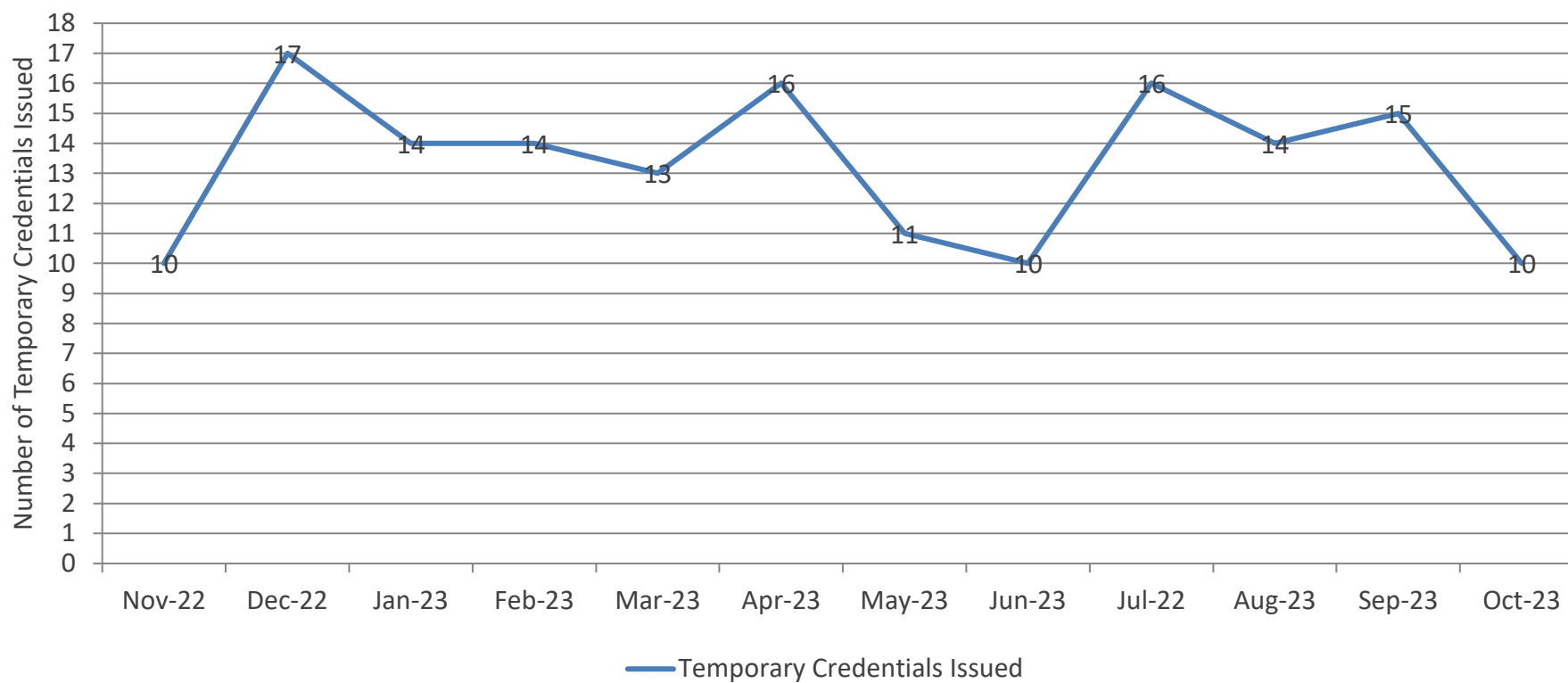
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



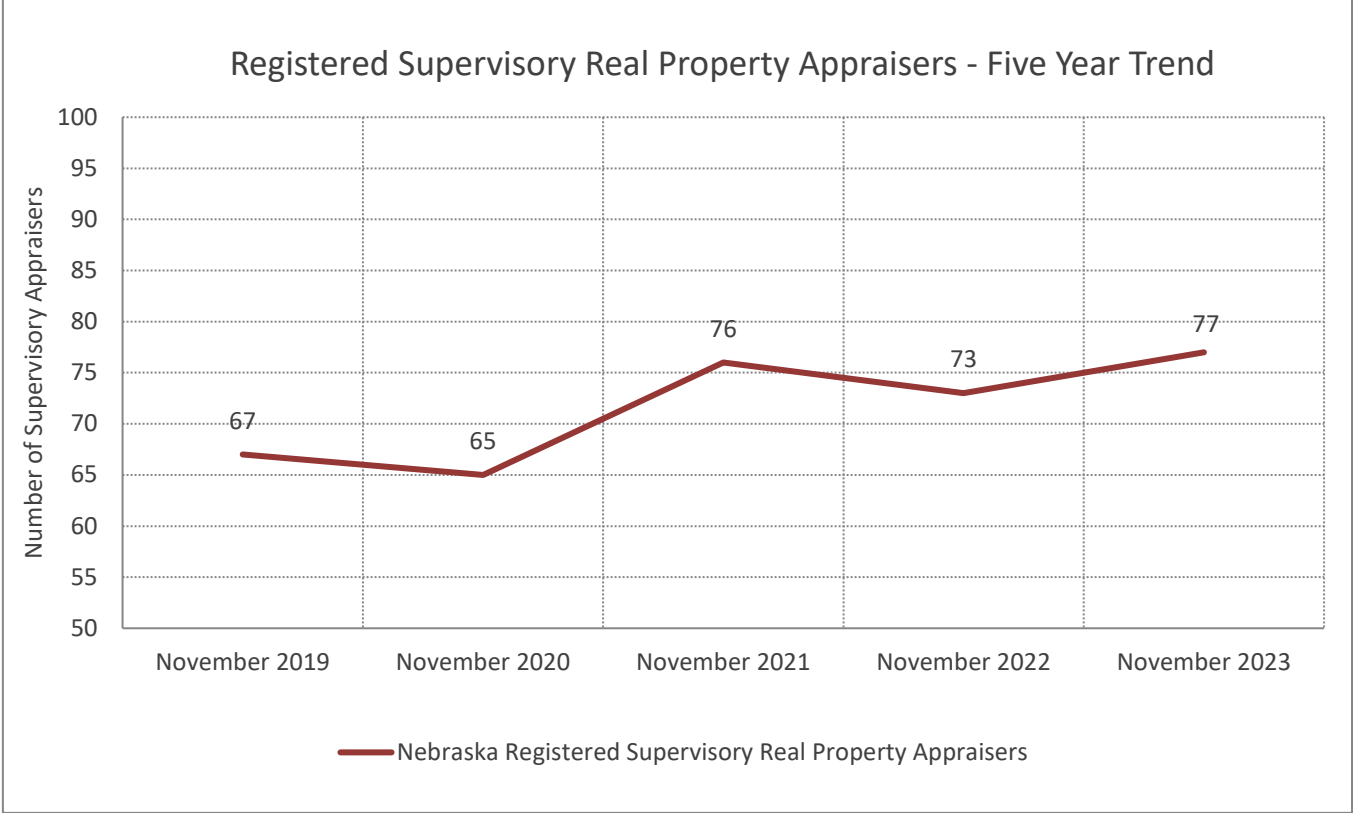
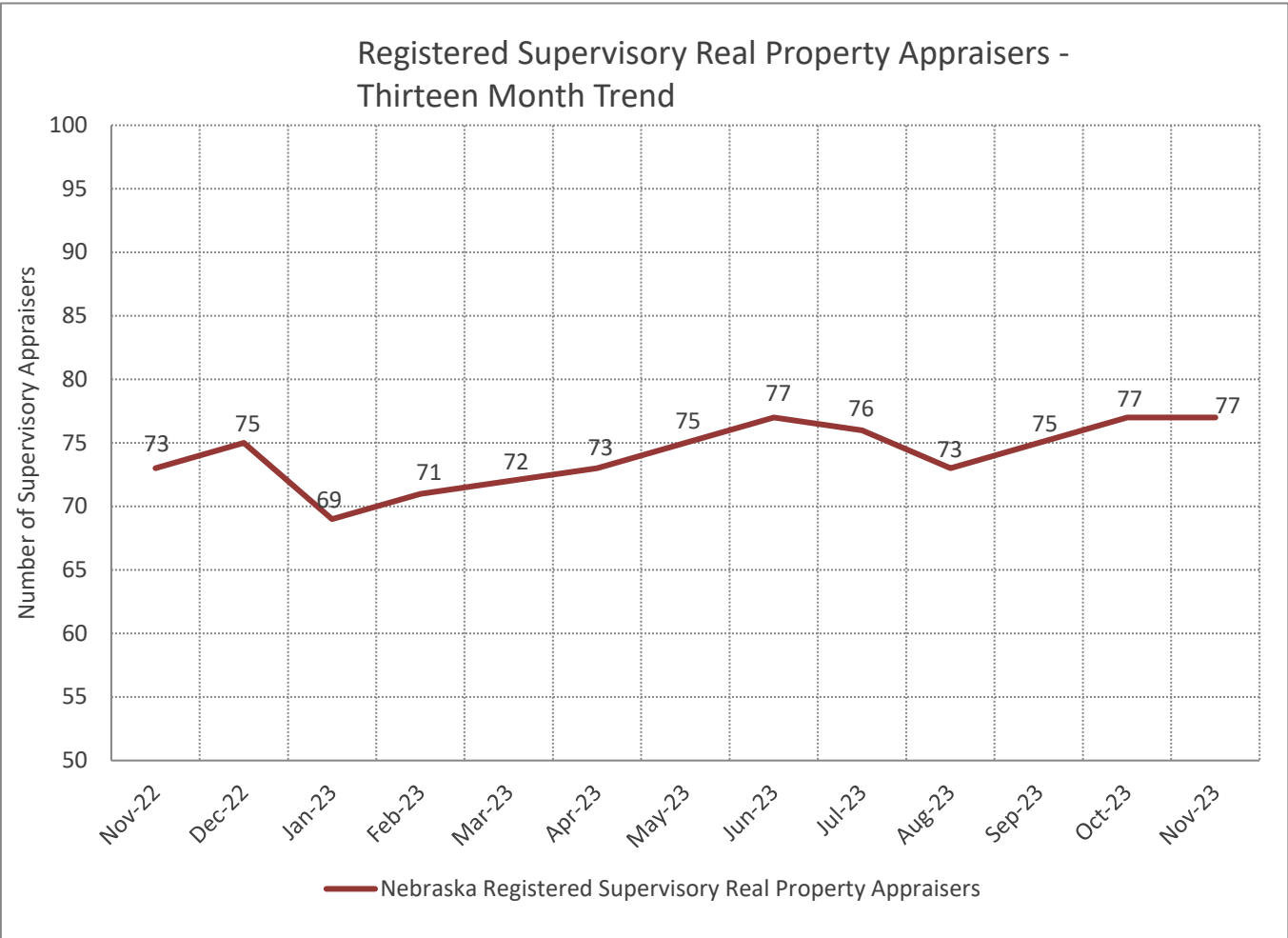
Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend



