

PUBLIC MEETING OF THE NEBRASKA REAL PROPERTY APPRAISER BOARD
Thursday, May 16, 2024, 9:00 a.m.
Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building
301 Centennial Mall South, Lincoln, Nebraska

AGENDA

A. Opening 9:00 a.m.

B. Notice of Meeting (Adopt Agenda)

The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation that is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 11:30 a.m. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above-mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.

C. Credentialing as a Nebraska Real Property Appraiser 1-18

1. New Applicants for Licensed Residential Credential through Education, Experience, and Examination
 - a. L24001
2. Pending Applications
 - a. CG23033
 - b. CG24002
3. Other Application Matters
 - a. CG22852T

D. Registration as an Appraisal Management Company

E. Compliance Matters 1-9

1. New Grievances
 - a. 24-02
 - b. 24-03
 - c. 24-04
2. Pending Grievances
 - a. 23-12
3. Active Investigations
 - a. 23-08
4. Post-Board Action Matters
 - a. 23-01

F. Other Executive Session Items 1-12

1. 2024.07
2. 2024.10
3. Personnel Matters

G. Welcome and Chair’s Remarks (*Public Agenda 11:30 a.m.*)

H. Board Meeting Minutes

- 1. Approval of April 18, 2024 Meeting Minutes 1-14

I. Director’s Report

- 1. Real Property Appraiser and AMC Counts and Trends
 - a. Real Property Appraiser Report 1-4
 - b. Temporary Real Property Appraiser Report 5
 - c. Supervisory Real Property Appraiser Report 6
 - d. Appraisal Management Company Report 7
- 2. Director Approval of Applicants
 - a. Education Activity and Instructor(s) Report 8
- 3. 2023-24 NRPAB Goals and Objectives + SWOT Analysis 9-10

J. Financial Report and Considerations

- 1. April Financial Report
 - a. Budget Status Report 1-3
 - b. MTD General Ledger Detail Report 4-9
 - c. Financial Charts 10-13
- 2. Per Diems

K. General Public Comments

L. Education 1-5

- 1. Rescission of Approval of Education Activities
 - a. 2191453.02: Appraisal Institute – Litigation Appraising: Specialized Topics and Applications [22.5]

M. Unfinished Business

N. New Business

O. Legislative Report and Business

- 1. Other Legislative Matters

P. Administrative Business

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

Q. Other Business

- 1. Board Meetings
- 2. Conferences/Education
 - a. Kohtz Spring AARO Conference Report.....1-8
- 3. Memos from the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
- 6. The Appraisal Foundation
 - a. TAF May Newsletter..... 9-11
 - b. TAF State Regulator Newsletter.....12-14
- 7. Association of Appraiser Regulatory Officials
- 8. In the News

R. Adjourn

Scheduled Appearances:

- 1. Brian Morrissey – 9:15 a.m.

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

April 18, 2024 Meeting Minutes

A. OPENING

Chairperson Downing called to order the April 18, 2024 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 Downing announced the notice of the meeting was duly given, posted, published, and tendered in compliance with the Open Meetings Act, and all board members received notice simultaneously by email. Publication of official notice of the meeting appeared on the State of Nebraska Public Calendar found at www.nebraska.gov on April 15, 2024. The agenda was kept current in the Nebraska Real Property Appraiser Board office and on the Board's website. In accordance with the Open Meetings Act, at least one copy of all reproducible written material for this meeting, either in paper or electronic form, was available for examination and copying by members of the public. The material in paper form was available on the table in a public folder, and the material in electronic form was available on the Board's website in Public Meeting Material (https://appraiser.ne.gov/board_meetings/). A copy of the Open Meetings Act was available for the duration of the meeting. For the record Bonnie Downing of Dunning, Nebraska, Cody Gerdes of Lincoln, Nebraska, Kevin Hermsen of Gretna, Nebraska, and Derek Minshull of North Platte, Nebraska were present. Rodney Johnson of Norfolk, Nebraska was absent and excused. Also present were Director Tyler Kohtz, Business Programs Manager Karen Loll, Licensing Programs Manager Allison Nesper, and Education Program Manager Kashinda Sims, who are headquartered in Lincoln, Nebraska.

ADOPTION OF THE AGENDA

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

Board Member Gerdes 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 Minshull seconded the motion. The time on the meeting clock was 9:02 a.m. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

Board Member Gerdes moved to come out of executive session at 10:59 a.m. Board Member Hermsen seconded the motion. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

Break from 11:00 a.m. to 11:08 a.m.

G. WELCOME AND CHAIR'S REMARKS

Chairperson Downing welcomed all to the April 18, 2024 meeting of the Nebraska Real Property Appraiser Board and noted that there were no members of the public in attendance.

H. BOARD MEETING MINUTES

1. APPROVAL OF MARCH 21, 2024 MEETING MINUTES

Chairperson Downing asked for any additions or corrections to the March 21, 2024 meeting minutes. With no discussion, Board Member Downing called for a motion. Board Member Minshull moved to approve the March 21, 2024 meeting minutes as presented. Board Member Gerdes seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing 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 April 18, 2024 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

b. Temporary Real Property Appraiser Report

Director Kohtz presented three charts outlining the number of temporary credentials issued as of March 31, 2024 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. There was no further discussion.

c. Supervisory Real Property Appraiser Report

Director Kohtz presented two charts outlining the number of supervisory real property appraisers as of April 18, 2024 to the Board for review. The Director indicated that he had no specific comments on this report and asked for any questions or comments. Chairperson Downing asked if there was a way to revoke supervisory privileges. Director Kohtz responded that the investigative process would be the correct avenue to accomplish this. Chairperson Downing thanked the Director for the answer. There was no further discussion.

d. Appraisal Management Company Report

Director Kohtz presented two charts outlining the number of AMCs as of April 18, 2024 to the Board for review. The Director indicated that the trends were stable and 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 March 13, 2024 and April 9, 2024. The Director asked for any questions or comments. LPM Nespor noted that the number of applications were down from the same time last year. Chairperson Downing thanked LPM Nespor for the information. There was no further discussion.

b. Education Activity and Instructors Report

Director Kohtz presented the Education Activities and Instructors Report to the Board for review showing education activities and instructors approved by the Director for the period between March 13, 2024 and April 9, 2024. The Director asked for any questions or comments. There was no further discussion.

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

Director Kohtz presented the 2023-2024 NRPAB Goals and Objectives and SWOT Analysis to the Board for review and provided a status update. The Director brought attention to the Laws, Rules, and Guidance Documents goals and objectives and reported that, concerning the goal to 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, address the Board's PAVE Dashboard regulations review, incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026, and incorporate changes made to the CAP Guidelines effective September 17, 2023, the draft is in progress. There was no further discussion.

J. FINANCIAL REPORT AND CONSIDERATIONS

1. APPROVAL OF MARCH RECEIPTS AND EXPENDITURES

The receipts and expenditures for March were presented to the Board for review in the Budget Status Report. Director Kohtz brought attention to the Conference Registration expense in the amount of \$600.00 and reported that this expenditure is for payment of the Director's 2024 Spring AARO Conference attendance. The Director then indicated that the expenditures for the month of March totaled \$28,619.35, and the year-to-date expenditures for the fiscal year are \$276,448.40, which amounts to 60.86 percent of the budgeted expenditures for the fiscal year; 75.34 percent of the fiscal year has passed.

Director Kohtz next turned the Board's attention to revenues and indicated that he had no specific comments pertaining to any individual account code. The Director informed the Board that revenues for the month of March were \$13,145.37, and that the year-to-date revenues for the fiscal year are \$312,676.80, which amounts to 85.53 percent of the projected revenues for the fiscal year. Director Kohtz reiterated that 75.34 percent of the fiscal year has passed. The Director asked for any questions or comments. There was no further discussion.

Director Kohtz then presented the MTD General Ledger Detail Report for the month of March to the Board and indicated that he had no specific comments on this report. There was no further discussion.

Director Kohtz presented four graphs showing expenses, revenues, and cash balances. The Director noted expenditures of \$28,619.35 and revenues of \$13,145.37 for the month of March 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 expenditures totaled \$18,714.17, the Real Property Appraiser Fund revenues totaled \$5,783.90, the AMC Fund expenditures totaled \$9,905.18, and the AMC Fund revenues totaled \$7,361.47. Director Kohtz remarked that the cash balance for the AMC Fund is \$327,946.21, the Appraiser Fund is \$447,317.80, and the overall cash balance for both funds is \$775,264.01. The Director asked for any questions or comments. There was no further discussion.

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

2. PER DIEMS

Director Kohtz requested a per diem payment in the amount of \$100.00 on behalf of Board Member Gerdes for representing the Board during an applicant informal conference on April 2, 2024. Board Member Hermsen moved to approve the per diem payment in the amount of \$100.00 for Board Member Gerdes. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for a vote. The motion carried with Hermsen, Minshull, and Downing voting aye. Gerdes abstained.