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

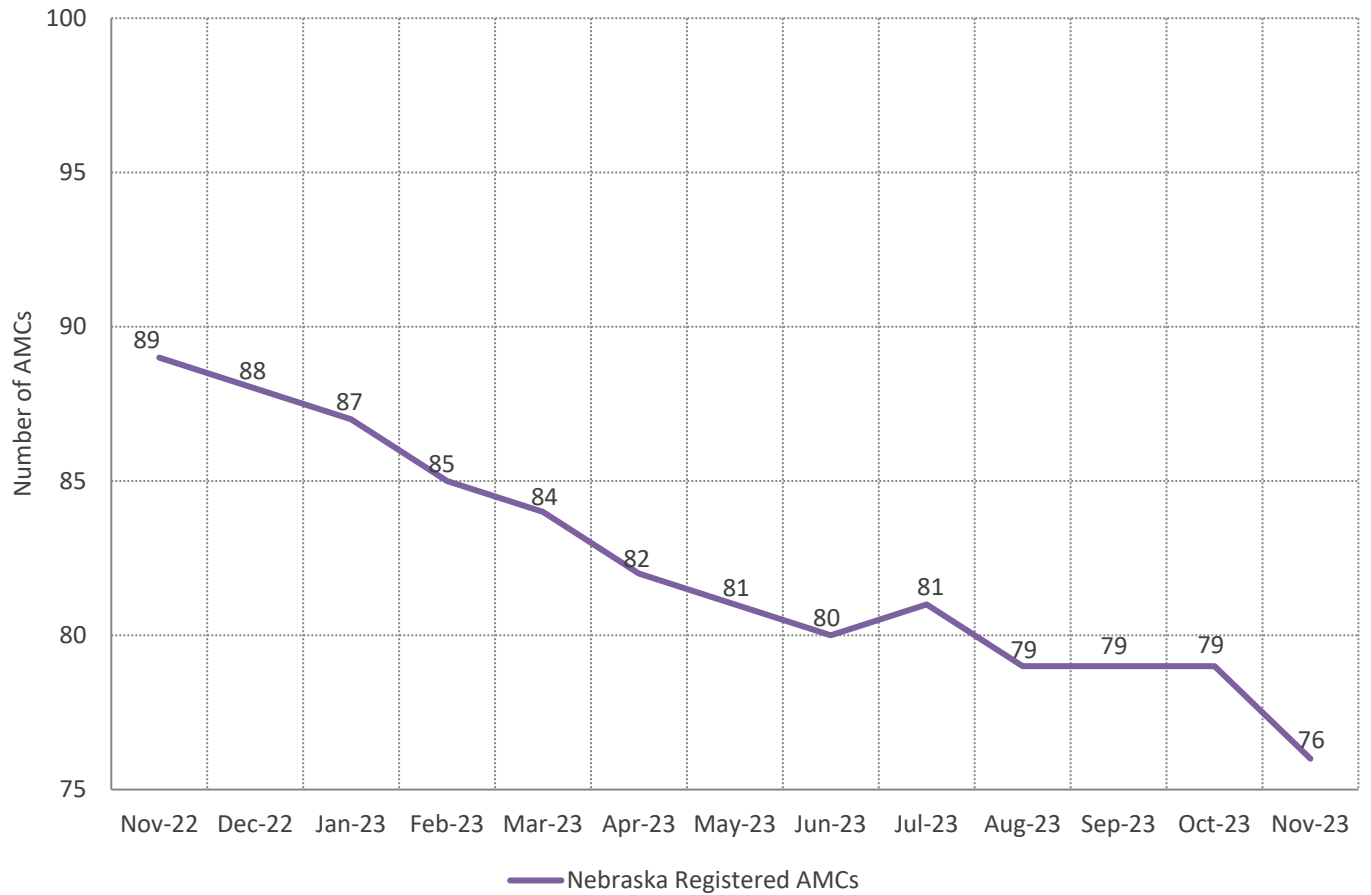


# Supervisory Real Property Appraiser Report

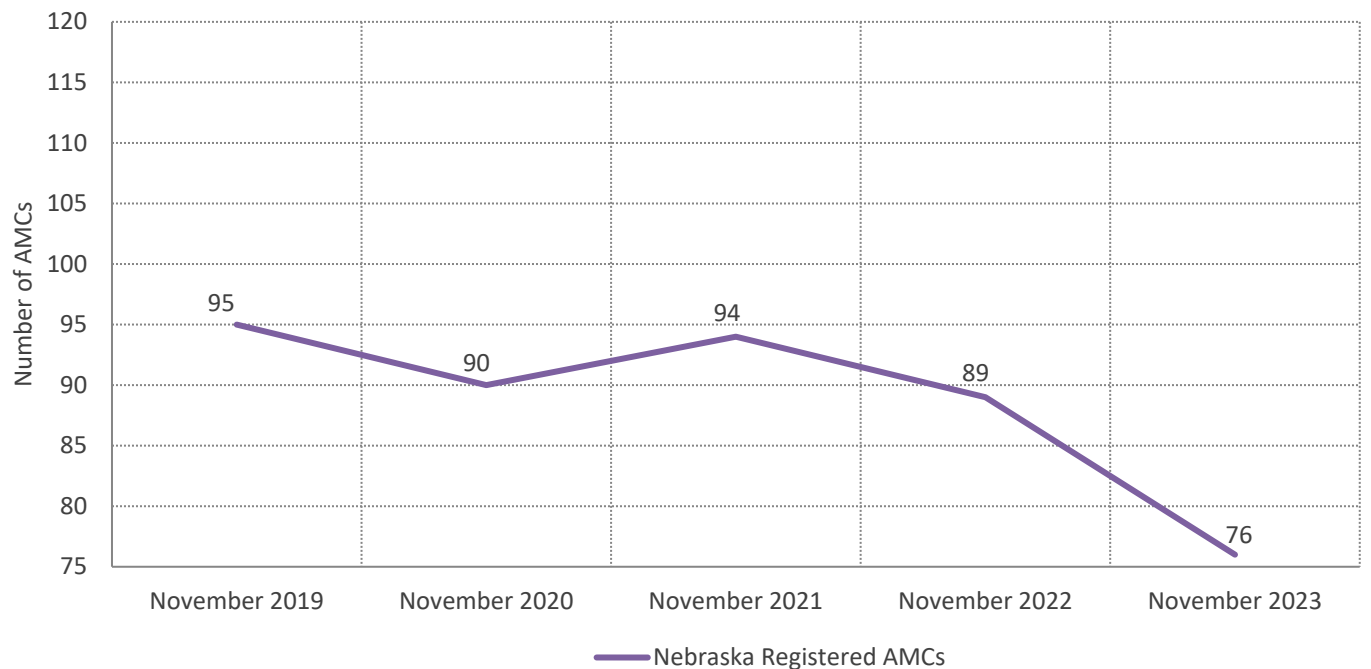


# Appraisal Management Company Report

## Appraisal Management Companies - Thirteen Month Trend



## Appraisal Management Companies - Five Year Trend



# NEBRASKA REAL PROPERTY APPRAISER BOARD

## DIRECTOR APPROVAL OF REAL PROPERTY APPRAISER APPLICANTS

October 18, 2023 – November 7, 2023

<i>New Trainee Real Property Appraisers</i>		
T2023017	Liebhart, Katelyn	Approved November 7, 2023
<i>New Certified Residential Real Property Appraisers through Reciprocity</i>		
CR23011R	Wellington, Cody	Approved October 20, 2023
<i>New Certified General Real Property Appraisers through Reciprocity</i>		
CG23035R	Reilly, Sean	Approved October 31, 2023

# NEBRASKA REAL PROPERTY APPRAISER BOARD

## DIRECTOR APPROVAL OF EDUCATION ACTIVITY AND INSTRUCTOR(S) APPLICANTS

October 18, 2023 – November 7, 2023

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
McKissock	223210G.03	7	2024-2025 7-Hour National USPAP Update Course	Dan Bradley	11/1/2023
ASFMRA	223310J.01	7	2024-2025 7 Hour National USPAP Course (A114)	Jeffrey Berg	11/7/2023
ASFMRA	223110K.01	7	2024-2025 7 Hour National USPAP Course (A114)	Jeffrey Berg	11/7/2023

**2023-24 Nebraska Real Property Appraiser Board Goals and Objectives**  
**June 21, 2023 Strategic Planning Meeting**

	<b>SHORT TERM GOALS / OBJECTIVES</b>	<b>EXPECTED COMPLETION DATE</b>	<b>STATUS/GOAL MET</b>	<b>LONG TERM GOALS / OBJECTIVES</b>	<b>EXPECTED COMPLETION DATE</b>	<b>NOTES</b>
<b>LAWS, RULES, AND GUIDANCE DOCUMENTS</b>	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 in progress. Public comment period ends December 12, 2023	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 in progress. Public comment period ends December 12, 2023	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. 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. Ongoing.	
<b>COMPLIANCE</b>	None.			None		
<b>CREDENTIALING AND REGISTRATION</b>				Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
				Monitor real property appraiser credential renewal dates.	Ongoing.	
<b>EDUCATION</b>	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.	
<b>PERSONNEL</b>	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's first day as full time teammate is planned to be December 18, 2023.	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.	
<b>PUBLIC INFORMATION</b>	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.	
<b>ADMINISTRATION</b>				Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	None.	
				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.	
<b>FINANCIALS</b>	None.			None.		



2023-24 NRPAB SWOT Analysis			
<b>STRENGTHS:</b> * Customer Service * Organization * Board member knowledge * Staff knowledge * Adaptability * Professional Diversity of Board * Modernization of Accessibility	<b>WEAKNESSES:</b> * 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	<b>OPPORTUNITIES:</b> * Growth in real property appraiser field * Continued evaluation of Board and Agency operations * Embrace of available technology	<b>THREATS:</b> * 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 10/31/23

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

Percent of Time Elapsed = 33.70

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
<b>BUDGETED FUND TYPES - EXPENDITURES</b>						
<b>510000 PERSONAL SERVICES</b>						
511100 PERMANENT SALARIES-WAGES	186,486.00	13,086.96	49,959.90	26.79		136,526.10
511300 OVERTIME PAYMENTS	500.00		108.79	21.76		391.21
511600 PER DIEM PAYMENTS	7,600.00	400.00	1,700.00	22.37		5,900.00
512100 VACATION LEAVE EXPENSE	16,241.00	901.00	3,206.34	19.74		13,034.66
512200 SICK LEAVE EXPENSE	2,189.00	50.71	491.72	22.46		1,697.28
512300 HOLIDAY LEAVE EXPENSE	10,046.00		2,062.38	20.53		7,983.62
<b>Personal Services Subtotal</b>	<b>223,062.00</b>	<b>14,438.67</b>	<b>57,529.13</b>	<b>25.79</b>	<b>0.00</b>	<b>165,532.87</b>
515100 RETIREMENT PLANS EXPENSE	16,160.00	1,051.22	4,180.51	25.87		11,979.49
515200 FICA EXPENSE	17,064.00	1,010.96	4,044.20	23.70		13,019.80
515500 HEALTH INSURANCE EXPENSE	39,668.00	2,851.58	11,406.32	28.75		28,261.68
516500 WORKERS COMP PREMIUMS	1,546.00		1,546.00	100.00		
<b>Major Account 510000 Total</b>	<b>297,500.00</b>	<b>19,352.43</b>	<b>78,706.16</b>	<b>26.46</b>	<b>0.00</b>	<b>218,793.84</b>
<b>520000 OPERATING EXPENSES</b>						
521100 POSTAGE EXPENSE	2,500.00	153.57	1,004.57	40.18		1,495.43
521400 DATA PROCESSING EXPENSE	31,870.00	1,858.33	13,483.45	42.31		18,386.55
521500 PUBLICATION & PRINT EXPENSE	3,000.00		269.07	8.97		2,730.93
521900 AWARDS EXPENSE	50.00					50.00
522100 DUES & SUBSCRIPTION EXPENSE	600.00					600.00
522200 CONFERENCE REGISTRATION	1,100.00	600.00	600.00	54.55		500.00
524600 RENT EXPENSE-BUILDINGS	12,832.00	1,034.31	4,238.67	33.03		8,593.33
524900 RENT EXP-DUPR SURCHARGE	4,187.00	348.91	1,395.64	33.33		2,791.36
531100 OFFICE SUPPLIES EXPENSE	2,000.00	75.17	1,877.84	93.89	1,562.00	1,439.84-
532100 NON CAPITALIZED EQUIP PU	654.00		290.00	44.34	2,806.00	2,442.00-
532260 VOICE EQUIP	200.00	197.99	197.99	99.00		2.01
533100 HOUSEHOLD & INSTIT EXP		9.51	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
554900 OTHER CONTRACTUAL SERVICE	30,900.00	271.50	6,512.50	21.08	1,553.70	22,833.80
556100 INSURANCE EXPENSE	49.00	18.18	18.18	37.10		30.82

STATE OF NEBRASKA  
Department of Administrative Services  
Accounting Division  
Budget Status Report  
As of 10/31/23

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

Percent of Time Elapsed = 33.70

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
559100 OTHER OPERATING EXP	7,627.00	40.00	40.00	.52		7,587.00
<b>Major Account 520000 Total</b>	<b>121,736.00</b>	<b>4,607.47</b>	<b>31,104.42</b>	<b>25.55</b>	<b>5,921.70</b>	<b>84,709.88</b>
<b>570000 TRAVEL EXPENSES</b>						
571100 BOARD & LODGING	4,000.00		294.00	7.35		3,706.00
571800 MEALS - TRAVEL STATUS	1,600.00	61.96	247.84	15.49		1,352.16
572100 COMMERCIAL TRANSPORTATION	1,700.00					1,700.00
573100 STATE-OWNED TRANSPORT	200.00					200.00
574500 PERSONAL VEHICLE MILEAGE	6,145.00	374.68	1,494.79	24.33		4,650.21
575100 MISC TRAVEL EXPENSES	550.00	16.75	64.00	11.64		486.00
<b>Major Account 570000 Total</b>	<b>14,195.00</b>	<b>453.39</b>	<b>2,100.63</b>	<b>14.80</b>	<b>0.00</b>	<b>12,094.37</b>
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>433,431.00</b>	<b>24,413.29</b>	<b>111,911.21</b>	<b>25.82</b>	<b>5,921.70</b>	<b>315,598.09</b>

**SUMMARY BY FUND TYPE - EXPENDITURES**

2 CASH FUNDS	433,431.00	24,413.29	111,911.21	25.82	5,921.70	315,598.09
<b>BUDGETED EXPENDITURES TOTAL</b>	<b>433,431.00</b>	<b>24,413.29</b>	<b>111,911.21</b>	<b>25.82</b>	<b>5,921.70</b>	<b>315,598.09</b>

**BUDGETED FUND TYPES - REVENUES**

**470000 REVENUE - SALES AND CHARGES**

471100 SALE OF SERVICES	425.00-	25.00-	150.00-	35.29		275.00-
471120 QUALIFYING ED COURSE FEES	750.00-	100.00-	325.00-	43.33		425.00-
471121 CONTINUING ED NEW FEES	3,000.00-	200.00-	775.00-	25.83		2,225.00-
471122 CONTINUING ED RENEWAL FEES	200.00-	10.00	70.00-	35.00		130.00-
475150 CERTIFIED GENERAL NEW FEES	10,200.00-	900.00-	3,900.00-	38.24		6,300.00-
475151 LICENSED NEW FEES	1,200.00-					1,200.00-
475152 FINGERPRINT FEES	3,574.75-	362.00-	905.00-	25.32		2,669.75-
475153 CERTIFIED RESIDENTIAL NEW	2,700.00-	300.00-	900.00-	33.33		1,800.00-
475154 CERTIFIED GENERAL RENEWAL	94,875.00-	8,800.00-	23,925.00-	25.22		70,950.00-
475155 LICENSED RENEWAL	10,175.00-	825.00-	1,100.00-	10.81		9,075.00-
475156 FINGERPRINT AUDIT PROGRAM FEES	3,380.00-	355.00-	860.00-	25.44		2,520.00-
475157 CERTIFIED RESIDENTIAL RENEWAL	56,100.00-	6,600.00-	15,125.00-	26.96		40,975.00-
475161 TEMPORARY CERTIFIED GENERAL	9,000.00-	500.00-	2,800.00-	31.11		6,200.00-
475163 AMC REGISTERED NEW FEES	4,000.00-	2,000.00-	2,000.00-	50.00		2,000.00-

STATE OF NEBRASKA  
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As of 10/31/23

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

Percent of Time Elapsed = 33.70

<u>ACCOUNT CODE DESCRIPTION</u>		<u>BUDGETED</u>	<u>CURRENT MONTH</u>	<u>YEAR-TO-DATE</u>	<u>PERCENT OF</u>	<u>ENCUMBERANCES</u>	<u>VARIANCE</u>
		<u>AMOUNT</u>	<u>ACTIVITY</u>	<u>ACTUALS</u>	<u>BUDGET</u>		
475164	AMC APPLICATION FEES	700.00-		350.00-	50.00		350.00-
475165	AMC REGISTERED RENEWAL	114,000.00-	10,500.00-	27,000.00-	23.68		87,000.00-
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-	2,200.00-	8,600.00-	28.81		21,250.00-
476101	LATE PROCESSING FEES	3,500.00-		300.00-	8.57		3,200.00-
<b>Major Account 470000 Total</b>		<u>348,579.75-</u>	<u>33,657.00-</u>	<u>89,085.00-</u>	<u>25.56</u>	<u>0.00</u>	<u>259,494.75-</u>
<b>480000 REVENUE - MISCELLANEOUS</b>							
481100	INVESTMENT INCOME	16,000.00-	1,623.84-	6,400.93-	40.01		9,599.07-
484500	REIMB NON-GOVT SOURCES	1,000.00-	20.00-	1,201.28-	120.13		201.28
<b>Major Account 480000 Total</b>		<u>17,000.00-</u>	<u>1,643.84-</u>	<u>7,602.21-</u>	<u>44.72</u>	<u>0.00</u>	<u>9,397.79-</u>
<b>490000 REVENUE - OTHER FINANCIAL SOURCES/U</b>							
491300	SALE - SURP PROP/FIXED ASSET			63.48-			63.48
<b>Major Account 490000 Total</b>		<u>0.00</u>	<u>0.00</u>	<u>63.48-</u>	<u>0.00</u>	<u>0.00</u>	<u>63.48</u>
<b>BUDGETED REVENUE TOTAL</b>		<u>365,579.75-</u>	<u>35,300.84-</u>	<u>96,750.69-</u>	<u>26.47</u>	<u>0.00</u>	<u>268,829.06-</u>
<b>SUMMARY BY FUND TYPE - REVENUE</b>							
2	CASH FUNDS	365,579.75-	35,300.84-	96,750.69-	26.47		268,829.06-
<b>BUDGETED REVENUE TOTAL</b>		<u>365,579.75-</u>	<u>35,300.84-</u>	<u>96,750.69-</u>	<u>26.47</u>	<u>0.00</u>	<u>268,829.06-</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.		527956	10/17/23	RC	RB	NRPAB DEPOSIT 231017	7281182		25.00-
Total for Object			471100 SALE OF SERVICES									25.00-
25310	079	000	53105018.471120.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		50.00-
25310	079	000	53105018.471120.		528113	10/18/23	RC	RB	NRPAB DEPOSIT 231018	7282732		50.00-
Total for Object			471120 QUALIFYING ED COURSE FEES									100.00-
25310	079	000	53105018.471121.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		40.00-
25310	079	000	53105018.471121.		526494	10/06/23	RC	RB	NRPAB DEPOSIT 231006	7272119		25.00-
25310	079	000	53105018.471121.		526916	10/11/23	RC	RB	NRPAB DEPOSIT 231011	7275300		100.00-
25310	079	000	53105018.471121.		22212485	10/17/23	JE	G	NRPAB JE CORRECT CE RENEW-CE	7282513		10.00-
25310	079	000	53105018.471121.		530357	10/31/23	RC	RB	NRPAB DEPOSIT 231031	7295340		25.00-
Total for Object			471121 CONTINUING ED NEW FEES									200.00-
25310	079	000	53105018.471122.		22212485	10/17/23	JE	G	NRPAB JE CORRECT CE RENEW-CE	7282513		10.00
Total for Object			471122 CONTINUING ED RENEWAL FEES									10.00
25310	079	000	53105018.475150.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		300.00-
25310	079	000	53105018.475150.		529275	10/24/23	RC	RB	NRPAB DEPOSIT 231024	7288891		600.00-
Total for Object			475150 CERTIFIED GENERAL NEW FEES									900.00-
25310	079	000	53105018.475152.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		90.50-
25310	079	000	53105018.475152.		526494	10/06/23	RC	RB	NRPAB DEPOSIT 231006	7272119		45.25-
25310	079	000	53105018.475152.		526700	10/10/23	RC	RB	NRPAB DEPOSIT 231010	7273442		45.25-
25310	079	000	53105018.475152.		527097	10/12/23	RC	RB	NRPAB DEPOSIT 231012	7276643		45.25-
25310	079	000	53105018.475152.		527296	10/13/23	RC	RB	NRPAB DEPOSIT 231013	7278540		45.25-
25310	079	000	53105018.475152.		528233	10/19/23	RC	RB	NRPAB DEPOSIT 231019	7284758		45.25-
25310	079	000	53105018.475152.		529678	10/26/23	RC	RB	NRPAB DEPOSIT 231026	7291286		45.25-
Total for Object			475152 FINGERPRINT FEES									362.00-
25310	079	000	53105018.475153.		527296	10/13/23	RC	RB	NRPAB DEPOSIT 231013	7278540		300.00-
Total for Object			475153 CERTIFIED RESIDENTIAL NEW									300.00-
25310	079	000	53105018.475154.		525621	10/02/23	RC	RB	NRPAB APP REN EFW DEP 230929	7265309		1,375.00-
25310	079	000	53105018.475154.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		275.00-
25310	079	000	53105018.475154.		526842	10/06/23	RC	RB	NRPAB APP REN DEP 231006	7272734		550.00-
25310	079	000	53105018.475154.		527030	10/10/23	RC	RB	NRPAB APP REN EFW DEP 231010	7274229		275.00-
25310	079	000	53105018.475154.		526916	10/11/23	RC	RB	NRPAB DEPOSIT 231011	7275300		825.00-
25310	079	000	53105018.475154.		527169	10/11/23	RC	RB	NRPAB APP REN EFW DEP 231011	7275856		1,100.00-

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.		527296	10/13/23	RC	RB	NRPAB DEPOSIT 231013	7278540		275.00-
25310	079	000	53105018.475154.		527464	10/16/23	RC	RB	NRPAB APP REN DEPOSIT 231016	7279625		275.00-
25310	079	000	53105018.475154.		528032	10/16/23	RC	RB	NRPAB APP REN EFW DEP 231016	7280817		275.00-
25310	079	000	53105018.475154.		527956	10/17/23	RC	RB	NRPAB DEPOSIT 231017	7281182		550.00-
25310	079	000	53105018.475154.		528406	10/18/23	RC	RB	NRPAB APP REN EFW DEP 231018	7283703		550.00-
25310	079	000	53105018.475154.		22220445	10/18/23	JE	G	NRPAB JUL-SEP 2023 ACH RETURNS	7284611		275.00
25310	079	000	53105018.475154.		529673	10/24/23	RC	RB	NRPAB APP REN EFW DEP 231024	7290174		275.00-
25310	079	000	53105018.475154.		530019	10/26/23	RC	RB	NRPAB APP REN EFW DEP 231026	7292531		550.00-
25310	079	000	53105018.475154.		529914	10/27/23	RC	RB	NRPAB DEPOSIT 231027	7293328		550.00-
25310	079	000	53105018.475154.		530208	10/27/23	RC	RB	NRPAB APP REN EFW DEP 231027	7294167		825.00-
25310	079	000	53105018.475154.		530357	10/31/23	RC	RB	NRPAB DEPOSIT 231031	7295340		550.00-
Total for Object 475154 CERTIFIED GENERAL RENEWAL											8,800.00-	
25310	079	000	53105018.475155.		527357	10/12/23	RC	RB	NRPAB APP REN EFW DEP 231012	7277554		275.00-
25310	079	000	53105018.475155.		528540	10/20/23	RC	RB	NRPAB DEPOSIT 231020	7286090		275.00-
25310	079	000	53105018.475155.		529275	10/24/23	RC	RB	NRPAB DEPOSIT 231024	7288891		275.00-
Total for Object 475155 LICENSED RENEWAL											825.00-	
25310	079	000	53105018.475156.		525621	10/02/23	RC	RB	NRPAB APP REN EFW DEP 230929	7265309		25.00-
25310	079	000	53105018.475156.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		15.00-
25310	079	000	53105018.475156.		526049	10/03/23	RC	RB	NRPAB APP REN EFW DEP 231003	7268059		10.00-
25310	079	000	53105018.475156.		526417	10/04/23	RC	RB	NRPAB APP REN EFW DEP 231004	7269649		5.00-
25310	079	000	53105018.475156.		526602	10/05/23	RC	RB	NRPAB APP REN EFW DEP 231005	7271259		20.00-
25310	079	000	53105018.475156.		526842	10/06/23	RC	RB	NRPAB APP REN DEP 231006	7272734		10.00-
25310	079	000	53105018.475156.		527030	10/10/23	RC	RB	NRPAB APP REN EFW DEP 231010	7274229		10.00-
25310	079	000	53105018.475156.		526916	10/11/23	RC	RB	NRPAB DEPOSIT 231011	7275300		15.00-
25310	079	000	53105018.475156.		527169	10/11/23	RC	RB	NRPAB APP REN EFW DEP 231011	7275856		30.00-
25310	079	000	53105018.475156.		527098	10/12/23	RC	RB	NRPAB APP RENEW DEPOSIT 231012	7276512		5.00-
25310	079	000	53105018.475156.		527357	10/12/23	RC	RB	NRPAB APP REN EFW DEP 231012	7277554		10.00-
25310	079	000	53105018.475156.		527296	10/13/23	RC	RB	NRPAB DEPOSIT 231013	7278540		5.00-
25310	079	000	53105018.475156.		527577	10/13/23	RC	RB	NRPAB APP REN EFW DEP 231013	7279065		10.00-
25310	079	000	53105018.475156.		527464	10/16/23	RC	RB	NRPAB APP REN DEPOSIT 231016	7279625		5.00-
25310	079	000	53105018.475156.		528032	10/16/23	RC	RB	NRPAB APP REN EFW DEP 231016	7280817		5.00-
25310	079	000	53105018.475156.		527956	10/17/23	RC	RB	NRPAB DEPOSIT 231017	7281182		10.00-
25310	079	000	53105018.475156.		528228	10/17/23	RC	RB	NRPAB APP REN EFW DEP	7282134		10.00-
25310	079	000	53105018.475156.		528406	10/18/23	RC	RB	NRPAB APP REN EFW DEP 231018	7283703		15.00-
25310	079	000	53105018.475156.		22220445	10/18/23	JE	G	NRPAB JUL-SEP 2023 ACH RETURNS	7284611		5.00
25310	079	000	53105018.475156.		528233	10/19/23	RC	RB	NRPAB DEPOSIT 231019	7284758		10.00-
25310	079	000	53105018.475156.		528605	10/19/23	RC	RB	NRPAB APP REN EFW DEP 231019	7285845		5.00-