K. GENERAL PUBLIC COMMENTS

No members of the public were present. With no public comments, Chairperson Downing moved on to Consideration of Education/Instructor requests.

L. EDUCATION

1. NEW CONTINUING EDUCATION ACTIVITY APPLICANTS

a. 223340H.02: Appraisal Institute - Practical Applications in Appraising Green Commercial Properties

EPM Sims presented a summary concerning the Application for Approval as a Continuing Education Activity in Nebraska received at the Board office on August 29, 2023 titled "Practical Applications in Appraising Green Commercial Properties." The education activity as submitted may not meet the requirements under 298 NAC Chapter 6, § 003.02A.2e(3) as the student and instructor materials used for the activity may not reflect current theory, methods, and techniques. Specifically, the references utilized throughout the materials are dated from 1980 through 2017. Director Kohtz remarked that green building practices are not static and questioned if the materials as presented were relevant.

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Board Member Gerdes noted that much of the data is inconsequential because the methodology is what is being taught. Chairperson Downing inquired if the Board could approve the activity with a recommendation to update the references as appropriate. The Board expressed support for Chairperson Downing's recommendation. Board Member Gerdes moved to approve the Application for Approval as a Continuing Education Activity in Nebraska for the education activity, "Practical Applications in Appraising Green Commercial Properties – Synchronous" (223340H.02), and issue a written advisory reminding the education provider that all activities shall contain current material, theory, methodologies, and Uniform Standards of Professional Appraisal Practice requirements, and that references must be updated as needed. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

2. NEW QUALIFYING EDUCATION ACTIVITY APPLICANTS

a. 1243419.02: Appraisal Institute - General Appraiser Income Approach/ Part 1 – Synchronous

EPM Sims presented a summary concerning an Application for Approval as a Qualifying Education Activity in Nebraska received on February 20, 2024 for the activity, "General Appraiser Income Approach/ Part 1 – Synchronous." The Application identified the education activity as AQB/CAP approved. Upon review, it was discovered that the activity title as requested in the application did not match the title as presented on the AQB/CAP document. In accordance with Title 298 NAC Chapter 6, § 002.01A, all core curriculum courses shall be approved as qualifying education by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program. Furthermore, the AQB/CAP approval for this activity expired on March 27, 2024. EPM Sims requested an updated application to match the AQB/CAP document from Appraisal Institute. Dee Alexander of Appraisal Institute responded that the Application should be discarded as Appraisal Institute is in the process of getting the AQB approval for the activity updated. EPM Sims recommended that the Board deny this application. Board Member Gerdes moved to deny the Application for Approval as a Qualifying Education Activity in Nebraska for the education activity, "General Appraiser Income Approach/ Part 1 – Synchronous" (1243419.02). Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

3. RESCISSION OF APPROVAL OF EDUCATION ACTIVITIES

a. 2221453.01: ASFMRA - Appraising Agricultural Land in Transition

EPM Sims presented a summary concerning the ASFMRA activities titled, "Appraising Agricultural Land in Transition" (2221453.01) offered in a classroom activity setting, and "Appraising Agricultural Land in Transition" (2223454.01), offered in a synchronous activity setting. These education activities have been updated and recently approved, which creates a duplicate for each activity. During review of the applications received for these activities, EPM Sims requested clarification as to the intent of the education provider. Deanna Ilk responded and declared ASFMRA's intent to surrender approval of the activities approved in 2022 as the instructor and material have changed. Staff recommends rescinding approval of these activities.

Board Member Minshull moved to rescind approval for the education activity titled, "Appraising Agricultural Land in Transition" (2221453.01) as requested by the education provider. Board Member Gerdes seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

b. 2223454.01: ASFMRA - Appraising Agricultural Land in Transition

Board Member Minshull moved to rescind approval for the education activity titled, "Appraising Agricultural Land in Transition" (2223454.01) as requested by the education provider. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

M. UNFINISHED BUSINESS: No discussion

N. NEW BUSINESS: No discussion

O. LEGISLATIVE REPORT AND BUSINESS

1. 108TH LEGISLATURE (2ND REGULAR SESSION) BILLS OF NRPAB INTEREST

Director Kohtz presented the fourth legislative report for the current session to the Board for review. The Director informed the Board that he will only provide a summary on those bills that have notable changes and reminded the Board to let him know if any discussion is needed on any of the bills not summarized. The following bills were discussed:

LB143 – The Director reported that LB43 was approved by the Governor on March 27, 2024.

LB164 – The Director reported that LB164 was passed on final reading on April 11, 2024. The Director indicated that after many revisions this bill is no longer pertains to building codes.

LB1417 – Director Kohtz provided an update on LB1417. According to the Director AM3346 removed twenty-one boards, commissions, committees, and councils from the original bill including the Nebraska Real Property Appraiser Board. The Director added that he expects that AM3346 will be the starting point for the next session; however, the possibility of something similar to LB1417 is always possible. LPM Nespor added that the Abstracters Board had also been stricken in the amendment. Chairperson Downing noted that the appraisal community had spoken loudly and thanked Director Kohtz his hard work on this bill. Director Kohtz reciprocated the thanks to the Board.

Director Kohtz then asked for any additional questions or comments concerning the legislative report. There was no further discussion.

2. OTHER LEGISLATIVE MATTERS: No discussion.

N. ADMINISTRATIVE BUSINESS

1. GUIDANCE DOCUMENTS: No discussion.

2. INTERNAL PROCEDURAL DOCUMENTS: No discussion.

3. FORMS, APPLICATIONS, AND PROCEDURES:

a. Real Property Appraiser Updates

i. Application for Nebraska Trainee Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “Application for Nebraska Trainee Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

ii. Application for Nebraska Licensed Residential Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “Application for Nebraska Licensed Residential Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

iii. Application for Nebraska Certified Residential Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “Application for Nebraska Certified Residential Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

iv. Application for Nebraska Certified General Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “Application for Nebraska Certified General Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

v. 2025-26 Application for Two-Year Renewal of Nebraska Trainee Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “2025-26 Application for Two-Year Renewal of Nebraska Trainee Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

vi. 2025-26 Application for Renewal of Nebraska Real Property Appraiser Credential

LPM Nespor presented an updated document titled, “2025-26 Application for Renewal of Nebraska Real Property Appraiser Credential,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB989 changes and a few non-substantial changes.

vii. Real Property Appraisal Practice Experience Log Cover Sheet

LPM Nespor presented an updated document titled, “Real Property Appraisal Practice Experience Log Cover Sheet,” to the Board for consideration. LPM Nespor summarized the updates and pointed to format changes, clarifying that a supervisory real property appraiser approved by the Board is required for experience obtained in another state, and that a report for a non-traditional client must still be signed by the supervisory real property appraiser or appraiser-in-charge, if applicable.

viii. Real Property Appraiser Credential Renewal Application Procedures

LPM Nespor presented an updated document titled, “Real Property Appraiser Credential Renewal Application Procedures,” to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this document is a complete rewrite from the previous version to add the new Business Programs Manager position into procedures.

Board Member Gerdes moved to approve the Application for Nebraska Trainee Real Property Appraiser Credential, Application for Nebraska Licensed Residential Real Property Appraiser Credential, Application for Nebraska Certified Residential Real Property Appraiser Credential, Application for Nebraska Certified General Real Property Appraiser Credential, 2025-26 Application for Two-Year Renewal of Nebraska Trainee Real Property Appraiser Credential, 2025-26 Application for Renewal of Nebraska Real Property Appraiser Credential, Real Property Appraisal Practice Experience Log Cover Sheet, and Real Property Appraiser Credential Renewal Application Procedures as presented. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

b. Appraisal Management Company Updates

i. Application for Nebraska Appraisal Management Company Registration

LPM Nespor presented an updated document titled, "Application for Nebraska Appraisal Management Company Registration," to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB992 changes and a few non-substantial changes.

ii. Application for Renewal of Nebraska Appraisal Management Company Registration

LPM Nespor presented an updated document titled, "Application for Renewal of Nebraska Appraisal Management Company Registration," to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB992 changes and a few non-substantial changes.

iii. Nebraska Appraisal Management Company Information Change Form

LPM Nespor presented an updated document titled, "Nebraska Appraisal Management Company Information Change Form," to the Board for consideration. LPM Nespor guided the Board through the changes and informed the Board that this form is updated to implement the LB992 changes and a few non-substantial changes.

Board Member Hermsen moved to approve the Application for Nebraska Appraisal Management Company Registration, Application for Renewal of Nebraska Appraisal Management Company Registration, and Nebraska Appraisal Management Company Information Change Form as presented. Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no further discussion, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye.