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.		528540	10/20/23	RC	RB	NRPAB DEPOSIT 231020	7286090		10.00-
25310	079	000	53105018.475156.		529275	10/24/23	RC	RB	NRPAB DEPOSIT 231024	7288891		5.00-
25310	079	000	53105018.475156.		529673	10/24/23	RC	RB	NRPAB APP REN EFW DEP 231024	7290174		15.00-
25310	079	000	53105018.475156.		529842	10/25/23	RC	RB	NRPAB APP REN EFW DEP 231025	7291157		10.00-
25310	079	000	53105018.475156.		530019	10/26/23	RC	RB	NRPAB APP REN EFW DEP 231026	7292531		25.00-
25310	079	000	53105018.475156.		529914	10/27/23	RC	RB	NRPAB DEPOSIT 231027	7293328		30.00-
25310	079	000	53105018.475156.		530208	10/27/23	RC	RB	NRPAB APP REN EFW DEP 231027	7294167		15.00-
25310	079	000	53105018.475156.		530357	10/31/23	RC	RB	NRPAB DEPOSIT 231031	7295340		10.00-
Total for Object			475156	FINGERPRINT AUDIT PROGRAM FEES								355.00-
25310	079	000	53105018.475157.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		550.00-
25310	079	000	53105018.475157.		526417	10/04/23	RC	RB	NRPAB APP REN EFW DEP 231004	7269649		275.00-
25310	079	000	53105018.475157.		526602	10/05/23	RC	RB	NRPAB APP REN EFW DEP 231005	7271259		550.00-
25310	079	000	53105018.475157.		527030	10/10/23	RC	RB	NRPAB APP REN EFW DEP 231010	7274229		275.00-
25310	079	000	53105018.475157.		527169	10/11/23	RC	RB	NRPAB APP REN EFW DEP 231011	7275856		550.00-
25310	079	000	53105018.475157.		527098	10/12/23	RC	RB	NRPAB APP RENEW DEPOSIT 231012	7276512		275.00-
25310	079	000	53105018.475157.		527357	10/12/23	RC	RB	NRPAB APP REN EFW DEP 231012	7277554		275.00-
25310	079	000	53105018.475157.		527577	10/13/23	RC	RB	NRPAB APP REN EFW DEP 231013	7279065		550.00-
25310	079	000	53105018.475157.		528228	10/17/23	RC	RB	NRPAB APP REN EFW DEP	7282134		550.00-
25310	079	000	53105018.475157.		528406	10/18/23	RC	RB	NRPAB APP REN EFW DEP 231018	7283703		275.00-
25310	079	000	53105018.475157.		528605	10/19/23	RC	RB	NRPAB APP REN EFW DEP 231019	7285845		275.00-
25310	079	000	53105018.475157.		528540	10/20/23	RC	RB	NRPAB DEPOSIT 231020	7286090		275.00-
25310	079	000	53105018.475157.		529842	10/25/23	RC	RB	NRPAB APP REN EFW DEP 231025	7291157		550.00-
25310	079	000	53105018.475157.		530019	10/26/23	RC	RB	NRPAB APP REN EFW DEP 231026	7292531		825.00-
25310	079	000	53105018.475157.		529914	10/27/23	RC	RB	NRPAB DEPOSIT 231027	7293328		550.00-
Total for Object			475157	CERTIFIED RESIDENTIAL RENEWAL								6,600.00-
25310	079	000	53105018.475161.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		100.00-
25310	079	000	53105018.475161.		526494	10/06/23	RC	RB	NRPAB DEPOSIT 231006	7272119		50.00-
25310	079	000	53105018.475161.		529275	10/24/23	RC	RB	NRPAB DEPOSIT 231024	7288891		150.00-
25310	079	000	53105018.475161.		529914	10/27/23	RC	RB	NRPAB DEPOSIT 231027	7293328		150.00-
25310	079	000	53105018.475161.		530357	10/31/23	RC	RB	NRPAB DEPOSIT 231031	7295340		50.00-
Total for Object			475161	TEMPORARY CERTIFIED GENERAL								500.00-
25310	079	000	53105018.475234.		525735	10/03/23	RC	RB	NRPAB DEPOSIT 231003	7267352		500.00-
25310	079	000	53105018.475234.		526494	10/06/23	RC	RB	NRPAB DEPOSIT 231006	7272119		250.00-
25310	079	000	53105018.475234.		526700	10/10/23	RC	RB	NRPAB DEPOSIT 231010	7273442		150.00-
25310	079	000	53105018.475234.		527097	10/12/23	RC	RB	NRPAB DEPOSIT 231012	7276643		150.00-
25310	079	000	53105018.475234.		527296	10/13/23	RC	RB	NRPAB DEPOSIT 231013	7278540		150.00-

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	53105018.475234.		528233	10/19/23	RC	RB	NRPAB DEPOSIT 231019	7284758		150.00-
25310	079	000	53105018.475234.		529275	10/24/23	RC	RB	NRPAB DEPOSIT 231024	7288891		300.00-
25310	079	000	53105018.475234.		529678	10/26/23	RC	RB	NRPAB DEPOSIT 231026	7291286		150.00-
25310	079	000	53105018.475234.		529914	10/27/23	RC	RB	NRPAB DEPOSIT 231027	7293328		300.00-
25310	079	000	53105018.475234.		530357	10/31/23	RC	RB	NRPAB DEPOSIT 231031	7295340		100.00-
Total for Object			475234 APPLICATION FEES									2,200.00-
25310	079	000	53105018.481100.		22232263	10/20/23	JE	G	OIP Sept 2023 2.74182%	7287295		898.62-
Total for Object			481100 INVESTMENT INCOME									898.62-
25310	079	000	53105018.484500.		526916	10/11/23	RC	RB	NRPAB DEPOSIT 231011	7275300		20.00-
Total for Object			484500 REIMB NON-GOVT SOURCES									20.00-
25310	079	000	53105018.511100.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		4,436.86
25310	079	000	53105018.511100.		3176550	10/18/23	T2	7	PAYROLL LABOR DISTRIBUTION	7276010		4,069.84
Total for Object			511100 PERMANENT SALARIES-WAGES									8,506.70
25310	079	000	53105018.511600.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		260.00
Total for Object			511600 PER DIEM PAYMENTS									260.00
25310	079	000	53105018.512100.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		92.69
25310	079	000	53105018.512100.		3176550	10/18/23	T2	7	PAYROLL LABOR DISTRIBUTION	7276010		492.72
Total for Object			512100 VACATION LEAVE EXPENSE									585.41
25310	079	000	53105018.512200.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		33.01
Total for Object			512200 SICK LEAVE EXPENSE									33.01
25310	079	000	53105018.515100.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		341.63
25310	079	000	53105018.515100.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		341.64
Total for Object			515100 RETIREMENT PLANS EXPENSE									683.27
25310	079	000	53105018.515200.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		338.50
25310	079	000	53105018.515200.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		318.61
Total for Object			515200 FICA EXPENSE									657.11
25310	079	000	53105018.515500.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		926.76
25310	079	000	53105018.515500.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		926.76
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,853.52