Q. OTHER BUSINESS

1. BOARD MEETINGS: No discussion.

2. CONFERENCES/EDUCATION: No discussion.

3. MEMOS FROM THE BOARD: No discussion.

4. QUARTERLY NEWSLETTER:

a. Spring 2024 Edition of The Nebraska Appraiser

Director Kohtz presented the Spring 2024 Edition of The Nebraska Appraiser to the Board for consideration. The Director asked for any questions or comments. With no discussion, Chairperson Downing asked for a motion. Board Member Gerdes moved to approve the Spring 2024 Edition of The Nebraska Appraiser as presented. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With no discussion, Chairperson Downing asked for a vote. The motion carried Gerdes, Hermsen, Minshull, and Downing voting aye.

5. APPRAISAL SUBCOMMITTEE:

a. ASC Quarterly Meeting: June 12, 2024 (Online)

Director Kohtz announced that the next ASC quarterly meeting will be held online June 12, 2024 and asked for any questions or comments. There was no further discussion.

b. ASC FY24 Notice of Funding Availability (NOFA) – State Appraiser Regulatory Agencies Support (SARAS) Grant

The Director presented the ASC FY24 Notice of Funding Availability (NOFA) - State Appraiser Regulatory Agencies Support (SARAS) Grant document to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no discussion.

6. THE APPRAISAL FOUNDATION

a. TAF April Newsletter

The Director presented The Appraisal Foundation’s April 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 discussion.

b. TAF Press Release: Kelly Davids Named President of The Appraisal Foundation

The Director presented The Appraisal Foundation’s press release, “Kelly Davids Named President of The Appraisal Foundation” to the Board for review and reported that he had no specific comments. The Director asked for any questions or comments. There was no discussion.

7. ASSOCIATION OF APPRAISER REGULATORY OFFICIALS

a. April AARO Quarterly Newsletter

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

8. IN THE NEWS: No discussion.

C. Credentialing as a Nebraska Real Property Appraiser:

The Board reviewed applicants L23001, CG24002, and 2314. Chairperson Downing asked for motions on L23001, CG24002, and 2314.

Board Member Gerdes moved to take the following action:

L23001 / Deny application for failure to pass the National Uniform Licensing and Certification Examination within the twelve months following approval of the applicant's education and experience as required under N.R.S. §76-2230(1)(f).

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

Board Member Gerdes moved to take the following action:

CG24002 / Request that applicant complete additional agricultural-based education in 1) cost approach for general appraiser, 2) sales comparison approach for general appraiser, 3) income approach for general appraiser, and 4) integrated approaches offered by an education provider with an expertise in agricultural appraisal. Upon completion of education, submit two reports for a non-traditional client demonstrating all three approaches to value on an improved property. Submit evidence of completed education and non-traditional report no later than October 18, 2025.

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

Board Member Gerdes moved to take the following action:

2314 / Deny application for Nebraska Real Property Appraiser Temporary Credential submitted on March 4, 2024 for failure to meet Neb. Rev. Stat. § 76.2227(5) due to the failure to meet the minimum qualifications for credentialing established by or pursuant to the Real Property Appraiser Act in N.R.S. § 76-2238(1); for procuring or attempting to procure a credential under the act by knowingly making a false statement, submitting false information, or making a material misrepresentation in an application filed with the Board, or procuring or attempting to procure a credential through fraud or misrepresentation in N.R.S. § 76-2238(2); and for any violation of the act or any rules and regulations adopted and promulgated pursuant to the act in N.R.S. § 76-2238(12).

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

D. Registration as an Appraisal Management Company: No discussion

E. Consideration of Compliance Matters

The Board reviewed compliance matters 23-01, 23-08, 23-09, and 23-12. Chairperson Downing asked for a motion on 23-01, 23-08, 23-09, and 23-12.

Board Member Gerdes moved to take the following action:

23-08 / Proceed with an investigation for the alleged violation of Neb. Rev. Stat. §§ 76-2237 and 76-2238 (12), and (14).

Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

Board Member Gerdes moved to take the following action:

23-09 / Dismiss without prejudice. Send written advisory to bring attention to the meaning of property rights, fee simple estate, and leased fee interest and to strongly advise that the Respondent take notice of the meaning of these terms when engaged in real property appraisal practice.

Board Member Minshull seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

Board Member Gerdes moved to take the following action:

23-12 / Request that client confirm that reports provided were considered final and payment was made to the Respondent for a completed assignment. Request that client provide copy of the invoice received by the client and a copy of the payment made to the Respondent, and supporting documentation. Request that Respondent confirm that client accepted reports as submitted and payment was made to the Respondent for a completed assignment. Request that Respondent provide copy of invoice sent to the client and a copy of the payment received from the client.

Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

Board Member Gerdes moved to take the following action:

23-01 / Execute Consent Agreement. Signed by Chairperson Downing on April 18, 2024.

Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

F. Consideration of Other Executive Session Items

1. 2023.23

The Board reviewed 2023.23 concerning the appraisal report provided by the Fannie Mae Loan Quality Center and concluded there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations. No action was taken by the Board. This matter is considered closed.

2. 2024.04

The Board reviewed 2024.04. The Board concluded that a lack of evidence exists to proceed to investigation as there were no substantial errors or omissions which lead to non-credible assignment results or USPAP violations. No action was taken by the Board. This matter is considered closed.

3. 2024.07

The Board reviewed 2024.07 and took no action as the education provider is working to resolve this matter. The Board will discuss this matter again at its May 16, 2024 meeting.

4. 2024.08

The Board reviewed a request for an individualized program of continuing education. A Nebraska credentialed real property appraiser requested that education activities offered by a specific education provider, not approved by the Board for continuing education at the time of completion, be allowed as continuing education. In accordance with Neb. Rev. Stat. 76-2236(4) Board Member Gerdes moved to adopt an individualized program of continuing education for the real property appraiser, for the 2023-2024 continuing education period, as follows: Any education activity provided by the specific education provider as requested, not approved by the Board at the time the education activity was completed and advertised publicly by the specific education provider as approved by the Board in violation of Neb. Rev. Stat. § 76-2238(21), but approved through the TAF Appraiser Qualifications Board's Course Approval Program, shall be approved for continuing education credit for the number of hours as approved by the Appraiser Qualifications Board for continuing education, if evidence is provided that such education activity was satisfactorily completed during the two-year continuing education period. Except for the individualization of continuing education as stated, all other provisions of Neb. Rev. Stat. § 76-2236 shall apply. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

5. 2024.09

The Board reviewed a matter in which a Nebraska real property appraiser submitted a document certifying completion for a qualifying education activity that is not approved for synchronous delivery in Nebraska. Although the Board acknowledged that this activity is not approved for synchronous delivery, it is approved for classroom and asynchronous delivery. As such, the Board accepted this qualifying education activity as approved for the real property appraiser. Board member Gerdes moved to accept the certificate of completion for this activity for the real property appraiser as submitted. Board Member Hermsen seconded the motion. Chairperson Downing recognized the motion and asked for any discussion. With none, Chairperson Downing called for a vote. The motion carried with Gerdes, Hermsen, Minshull and Downing voting aye.

6. Personnel Matters: No Discussion.

R. ADJOURNMENT

Board Member Minshull moved to adjourn the meeting. Board Member Hermsen seconded the motion. The motion carried with Gerdes, Hermsen, Minshull, and Downing voting aye. At 11:47 a.m., Chairperson Downing adjourned the April 18, 2024 meeting of the Nebraska Real Property Appraiser Board.

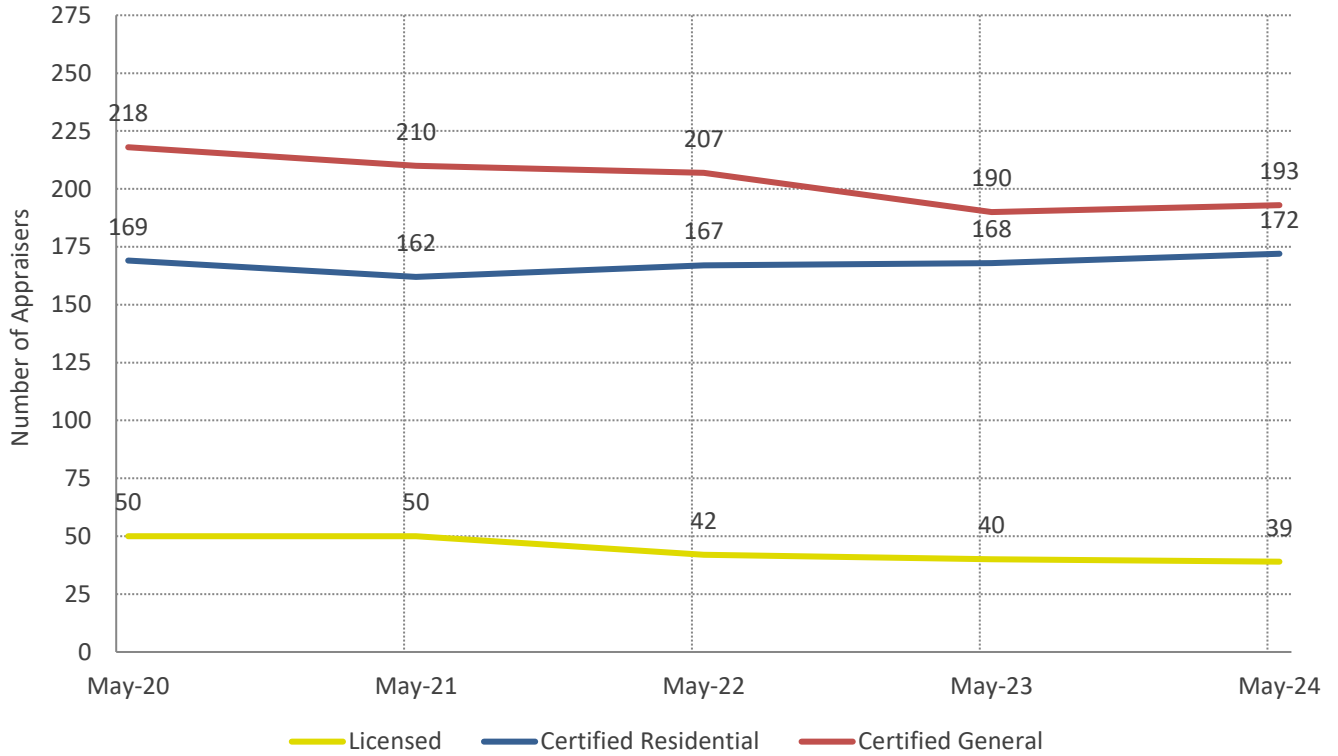
Respectfully submitted,

Tyler N. Kohtz
Director

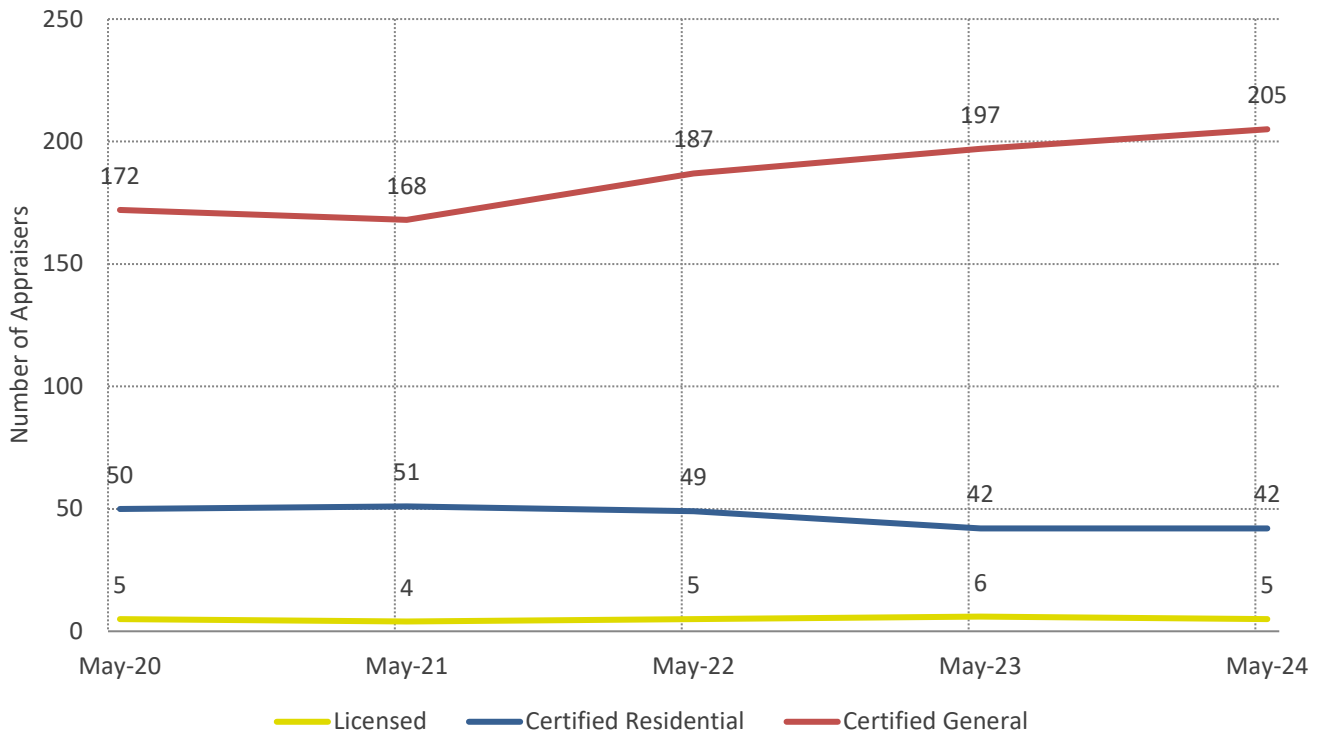
These minutes were available for public inspection on April 25, 2024, in compliance with Nebraska Revised Statute § 84-1413 (5).

Real Property Appraiser Report

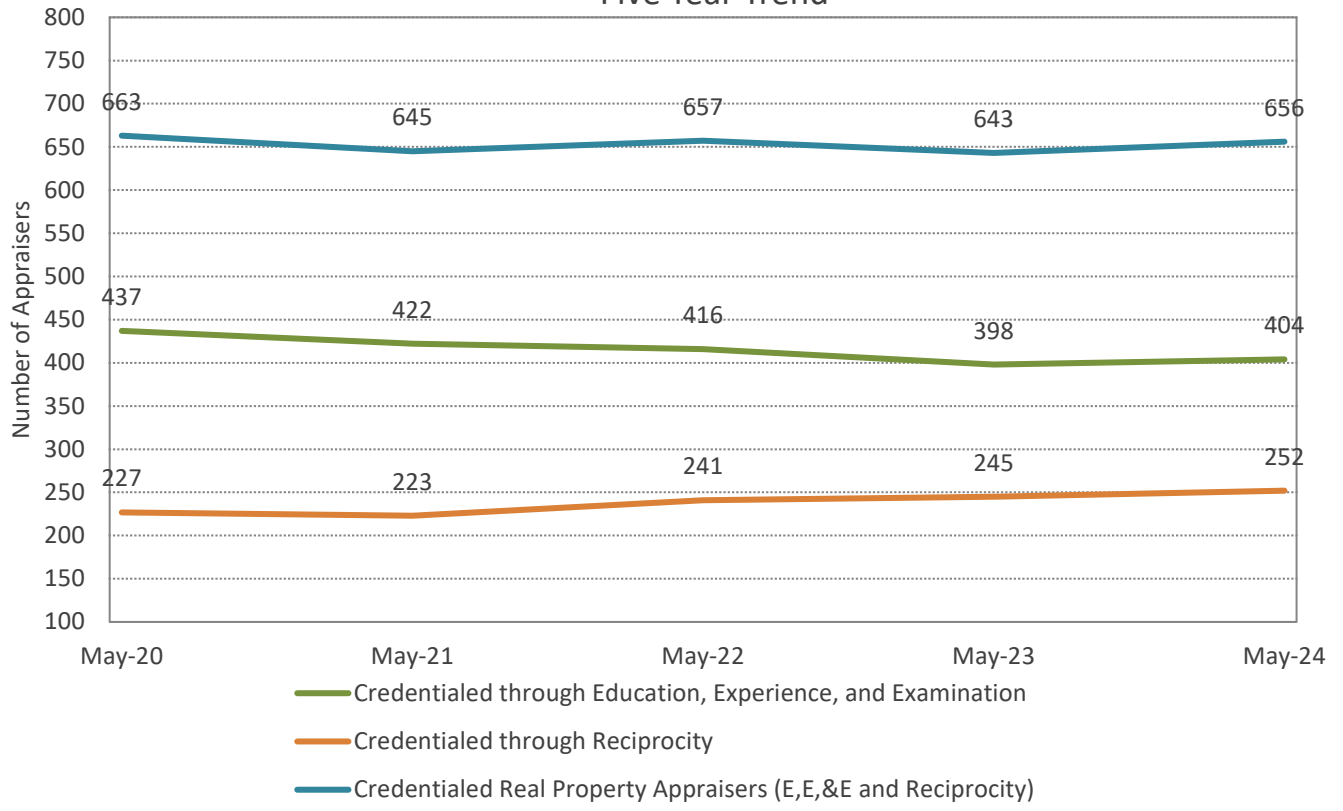
Real Property Appraisers Credentialed through Education, Experience, and Examination (not including Trainee) - Five Year Trend