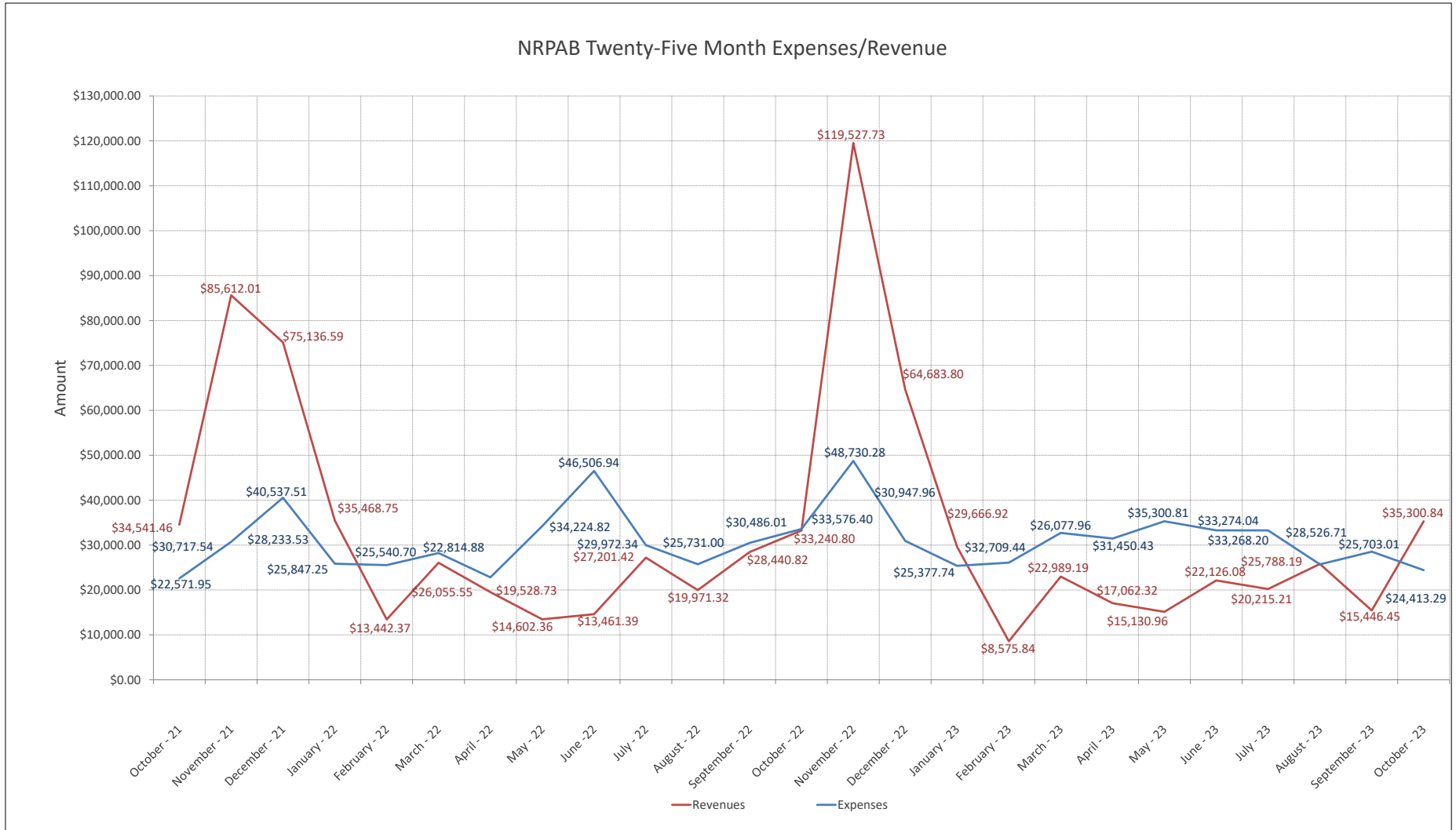
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.521100.		22212491	10/17/23	JE	G	POSTAGE DUE SEP 2023	7282559		153.57
Total for Object			521100 POSTAGE EXPENSE									153.57
25310	079	000	53105018.521400.		53170879	10/01/23	PV	V	AS - OCIO - COMMUNICATIONS	7257888		136.73
25310	079	000	53105018.521400.		53292640	10/13/23	PV	V	AS - OCIO - IMSERVICES	7279200		909.82
Total for Object			521400 CIO CHARGES									1,046.55
25310	079	000	53105018.522200.		22130016	10/03/23	J1	G	PURCHASE CARD TRANSACTION	7268016		390.00
Total for Object			522200 CONFERENCE REGISTRATION									390.00
25310	079	000	53105018.524600.		22111768	10/06/23	JE	G	RENT & LB530 OCT 2023 - OTHER	7265172		1,034.31
25310	079	000	53105018.524600.		22193560	10/13/23	JE	G	NRPAB RENT OCTOBER 2023	7279178		362.01-
Total for Object			524600 RENT EXPENSE-BUILDINGS									672.30
25310	079	000	53105018.524900.		22111768	10/06/23	JE	G	RENT & LB530 OCT 2023 - OTHER	7265172		348.91
25310	079	000	53105018.524900.		22193560	10/13/23	JE	G	NRPAB RENT OCTOBER 2023	7279178		122.12-
Total for Object			524900 RENT EXP-DEPR SURCHARGE									226.79
25310	079	000	53105018.531100.		21888478	10/02/23	JE	G	OFFICE DEPOT AUG 2023	7236661		84.68
25310	079	000	53105018.531100.		22193554	10/13/23	JE	G	NRPAB ODP BUS SOL 8/2023	7279128		35.82-
Total for Object			531100 OFFICE SUPPLIES EXPENSE									48.86
25310	079	000	53105018.532260.		22130016	10/03/23	J1	G	PURCHASE CARD TRANSACTION	7268016		128.70
Total for Object			532260 VOICE EQUIP									128.70
25310	079	000	53105018.533100.		22193554	10/13/23	JE	G	NRPAB ODP BUS SOL 8/2023	7279128		6.18
Total for Object			533100 HOUSEHOLD & INSTIT EXPENSE									6.18
25310	079	000	53105018.539500.		53247178	10/03/23	PC	V	Purchase Card Offset	7267923		797.99
25310	079	000	53105018.539500.		22130016	10/03/23	J1	G	PURCHASE CARD TRANSACTION	7268016		797.99-
Total for Object			539500 PURCHASING CARD SUSPENSE									
25310	079	000	53105018.554900.		53309812	10/18/23	PV	V	NEBRASKA STATE PATROL	7284574		271.50
Total for Object			554900 OTHER CONTRACTUAL SERVICES									271.50
25310	079	000	53105018.556100.		53292621	10/13/23	PV	V	AS - RISK MANAGEMENT DIVISION	7279168		11.82
Total for Object			556100 INSURANCE EXPENSE									11.82
25310	079	000	53105018.559100.		53302393	10/17/23	PV	V	TREASURER, STATE	7282641		

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			559100 OTHER OPERATING EXP									20.00
25310	079	000	53105018.571800.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		40.27
Total for Object			571800 MEALS - TRAVEL STATUS									40.27
25310	079	000	53105018.574500.		53234653	10/02/23	PV	V	WALKENHORST, WADE	7265872		6.81
25310	079	000	53105018.574500.		53292610	10/13/23	PV	V	HERMSEN, KEVIN P	7279160		36.62
25310	079	000	53105018.574500.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		200.11
Total for Object			574500 PERSONAL VEHICLE MILEAGE									243.54
25310	079	000	53105018.575100.		53234653	10/02/23	PV	V	WALKENHORST, WADE	7265872		1.63
25310	079	000	53105018.575100.		53292610	10/13/23	PV	V	HERMSEN, KEVIN P	7279160		1.95
25310	079	000	53105018.575100.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		7.31
Total for Object			575100 MISC TRAVEL EXPENSE									10.89
Total for Business Unit			53105018 NE REAL PROPERTY APPRAISER									6,225.63-
25320	079	000	53105200.475163.		525736	10/03/23	RC	RB	NRPAB AMC DEPOSIT 231003	7267429		2,000.00-
Total for Object			475163 AMC REGISTERED NEW FEES									2,000.00-
25320	079	000	53105200.475165.		527099	10/12/23	RC	RB	NRPAB AMC DEPOSIT 231012	7276548		1,500.00-
25320	079	000	53105200.475165.		22220445	10/18/23	JE	G	NRPAB JUL-SEP 2023 ACH RETURNS	7284611		1,500.00
25320	079	000	53105200.475165.		529674	10/24/23	RC	RB	NRPAB AMC REN EFW DEP 231024	7290194		4,500.00-
25320	079	000	53105200.475165.		530018	10/26/23	RC	RB	NRPAB AMC REN EFW DEP 231026	7292515		1,500.00-
25320	079	000	53105200.475165.		530209	10/27/23	RC	RB	NRPAB AMC REN EFW DEP 231027	7294261		4,500.00-
Total for Object			475165 AMC REGISTERED RENEWAL									10,500.00-
25320	079	000	53105200.476101.		22220445	10/18/23	JE	G	NRPAB JUL-SEP 2023 ACH RETURNS	7284611		25.00
25320	079	000	53105200.476101.		530209	10/27/23	RC	RB	NRPAB AMC REN EFW DEP 231027	7294261		25.00-
Total for Object			476101 LATE PROCESSING FEES									
25320	079	000	53105200.481100.		22232263	10/20/23	JE	G	OIP Sept 2023 2.74182%	7287295		725.22-
Total for Object			481100 INVESTMENT INCOME									725.22-
25320	079	000	53105200.511100.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		2,389.16
25320	079	000	53105200.511100.		3176550	10/18/23	T2	7	PAYROLL LABOR DISTRIBUTION	7276010		2,191.10
Total for Object			511100 PERMANENT SALARIES-WAGES									4,580.26
25320	079	000	53105200.511600.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		1,400.00

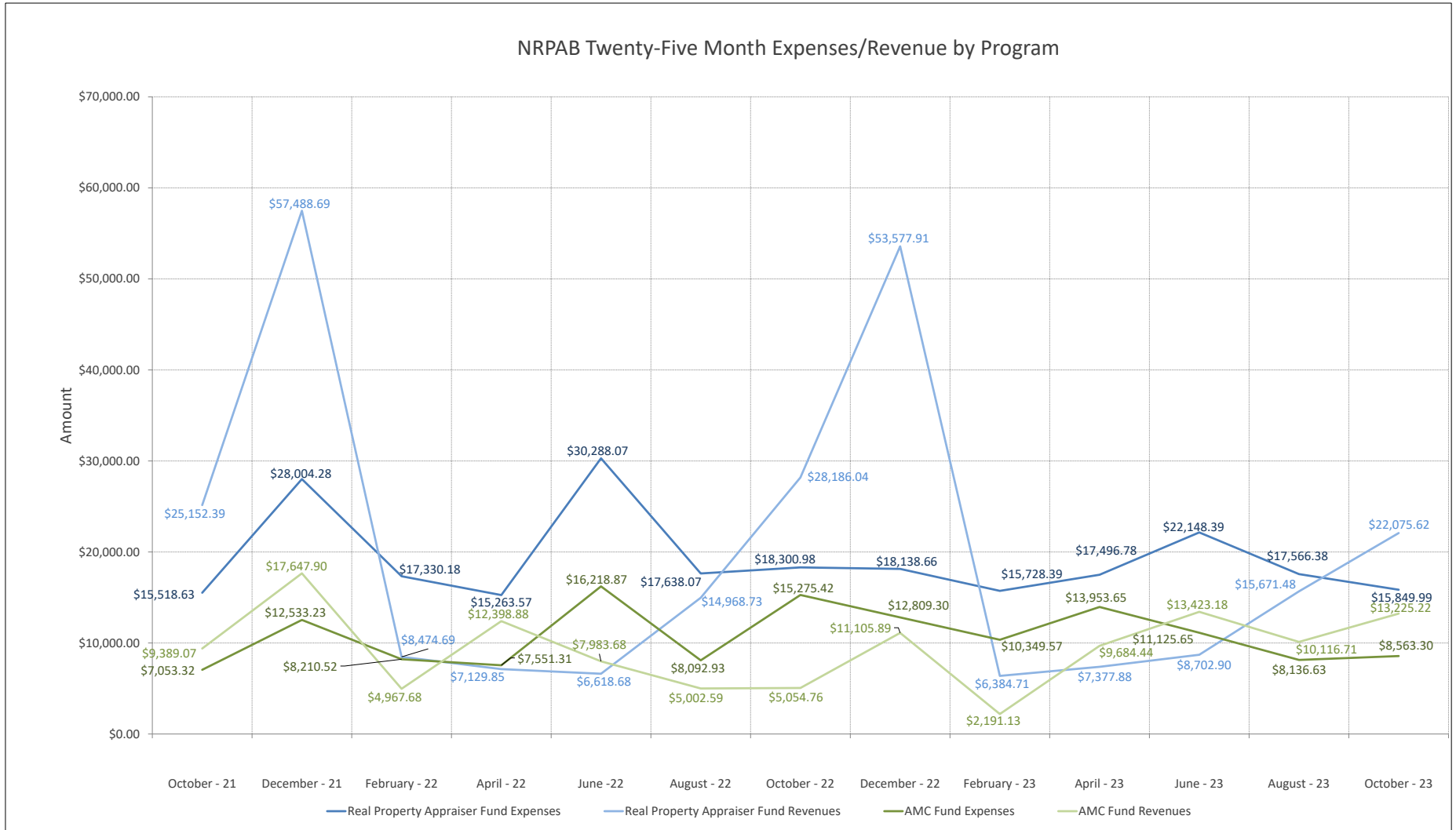
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
Total for Object			511600	PER DIEM PAYMENTS								140.00
25320	079	000	53105200.512100.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		49.91
25320	079	000	53105200.512100.		3176550	10/18/23	T2	7	PAYROLL LABOR DISTRIBUTION	7276010		265.68
Total for Object			512100	VACATION LEAVE EXPENSE								315.59
25320	079	000	53105200.512200.		3176325	10/04/23	T2	7	PAYROLL LABOR DISTRIBUTION	7260892		17.70
Total for Object			512200	SICK LEAVE EXPENSE								17.70
25320	079	000	53105200.515100.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		183.98
25320	079	000	53105200.515100.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		183.97
Total for Object			515100	RETIREMENT PLANS EXPENSE								367.95
25320	079	000	53105200.515200.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		182.29
25320	079	000	53105200.515200.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		171.56
Total for Object			515200	FICA EXPENSE								353.85
25320	079	000	53105200.515500.		3176326	10/04/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7260892		499.03
25320	079	000	53105200.515500.		3176551	10/18/23	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7276010		499.03
Total for Object			515500	HEALTH INSURANCE EXPENSE								998.06
25320	079	000	53105200.521400.		53170879	10/01/23	PV	V	AS - OCIO - COMMUNICATIONS	7257888		73.62
25320	079	000	53105200.521400.		53292640	10/13/23	PV	V	AS - OCIO - IMSERVICES	7279200		738.16
Total for Object			521400	CIO CHARGES								811.78
25320	079	000	53105200.522200.		22130016	10/03/23	J1	G	PURCHASE CARD TRANSACTION	7268016		210.00
Total for Object			522200	CONFERENCE REGISTRATION								210.00
25320	079	000	53105200.524600.		22193560	10/13/23	JE	G	NRPAB RENT OCTOBER 2023	7279178		362.01
Total for Object			524600	RENT EXPENSE-BUILDINGS								362.01
25320	079	000	53105200.524900.		22193560	10/13/23	JE	G	NRPAB RENT OCTOBER 2023	7279178		122.12
Total for Object			524900	RENT EXP-DEPR SURCHARGE								122.12
25320	079	000	53105200.531100.		22193554	10/13/23	JE	G	NRPAB ODP BUS SOL 8/2023	7279128		26.31
Total for Object			531100	OFFICE SUPPLIES EXPENSE								26.31
25320	079	000	53105200.532260.		22130016	10/03/23	J1	G	PURCHASE CARD TRANSACTION	7268016		69.29
Total for Object			532260	VOICE EQUIP								69.29