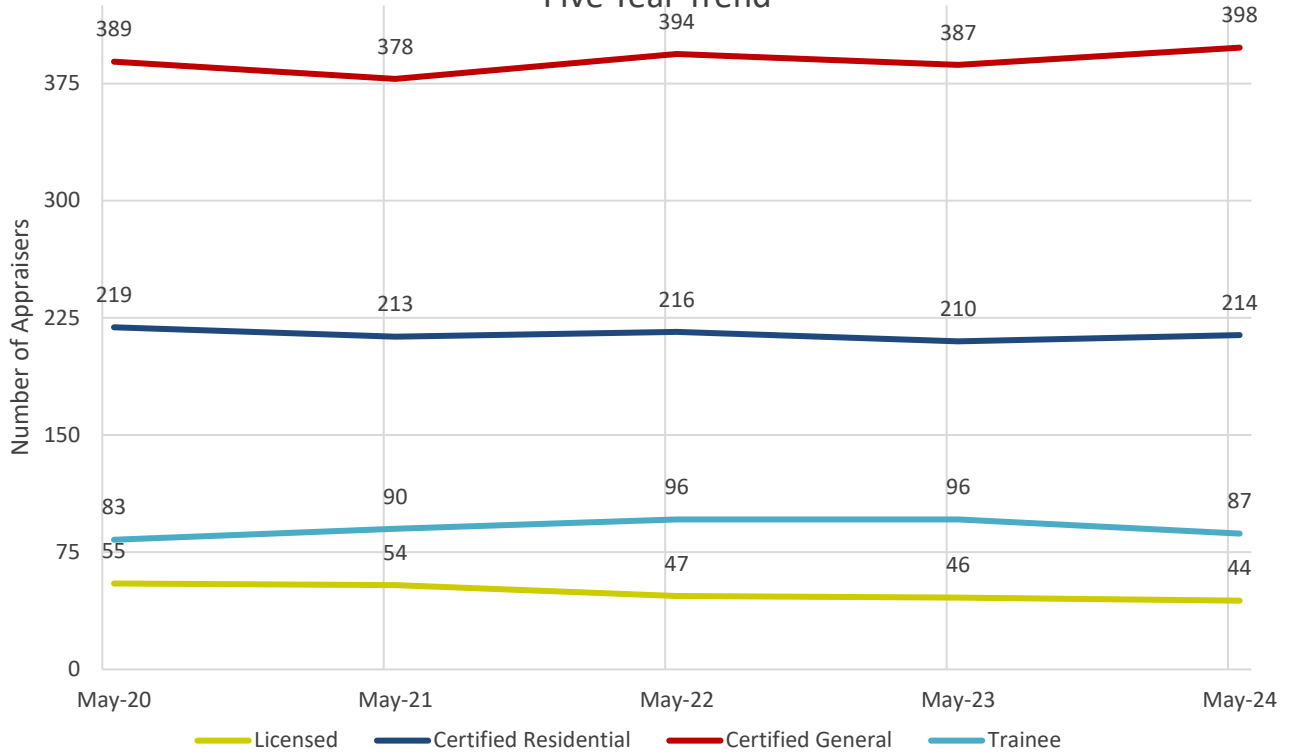
Real Property Appraisers by Classification Credentialed through Reciprocity - Five Year Trend



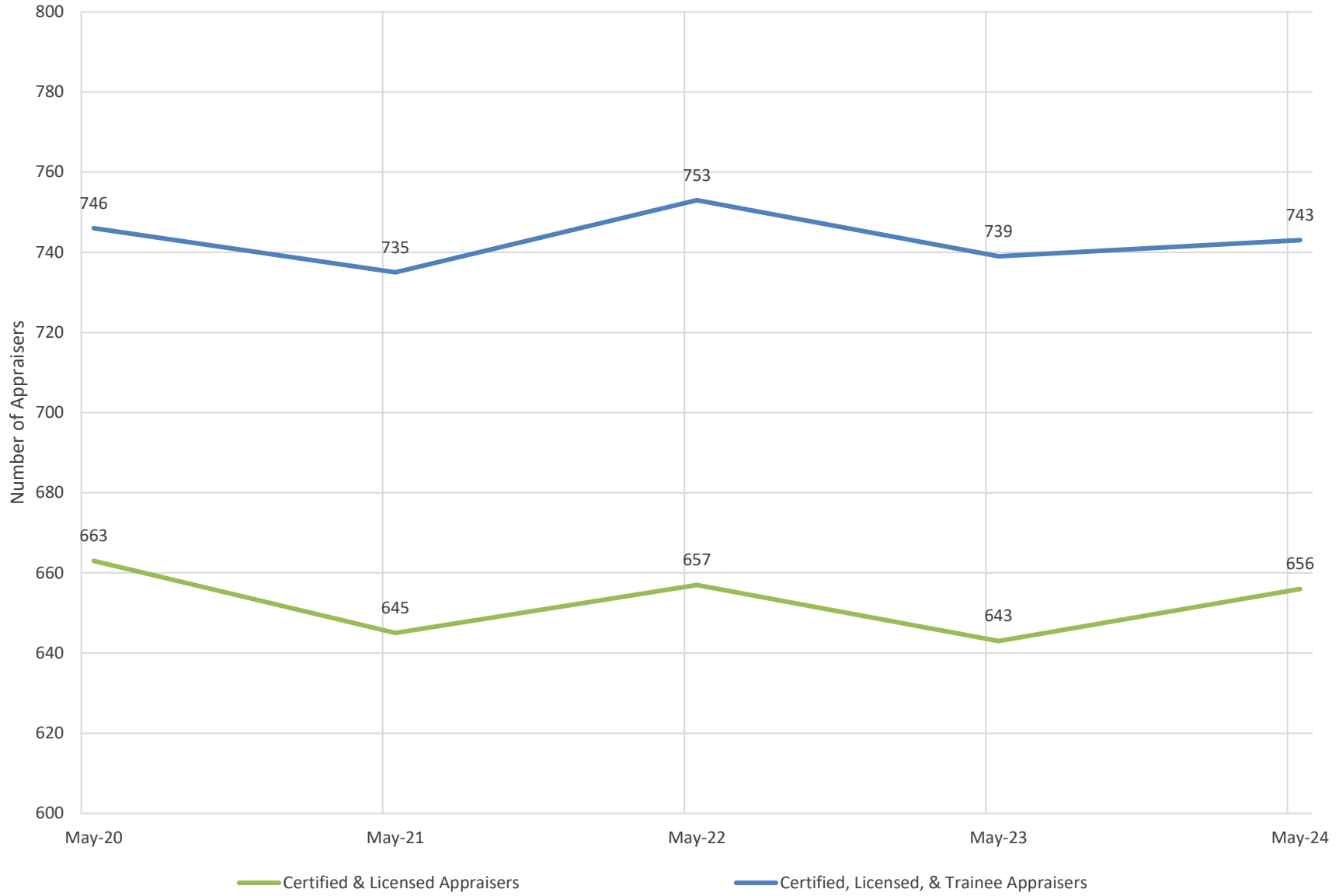
**Total Real Property Appraisers (not including Trainee)
- Five Year Trend**



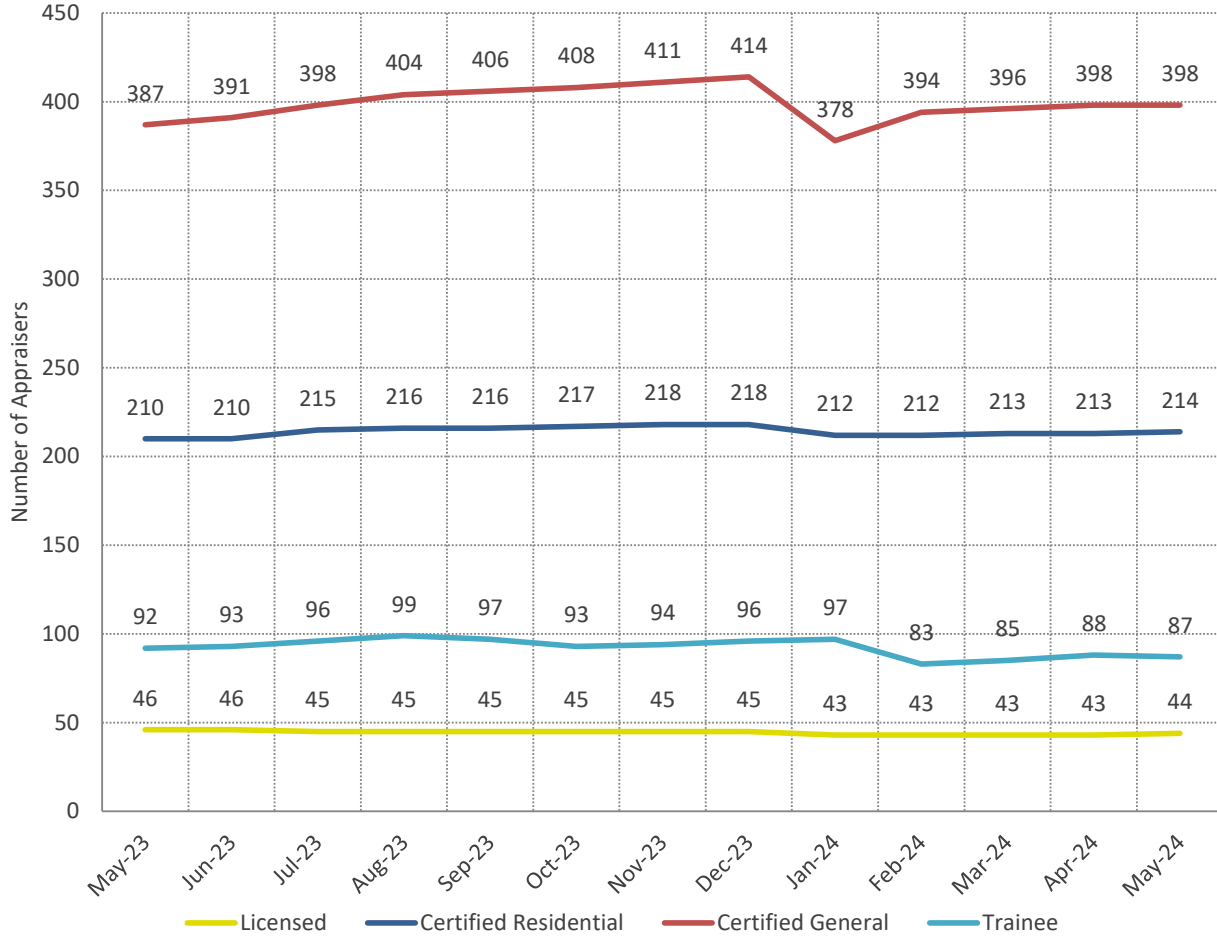
**Total Real Property Appraisers by Classification -
Five Year Trend**



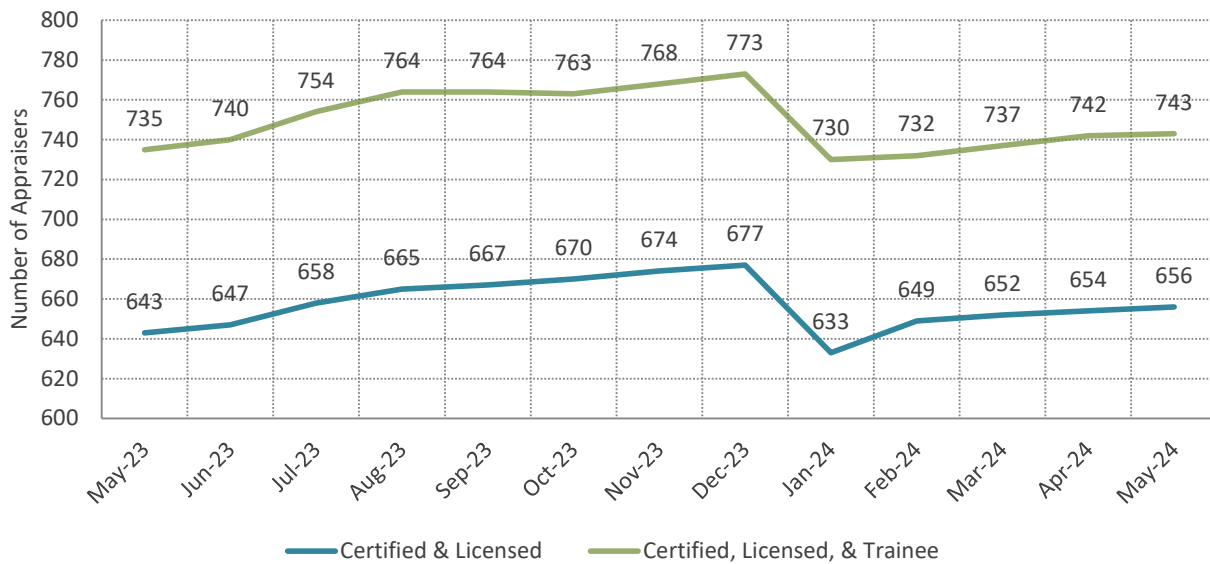
Total Real Property Appraisers - Five Year Trend



Real Property Appraisers by Classification - Thirteen Month Trend

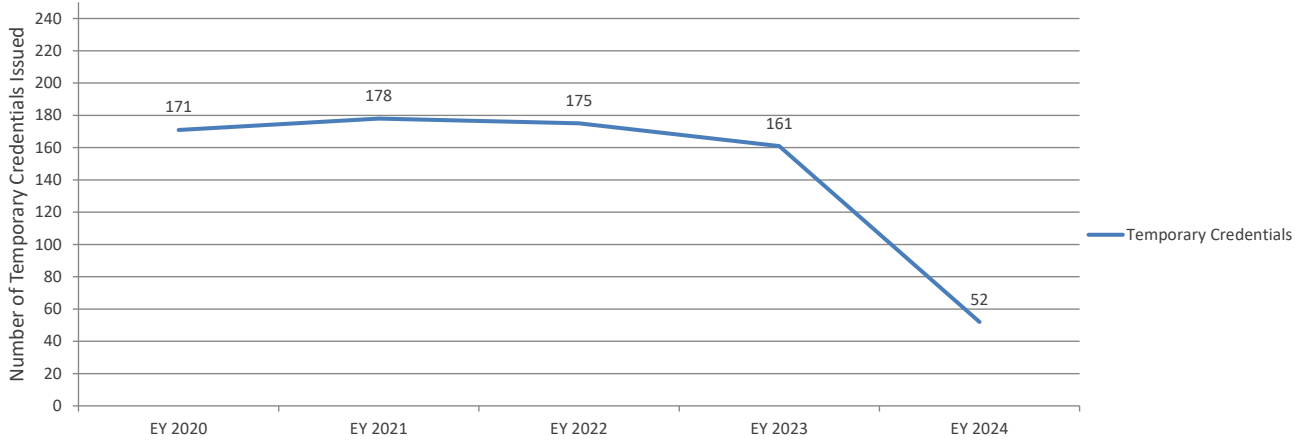


Total Real Property Appraisers - Thirteen Month Trend

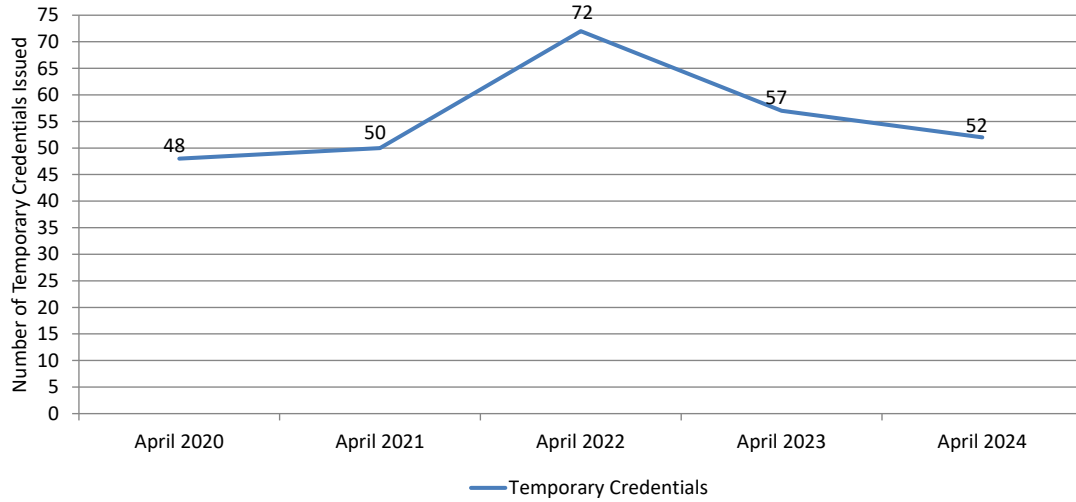


Temporary Real Property Appraiser Report

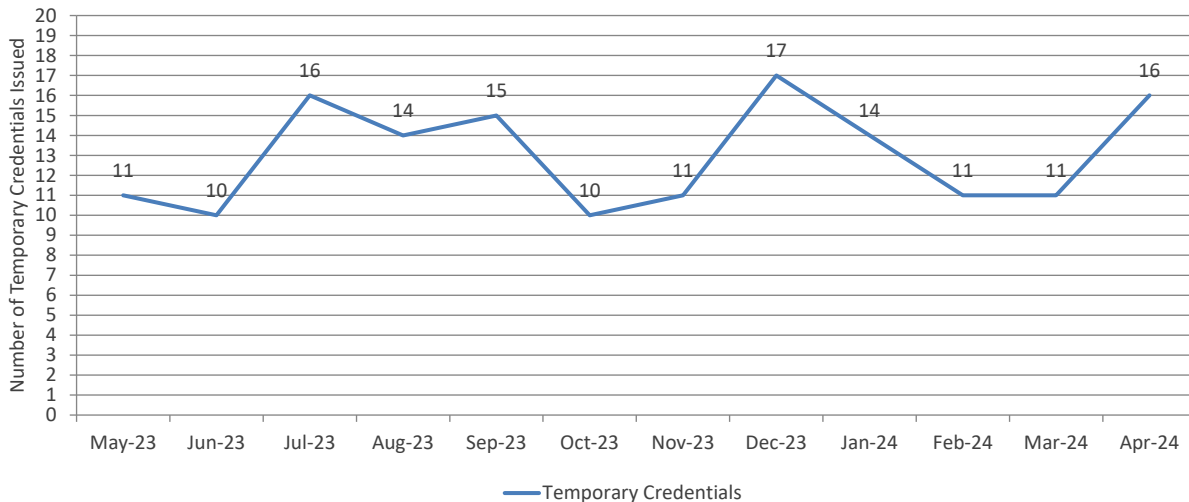
Temporary Real Property Appraiser Credentials Issued by Calendar Year - Five Year Trend