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	53105200.533100.		22193554	10/13/23	JE	G	NRPAB ODP BUS SOL 8/2023	7279128		3.33
Total for Object			533100 HOUSEHOLD & INSTIT EXPENSE									3.33
25320	079	000	53105200.556100.		53292621	10/13/23	PV	V	AS - RISK MANAGEMENT DIVISION	7279168		6.36
Total for Object			556100 INSURANCE EXPENSE									6.36
25320	079	000	53105200.559100.		53302393	10/17/23	PV	V	TREASURER, STATE	7282641		20.00
Total for Object			559100 OTHER OPERATING EXP									20.00
25320	079	000	53105200.571800.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		21.69
Total for Object			571800 MEALS - TRAVEL STATUS									21.69
25320	079	000	53105200.574500.		53234653	10/02/23	PV	V	WALKENHORST, WADE	7265872		3.67
25320	079	000	53105200.574500.		53292610	10/13/23	PV	V	HERMSEN, KEVIN P	7279160		19.72
25320	079	000	53105200.574500.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		107.75
Total for Object			574500 PERSONAL VEHICLE MILEAGE									131.14
25320	079	000	53105200.575100.		53234653	10/02/23	PV	V	WALKENHORST, WADE	7265872		.87
25320	079	000	53105200.575100.		53292610	10/13/23	PV	V	HERMSEN, KEVIN P	7279160		1.05
25320	079	000	53105200.575100.		53292635	10/13/23	PV	V	DOWNING, BONNIE M	7279184		3.94
Total for Object			575100 MISC TRAVEL EXPENSE									5.86
Total for Business Unit		53105200	AMC LICENSING									4,661.92-
Total for Division		000										10,887.55-
Total for Agency		053	REAL PROPERTY APPRAISER BD									10,887.55-

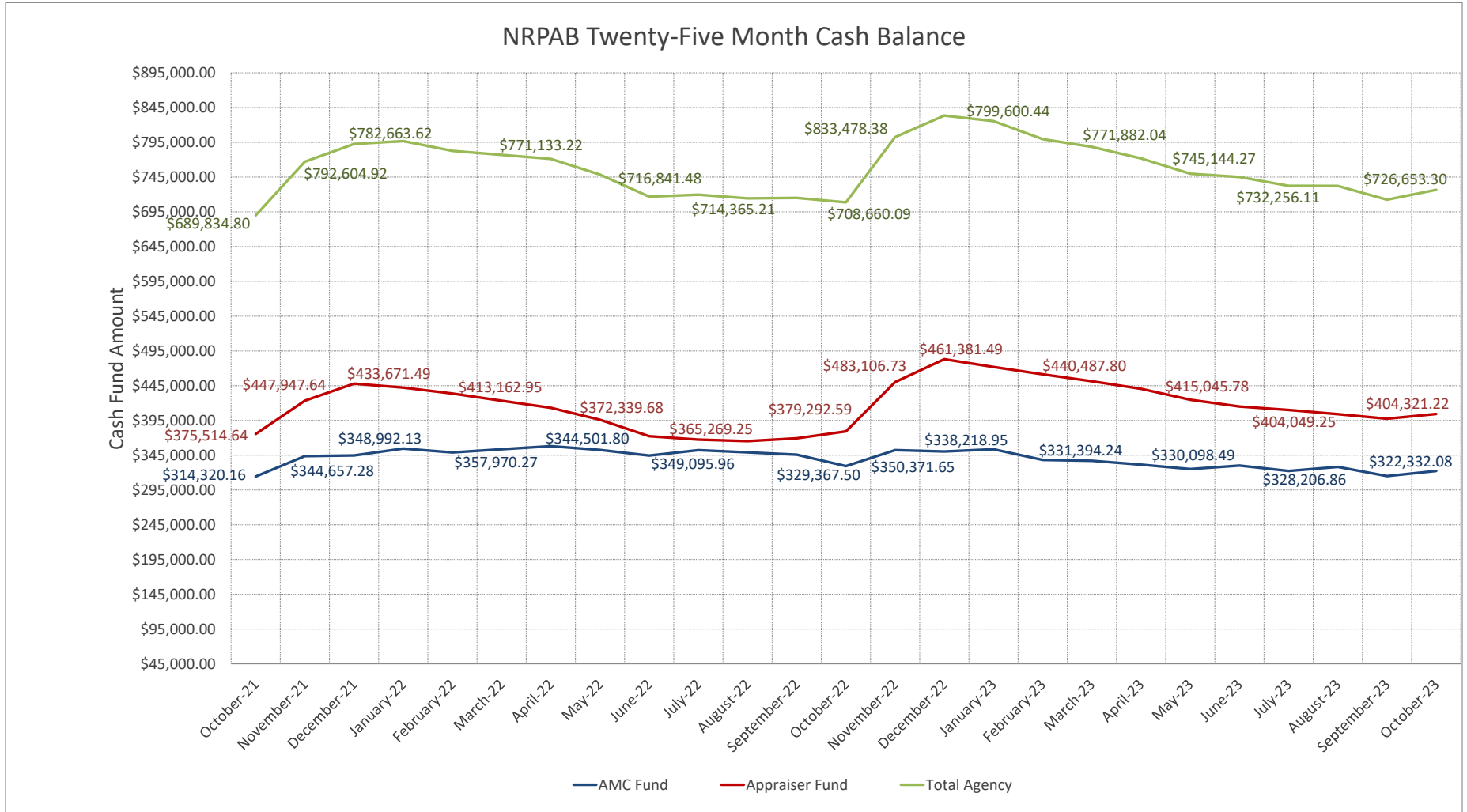
# Financial Report and Considerations - Financial Charts



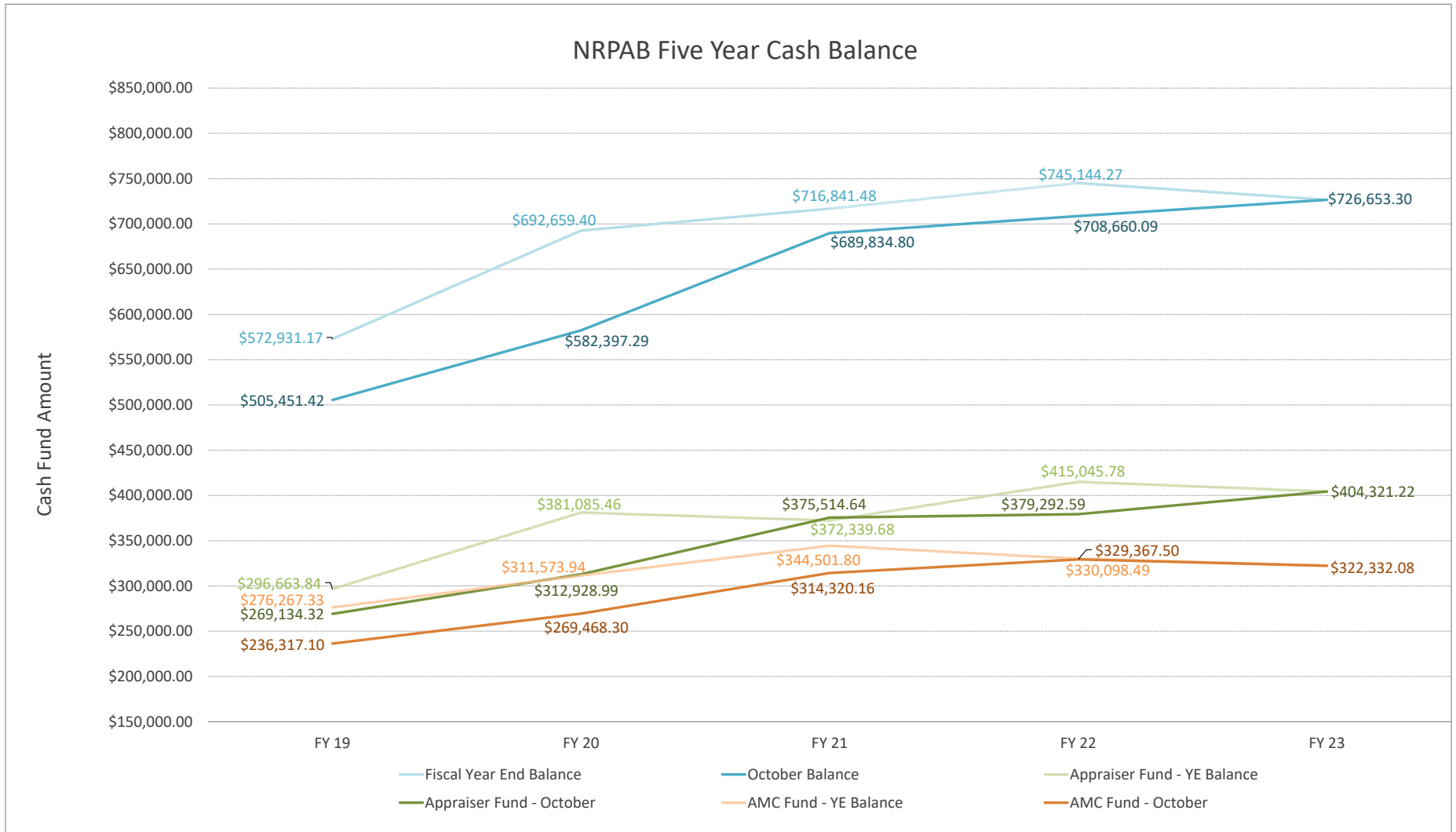
# Financial Report and Considerations - Financial Charts



# Financial Report and Considerations - Financial Charts



# Financial Report and Considerations - Financial Charts





**Association of Appraiser Regulatory Officials**

PO Box 99483 in Raleigh, NC 27624

[www.aaro.net](http://www.aaro.net) | 515-494-1710

**Date:** November 6, 2023

**Invoice #:** No. 2024-NE-01

**Due Date:** December 31, 2023

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

**Description of Services**

2024 Annual Dues

Membership Dates: January 1, 2024 through December 31, 2024

MED2 Category per ASC Count as of November 4, 2023

Category	Count as of 1/1/2023	Dues
SML	0 – 100	\$150
MED1	101 – 500	\$350
<b>MED2</b>	<b>501 – 1000</b>	<b>\$600</b>
LRG1	1001 – 2500	\$900
LRG 2	2501 – 5000	\$1,000
XLG	5000 +	\$2,000

<b>Subtotal</b>	\$600
<b>Sales Tax</b>	\$0
<b>Total</b>	<b>\$600</b>

**Remit To:**

Association of Appraiser Regulatory Officials

PO Box 99483 in Raleigh, NC 27624

515.494.1710

[brandy.march@aaro.net](mailto:brandy.march@aaro.net)

EIN: 91-1545335

**Payment Method**

Check Enclosed    Check Being Mailed    EFT    Invoiced Via Square    \*Credit Card

* Name on Card:		*Card Billing Zip Code
* Card Number	*Expiration Date	*CVV



# Memo

**To:** Nebraska Real Property Appraiser Board

**From:** Director Kohtz

**CC:**

**Date:** November 7, 2023

**Re:** APS-11 Electronic Hook Switch Adapter for Plantronics Wireless Headset and Mitel Phone

---

Approval for funding in the amount of \$32.00 is requested 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 (Amazon Information Page). This IT item is pre-approved for direct purchase (See Unrestricted Open Market Purchase Authority FY 2023-2024) and is a restricted item on the ODP contract (See NASPO ValuePoint Office Supplies Contract). No other known state contracts exist for this product (Webex Message Chain). The Electronic Hook Switch Adapter is required to connect the Plantronics wireless headset to the Mitel phone correctly.