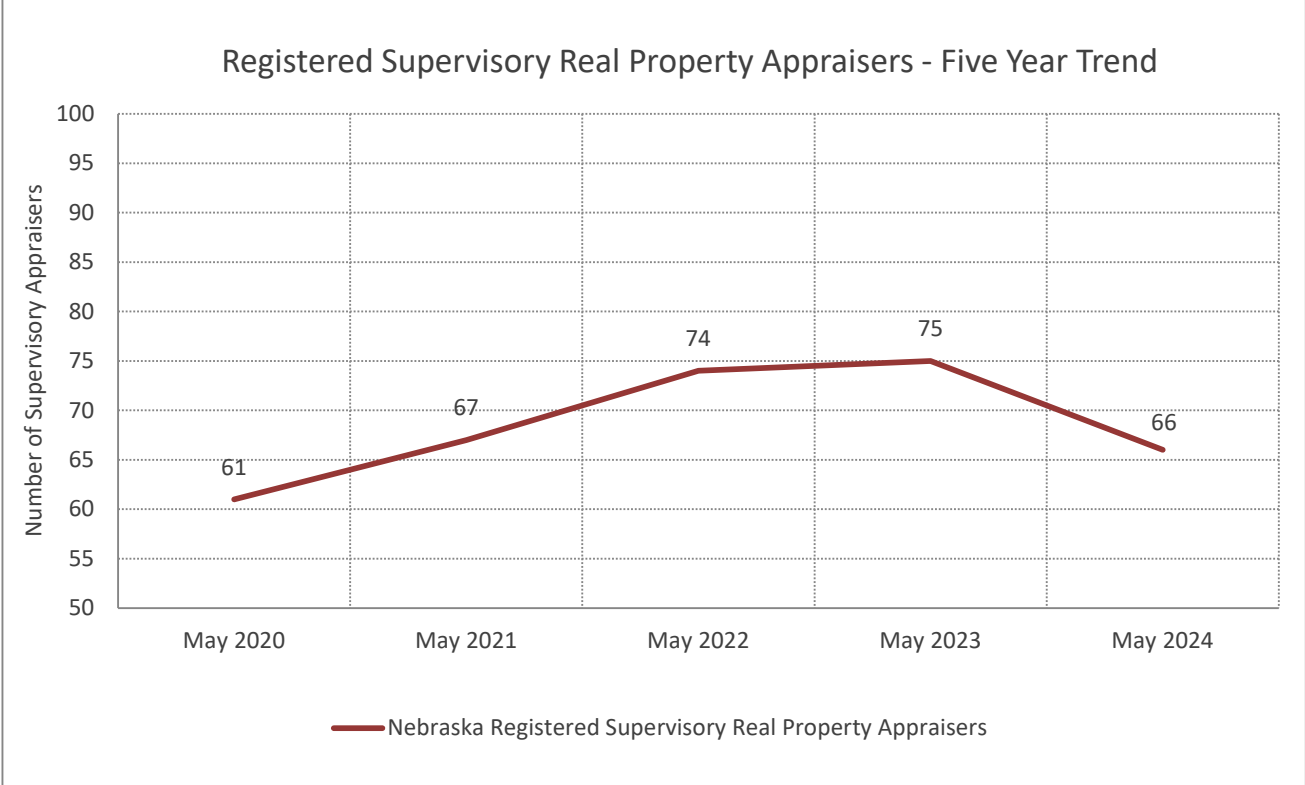
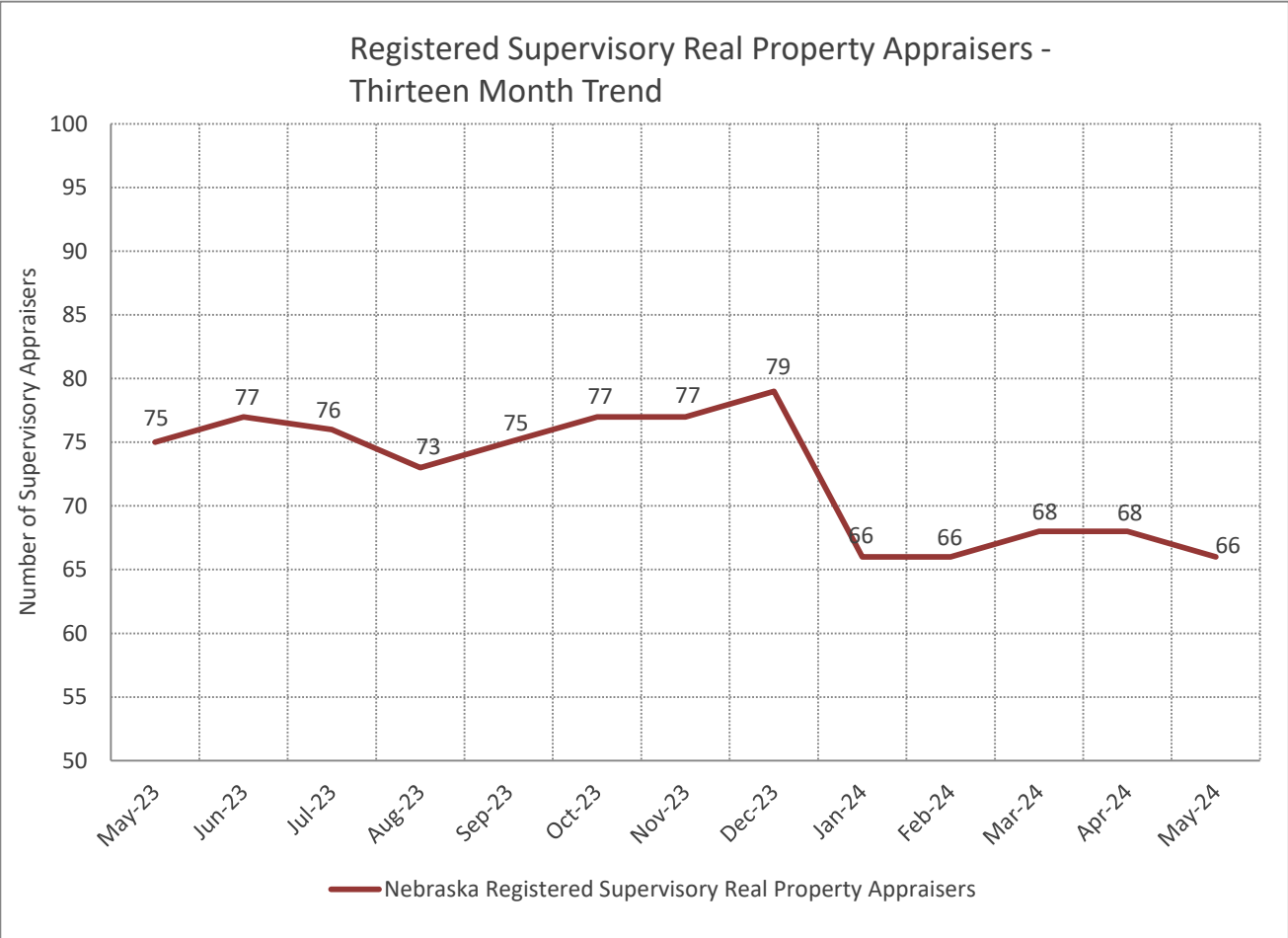
Year-to-date Temporary Real Property Appraiser Credentials Issued - Five Year Trend