Back to results



# Plantronics APS-11 Electronic Hook Switch Adapter

Brand: Poly  
4.2 78 ratings  
| 8 answered questions

Amazon's Choice Overall Pick

Price: \$31.34 One-Day  
FREE Returns

Don't forget to checkout with Pay by Invoice - with no interest or fees.

May be available at a lower price from other sellers, potentially without free Prime shipping.

- Brand** Poly
- Form Factor** In Ear, On Ear, Over Ear
- Connectivity Technology** Bluetooth, Klear, RF
- Wireless Communication Technology** Bluetooth
- Special Feature** Lightweight

### About this item

- Designed For: Elmer CS290-U, CS410, CS410-U, IP-S400; Plantronics MDA200; CS 510, 520, 540; Save W710, W720, W730, W740, W745; Save Office WO100, WO200, WO300, WO350; Unify Open Stage 40 HFA, 60, 80
- Made by Plantronics
- Product type: Electronic hook switch adapter
- Package Dimensions: 5.588 L x 14.478H x 9.144W(centimeters)

[About the product](#) | [Reviews and Q&A](#)

Offers also available from [certified small and diverse sellers](#). [Details](#)

[Report incorrect product information.](#)



Roll over image to zoom in

Buy new: \$31.34

One-Day  
FREE Returns

FREE delivery **Tomorrow, November 8.** Order within 8 hrs 15 mins

Delivering to Lincoln 68516 - Update location

In Stock

Buy 2 or more, save 4%  
Discount by Amazon [Terms](#)

Qty: 1

Add to Cart

Secure transaction

Sold by [Gee Gadgets and Fulfilled by Amazon](#).

Return policy: Returnable until Jan 31, 2024

Add a gift receipt for easy returns

Save with Used - Very Good

\$25.95

FREE delivery: **Nov 13 - 15**  
Ships from: PARKDEALS  
Sold by: PARKDEALS

Add to List

New & Used (26) from \$25.95 & FREE Shipping

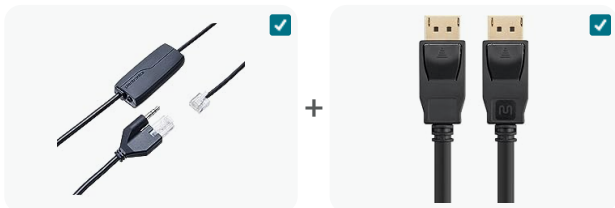
### Other Sellers on Amazon

\$40.21 FREE One-Day  
Sold by: Amazon.com [Add to Cart](#)

\$40.56 & FREE Shipping  
Sold by: Triplanet Pricing INC [Add to Cart](#)

\$43.53 & FREE Shipping  
Sold by: Deff Audio [Add to Cart](#)

## Frequently bought together



Total price: \$40.32

Add both to Cart

These items are shipped from and sold by different sellers. [Show details](#)

This item: Plantronics APS-11 Electronic Hook Switch Adapter

Monoprice Select Series DisplayPort 1.2 Cable, 6ft Black

## Products related to this item

Page 1 of 38

Sponsored



**EHS Cables Adapter**  
Support Yealink-Snom-  
Polycom USB Phones  
Compatible with VT...  
★☆☆☆☆ 1  
**\$39.99** ✓prime



**VoiceJoy U10P U10-P  
Headset Adapter Cable**  
Quick Disconnect Cable to  
RJ9 Plug Adapte...  
★★★★☆ 26  
**\$12.96**  
Save 5% with coupon



**VoiceJoy USB Adapter**  
Compatible with  
Plantronics Quick  
Disconnect (QD) Wired...  
★★★★☆ 36  
**Amazon's Choice** in  
Telephone Headsets  
**\$15.97** ✓prime



**U10 Headset Adapter  
Cable Compatible**  
Plantronics QD Quick  
Disconnect Headsets for...  
★★★★☆ 7  
**\$13.99** ✓prime  
Save 5% with coupon



**VoiceJoy USB to Quick  
Disconnect Adapter for  
Jabra GN QD Headsets  
with Adjustable V...**  
★★★★☆ 16  
**\$16.98** ✓prime  
Save 5% with coupon



**Yealink**

**All-In-One UC  
Workstations**

**Yealink WH66 Wireless DECT  
Headset Teams Certified, Office...**  
**\$239.00** ✓prime  
\$238.99 with quantity discounts

Sponsored

## About the product

### Special offers and product promotions

- [Amazon Business](#): Save time and money with your Amazon Business account. [Sign in now to see business-only prices.](#)

### From the brand

**A LEADER IN  
HYBRID WORKING  
SINCE 1969**

**poly**

In 1969, Neil Armstrong and Buzz Aldrin, along with their team at NASA were on a mission... to the moon. And they took our headsets with them. That was more than 50 years ago, and since then we have continued to enable seamless work from anywhere.

**Premium audio and video**  
[Visit the Store](#)

### Product Description

Plantronics APS-11 - Electronic hook switch adapter - for Plantronics MDA200; CS 510, 520, 540; Savi W710, W730, W745; Unify OpenStage 40, 60, 80. The APS-11 EHS cable replaces the APS-10 cable and features compatibility with the Plantronics On-line Indicator accessory.

### Product information

Product Dimensions	7 x 5.5 x 2 inches
Item Weight	3.53 ounces

### Feedback

Would you like to [tell us about a lower price?](#) ✓

**J.19**

ASIN	B007M4U05M
UNSPSC Code	43222600 (Network service equipment) <a href="#">Report an incorrect code</a>
Item model number	37818-11
Batteries	1 Unknown batteries required.
Customer Reviews	4.2 ★★★★★ 78 ratings 4.2 out of 5 stars
Best Sellers Rank	#202 in Telephone Wires
Is Discontinued By Manufacturer	No
Wireless communication technologies	Bluetooth
Connectivity technologies	Bluetooth, Klear, RF
Special features	Lightweight
Other display features	Wireless
Audio Jack	3.5 mm, 6.35 mm
Whats in the box	Plantronics APS-11 - electronic hook switch adapter
Manufacturer	Plantronics
Language	English
Date First Available	March 14, 2012
Weight	100 Grams
Units	1 Count
Number Of Items	1

## Important information

To report an issue with this product, [click here](#).

## 4 stars and above

Page 1 of 11

Sponsored ⓘ



VoiceJoy USB Adapter  
Compatible with Any  
Plantronics or VoiceJoy  
Wired Headset with...

★★★★★ 59

\$18.69

Save 5% with coupon



VoiceJoy RJ9 Headset  
Adapter Extension Cord -  
Female to Male 4P4C  
Cable, not RJ11/R...

★★★★★ 70

\$8.88 ✓prime

Save 5% with coupon



daily headset USB Adapter  
Cable Compatible  
Plantronics QD (Quick  
Disconnect) to USB...

★★★★★ 130

Amazon's Choice in

Telephone Headsets

\$15.96 ✓prime

Save 5% with coupon



Headset QD (Quick  
Disconnect),Compatible  
with Plantronics  
Headset.QD Cable with...

★★★★★ 499

\$15.98 ✓prime

Save 5% with coupon



Phone Headset  
Compatible with  
Grandstream Yealink  
Snom Panasonic Phones...

★★★★★ 66

\$29.96 ✓prime

Save 6% with coupon



VoiceJoy QD(Quick  
Disconnect) Connector to  
USB Adapter Cable  
Supports Microsoft Tea...

★★★★★ 219

\$15.99 ✓prime

## Reviews and Q&A

### Customer reviews

★★★★★ 4.2 out of 5

78 global ratings

5 star 58%

4 star 21%

3 star 11%

Top reviews ▾

### Top reviews from the United States

Paul Forshay

★★★★★ Works

Reviewed in the United States on November 1, 2014

Verified Purchase

J.20

- b. Agencies have unrestrictive authority to purchase directly from CSI for any dollar amount. Document type (OH) shall be utilized in the PFC (E1) for these procurements. Check with CSI Sales & Marketing team for customized products.
  - c. **Any item available from CSI, but not purchased from CSI, must be processed through the DAS Materiel Division, SPB.** Agencies shall generate an (OW) requisition in the PFC (E1), to properly route to SPB, and shall include a justification for not procuring through CSI as a header attachment to the requisition.
7. **Fixed Assets (State Accounting Manual):** All purchases of items meeting the requirements for capitalization (over \$5,000 and exception items as mentioned in the Annual Fixed Asset Memo found on our website [DAS Website: Forms and Documents \(nebraska.gov\)](#)) should be made by generating a purchase order in the PFC (E1) and utilizing an appropriate object code from 580300-586999. See State Accounting's Manual for [Capital Outlay](#) guidance.
8. **IT Equipment (Neb. Rev. Stat. § 81-1117):**
- a. **Non-Contract Purchases Under \$500:** Agencies may generate an (OP) purchase order in the PFC (E1), or utilize their P-Card or direct pay when purchasing non-contract IT items, on the pre-approved items list found at: <https://nitc.nebraska.gov/standards/1-205.pdf>.
  - b. **Non-Contract Purchases \$500 - \$49,999.99:** When completing a one-time purchase of a non-contract item, the agency must enter an (ON) requisition for Hardware/Software goods to route to OCIO for approval. Once approved by OCIO, the agency generates an (OP) purchase order from the approved (ON) requisition.
  - c. **Non-Contract Purchases \$50,000 and greater:** When completing a one-time purchase of a non-contract item, the agency must enter an (ON) requisition for Hardware/Software goods or services to route to OCIO for approval. After OCIO approval, the requisition will route to SPB for processing, e.g. generating (ON) requisition into an (OR) requisition for goods, an (O5) requisition for services SPB processed or (O3) requisition for services Agency processed.
  - d. **Contract Purchases:** For items on contract (whether pre-approved or non-pre-approved) agencies should generate an (O6) purchase order from an (OC) goods contract or (O4) services contract.
- C. SERVICE CONTRACTS:** Pursuant to Neb. Rev. Stat. § 73-503 **all** contracts for services, regardless of dollar amount, must be entered and documented in PFC (E1).
- 1. If there is not a contract, and the purchase order is \$25,000 or greater, but less than \$50,000, a one-time purchase order must be generated utilizing the (O9) service purchase order or (Z8) two-way match purchase order for services in the PFC (E1). The State's Purchase Order Terms and Conditions should accompany the purchase order when sent to the vendor (available [Purchase Order Terms and Conditions.pdf \(das.nebraska.gov\)](#)).
  - 2. If there is a contract, and the service(s) is \$50,000 and over, a purchase order must be generated from the contract using an (O9) purchase order type, an (O6) purchase order type for IT equipment and services, or a (Z8) purchase order type for the two-way match for services. . The State's Purchase Order Terms & Conditions do not need to accompany a purchase order generated from a contract, as the contract's terms and conditions govern the purchase.

NITC 1-205 <https://nitc.nebraska.gov/standards/1-205.pdf>

Analog phones

- 2500 basic desk (old beige phones with just a dial pad)
- 2554 basic wall (old beige phones with just a dial pad)
- No dial phone sets
- Desk: such as Cortelco and Mitel single line and 2-line sets
- Cordless phones
- Headsets
- PC headsets
- Connecting cords for headsets
- Fax machines under \$500

Phone Wireless Accessories:

- Case
- Charger
- Screen protector
- Bluetooth headset

Wireless Mouse:

- Logitech M705, M510, M525, and M325
- Microsoft 1850

Wireless Ergonomic Mouse:

- Adesso iMouse E10 Wireless Vertical Mouse
- Logitech M570 Wireless Trackball
- Logitech MX ERGO PLUS Advanced Wireless Trackball

Wireless Keyboard:

- Logitech K360
- Logitech K780
- Microsoft 850 wireless keyboard

Wireless Combos Keyboard/Mice:

- Logitech MK540, MK320, MK235, MK345, MK520
- Logitech MK335, MK710
- Microsoft 2000 Wireless Keyboard and Mouse

Low Vision Keyboard

- Ergoguys EZsee CD-1038, 1039

Web CAMS

- Logitech C270
- Logitech HD Pro C920
- Logitech Group Video Conferencing System

Headsets

- Logitech H390 Computer Headset
- MEIKAJIA USB Headset with Mic

Wired Standard Keyboard:

Microsoft Natural Ergonomic 4000 Keyboard: - Part #: B2M-00012

Wired Standard Mouse:

Logitech M100 Optical Mouse

Belkin Optical USB 800 dpi - Scroll wheel - 3 button

Wired Ergonomic Keyboard:

Wired Kinesis Freestyle Keyboard with 9" separation Keyboard Part#: KB800PB-US

Keypad Part #: AC800HPB-US - Price \$ 38

Microsoft 4000 Ergonomic #630142

Wired Ergonomic Mouse:

Kensington Orbit Optical Trackball

Wireless Ergonomic Keyboard:

Logitech K350 or MK550 Ergonomic Keyboard K350 - Part #: 920-001996

MK550 (keyboard mouse combo) - Part #: 920-002555

Wireless Microsoft Sculpt Ergonomic Keyboard - Part #: 5KV-00001

Wireless Microsoft Wireless Sculpt Ergonomic Desktop Kit – Part #: L5V-00001

Wireless Microsoft Sculpt Comfort Desktop (Keyboard & Mouse combo) – Part# L3V-00001

NOTE: This is the only keyboard that fits the KIC sit/stand workstation.

Label Printer – personal

Seiko 2.76" second/USB #128038

DYMO Label Writer 450 Turbo

Printers

Brother HL-L2330 DW Personal Monochrome Laser Printer

Brother HL-L3210CW Personal Color Laser Printer

Canon ImageCLASS MF236dw Monochrome Printer

HP Officejet Pro 9025e All-In-One Wireless Printer

HP Officejet 250 Portable Printer

HP Laserjet Tank 2504dw Personal B/W

HP Smart Tank Plus 6001 Wireless All in One

HP LaserJet Pro M610dn Network B/W

HP Laserjet Pro 501dn Network B/W

HP Laserjet Pro 406DN Network B/W

Desktop Scanners

Canon DR-M140

Canon DR-C320

Canon DR-C240

Canon DM260

Canon CanoScan LiDE 300

Canon CanoScan LiDE 400

Epson DS-320 Color Document Scanner

Epson ES-300W Wireless portable scanner

Epson Perfection V39 Color Scanner

High Speed Scanners

Canon DR-6030C

Canon DR-G1100



## Monitors

Asus MB169B+ 15.6" LED LCD Monitors, item #561023

Dell P2419H – 24" monitor

Dell S2421HS – 24" monitor

## Other

Logitech R400 Wireless Presenter

GBC Discovery 1100 8 Mega-Pixel Document Camera/Presenter

NASPO ValuePoint  
**PARTICIPATING ADDENDUM**



**OFFICE SUPPLIES (2022-2027)**  
 Led by the State of Oregon

- b. Such price changes are not in excess of the "List Minus" prices that is available to the State under the Participation Addendum.
- c. If the Contractor desires to create and offer the State any Special Promotional Pricing, Contractor will provide notice via email to the State of the terms and time limits of any such Special Promotions.

**C. EXCLUSIONS**

Contractor will block the following purchase requests from any agency of the State of Nebraska or employee designated by an agency of the State of Nebraska under Section II., M. of this agreement unless that purchase request was submitted with written approval from the State of Nebraska, Department of Administrative Services:

<b>Description</b>
Book Cases, Book Ends, Book Shelves
Storage Cabinets, Filing Cabinets, File Storage Systems, Rails
Office Furniture
Copiers/Multi-Function Machines
<b>Telephone/Communications Equipment</b>
Printers over \$500
Software
Personal Computers/Laptops
Food Items (example: Candy, Coffee)
OTC Pain Relievers, Aspirin, Antacids

**D. GOVERNING LAW (STATUTORY)**

Notwithstanding any other provision of this PA, or any amendment or addendum(s) entered into contemporaneously or at a later time, the parties understand and agree that:

1. The State of Nebraska is a sovereign state and its authority to contract is therefore subject to limitation by the State's Constitution, statutes, common law, and regulation;
2. This PA will be interpreted and enforced under the laws of the State of Nebraska;
3. Any action to enforce the provisions of this PA must be brought in the State of Nebraska per state law;
4. The person signing this PA on behalf of the State of Nebraska does not have the authority to waive the State's sovereign immunity, statutes, common law, or regulations;
5. The indemnity, limitation of liability, remedy, and other similar provisions of the final PA, if any, are entered into subject to the State's Constitution, statutes, common law, regulations, and sovereign immunity; and,
6. All terms and conditions of the final contract, including but not limited to the clauses concerning third-party use, licenses, warranties, limitations of liability, governing law and venue, usage verification, indemnity, liability, remedy, or other similar provisions of the final PA are entered into specifically subject to the State's Constitution, statutes, common law, regulations, and sovereign immunity.



White, Norma Yesterday, 2:25 PM Edited

CABLE, PLX APS-11 EHS SAVI/CS500 Allo phone for CS540 headset PN  
PLT-37818-11 Stock 50 per Lana  
\$ 48.15

May be cheaper on line.



You Yesterday, 2:28 PM

Noted, thank you!



You Yesterday, 4:47 PM

Is the APS 11 approved for direct purchase?



White, Norma Yesterday, 4:49 PM

yes, you no longer have to go through us for accessories.



1



You Yesterday, 5:06 PM

Is there a known contact or can we order through office depot or Amazon?

---

Today

---



White, Norma 8:02 AM

Your agency can choose to procure that item from any source. We no longer mandate telephone accessories be procured through OCIO.

Seen by





# Memo

**To:** Nebraska Real Property Appraiser Board

**From:** Director Kohtz

**CC:**

**Date:** November 16, 2023

**Re:** NRPAB Office Meeting Room Table Upgrade Request

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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 at which the NRPAB Office Meeting Room has a different shape compared to the former location. The 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. In order to accommodate an additional teammate during board meetings, to make better use of the available space, and to replace the current tables with wear, approval for funding is requested 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 w/ Blackened Fiberwood Finish) at \$300.00 per table, and two 84x30 H Frame Tables (Cornhusker Industries Item #G-TB-133 w/ Blackened Fiberwood Finish) at \$315.00 per table.



## 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*).

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.

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.

# NEWSLETTER



Dear Subscriber,

Thank you to everyone who joined us in Palm Springs last week for our fall Board of Trustees meeting. It was a productive gathering, including meetings of our sponsoring organizations, Women's Forum, committees and interviews for all three boards.

I am pleased to share that appointments were made for all three of our boards at the fall meeting. The appointments include:

#### Board of Trustees

- Randal Dawson, to fill an open seat expiring December 31, 2025
- Joseph Calvanico, to fill the academic seat

#### Appraisal Standards Board

- Timothy Hansen, to a three year term
- Clinton Zachary Meyers, to a two year term
- Patricia Dillon, to a two year term

#### Appraiser Qualifications Board

- Shawn Telford, to a two year term
- Karen Oberman, to a three year term
- Julie Molendorp Floyd, to a three year term

Please join me in congratulating all of these new board members. And stay tuned for the trustee application cycle to reopen in January 2024.

The Board of Trustees also honored several individuals for their commitment to the appraisal profession and the Foundation. This included the first Spirited Achiever of Valuation Vision, the Yeomans (SAVVY) Award for Excellence winner.

Here are all those honored at the Board of Trustees meeting:

- Chairman's Public Service Award: Lawrence Netterville
- SAVVY Award for Excellence: Stacy Caprioli and Edie Yeomans (posthumously)
- Board of Trustees Chair: Dayton Nordin
- Outgoing Board of Trustees: Randall Kopfer, Bob Morrison, and Robert Taylor

Congratulations to all of these award winners and thank you for your service to the profession and the Foundation!

Sincerely,

Dave Bunton  
President

**Dave Bunton to speak at  
Morehouse College**

## In This Newsletter

**From the President's Desk:  
Introducing our newest board  
members and trustees**

**Dave Bunton to speak at  
Morehouse College**

**Instructor Recertification  
Course is open**

**AI PAREA for certified  
residential credential is  
approved**

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

**Join CARE**

**Appraiser Talk**

**Sponsor Highlights**

## Calendar

**Nov. 30-Dec. 1: [TAFAC/CARE  
Meetings](#)**

## Contact Us

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[www.appraisalfoundation.org](http://www.appraisalfoundation.org)

## Follow Us



## Share this Newsletter

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

Dave will be joined by Trustee Smedmore Bernard, Special Committee on Diversity, Equity and Inclusion member Jessica Brown and American Society of Appraisers CEO Johnnie White to discuss the appraisal profession. Check out the flier below for more information.

**M** Morehouse Real Estate Institute

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PROGRESS THROUGH INNOVATION AND COLLABORATION

**MREI Welcomes**  
Mr. David Bunton  
President of The Appraisal Foundation  
President Bunton and Panelists  
Discussion: Current Real Estate Appraisal Industry

The Appraisal FOUNDATION  
A member of the Appraisal Institute of America  
The Appraisal Institute

Thursday Nov 2, 2023  
Ray Charles  
Performing Arts Center  
900 West End Ave  
Atlanta, GA 30310  
4:00 pm - 6:00 pm  
Open to the public  
Refreshments Served  
Free Parking  
Meet and Greet  
President Mr. Bunton

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CONTACT: 770-639-0817  
MREI2023.org

Mr. Smedmore Bernard  
Morehouse Alumnus  
National Board Member  
of The Appraisal Institute  
Certified Appraiser

Ms. Jessica Brown  
Spelman Alumna  
Cushman & Wakefield  
Licensed Appraiser

Mr. Johnnie White  
CEO The American  
Society of  
Appraisers - "ASA"

## Instructor Recertification Course is open

The Instructor Recertification Course for USPAP instructors is now available! If you are a current USPAP instructor, please click [here](#) for more information.

## AI PAREA for certified residential credential is approved

The Appraisal Institute's PAREA module for the certified residential appraisal credential has received Appraiser Qualifications Board approval! Click [here](#) to read their announcement.

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

## Join CARE

The Council to Advance Residential Equity (CARE) is seeking nonprofit organizations with a mission of civil rights, fair housing or consumer advocacy to join them. The Council will meet three times a year and provide valuable insight to the Foundation's boards through a fair housing lens.

CARE's next meeting will be held in Crystal City, Virginia on November 30th and December 1st. Learn more [here](#).

If you are interested in learning more, contact Jalin Debeuneure at [jalin@appraisalfoundation.org](mailto:jalin@appraisalfoundation.org).

## 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](mailto:amy@appraisalfoundation.org).

## Sponsor Highlights

### **American Society of Farm Managers and Rural Appraisers**

The ASFMRA's appraisal education offerings for 2024 are now available, showcasing a comprehensive lineup of best-in-class courses for rural valuation professionals. With the opening of the ASFMRA's hybrid-optimized Education Center, both virtual and in-person participants are guaranteed a seamless and enriched learning experience. Visit the Education Calendar at [asfmra.org/education-calendar](https://asfmra.org/education-calendar) today!

## 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](http://www.appraisalfoundation.org).