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

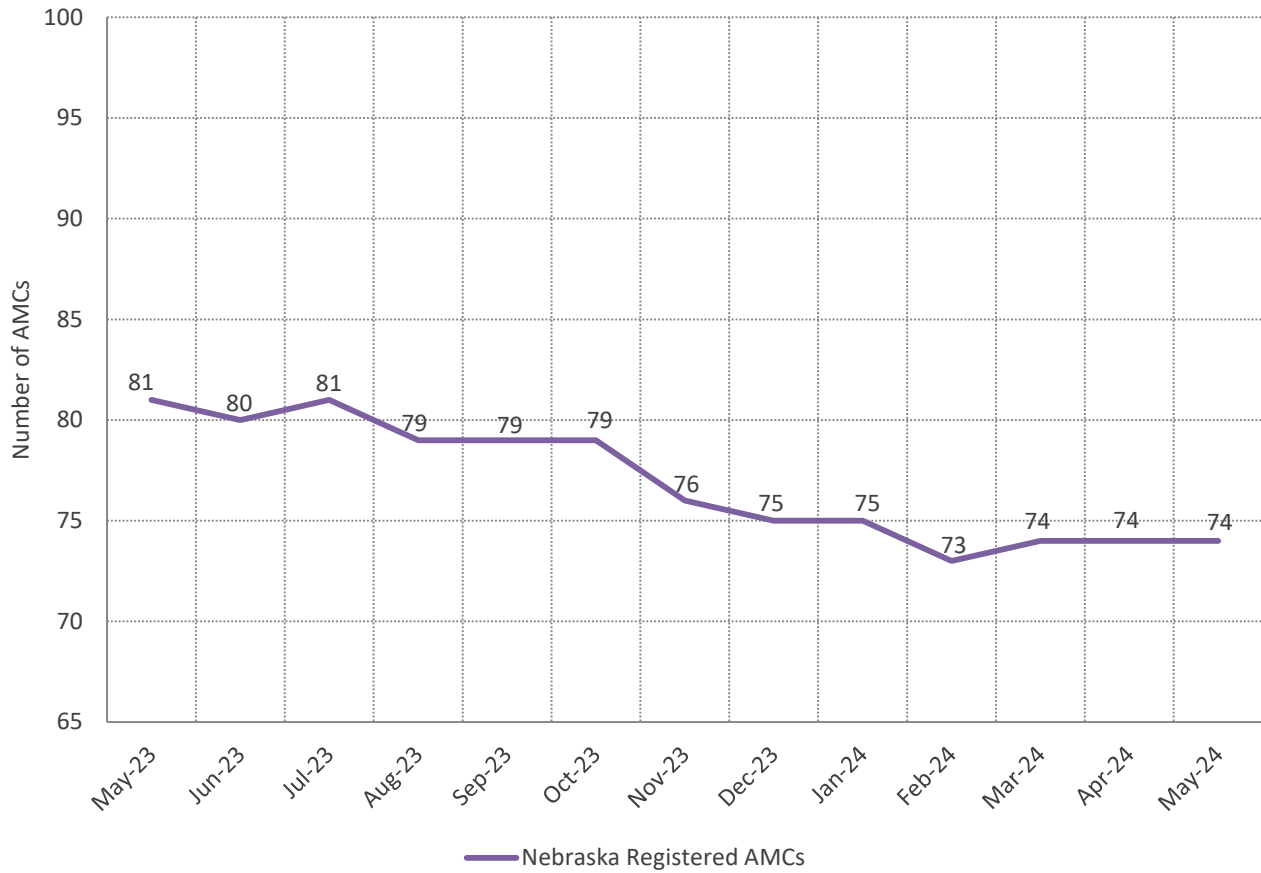


Supervisory Real Property Appraiser Report

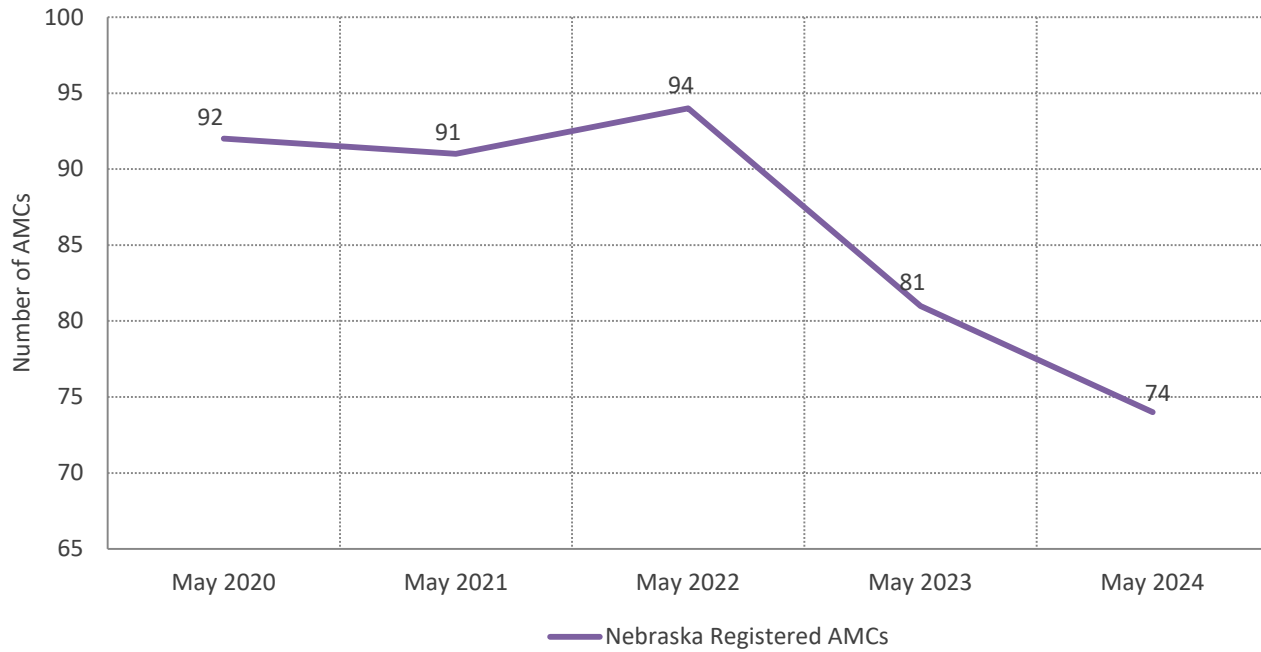


Appraisal Management Company Report

Appraisal Management Companies - Thirteen Month Trend



Appraisal Management Companies - Five Year Trend



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

April 10, 2024 – May 7, 2024

Provider	Activity Number	Hours	Title	Instructor(s)	Approval Date
<i>New Continuing Education Activities and Instructors</i>					
ASFMRA	2241429.01	8	Principles of Permanent Planting Valuation	Ben Slaughter	4/15/2024
ASFMRA	2243430.01	8	Principles of Permanent Planting Valuation	Ben Slaughter	4/15/2024
Appraiser eLearning	2243433.33	7	Creating Formulas that Work	Charles "Brent" Bowen	4/17/2024
Appraiser eLearning	2243434.33	4	Appraiser's Guide to Highest and Best Use	Bryan Reynolds	4/17/2024
Appraiser eLearning	2243435.33	7	Appraising Pre-Foreclosures, Short Sales & Reo's	Pam Teel	4/17/2024
Appraiser eLearning	2243436.33	7	Manufactured Housing	Catherine Putegnat	4/17/2024
Appraiser eLearning	2243437.33	4	Supporting Land Value	Martin Wagar	4/17/2024
Appraiser eLearning	2243438.33	7	The Past, Present, and Future of the Mortgage Appraisal	Martin Wagar	4/17/2024
McKissock, LLC	2242443.03	7	The Sales Comparison Approach	Jo Traut, Dan Bradley	5/3/2024
ASFMRA	2241439.01	8	Farm and Ranch Succession, Estate, and Continuity Planning	Dick Edmunds	5/4/2024
ASFMRA	2241441.01	8	Rural Sales Analysis and Verification	Brian Gatzke, Paul Reisch	5/5/2024
ASFMRA	2243442.01	8	Rural Sales Analysis and Verification	Brian Gatzke, Paul Reisch	5/5/2024
ASFMRA	2243440.01	8	Farm and Ranch Succession, Estate, and Continuity Planning	Dick Edmunds	5/7/2024
<i>New Qualifying Education Activities and Instructors</i>					
ASFMRA	1241444.01	30	Income Approach for General Appraisers, Part II (A330)	Mark Lewis, Andrew Gudajtes, David Mielnicki	5/5/2024
ASFMRA	1243445.01	30	Income Approach for General Appraisers, Part II (A330)	Mark Lewis, Andrew Gudajtes, David Mielnicki	5/5/2024

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

	SHORT TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	STATUS/GOAL MET	LONG TERM GOALS / OBJECTIVES	EXPECTED COMPLETION DATE	NOTES
LAWS, RULES, AND GUIDANCE DOCUMENTS	Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the Real Property Appraiser Act, which includes but is not limited to USPAP changes, Real Property Appraiser Qualifications Criteria changes, ASC SOA recommendations, the Board's PAVE Dashboard statute review, and removal of the Real Property Appraiser Renewal Random CHRC Program.	12/31/2023	LB992 passed on Final Reading on March 7, 2024 and signed by Governor on March 12, 2024.	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	LB989 passed on Final Reading on March 7, 2024 and signed by Governor on March 11, 2024.	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	In progress.	Continue to monitor the effectiveness of regulations to reduce unnecessary regulatory burden, remove barriers to entry into the real property appraiser profession, maintain an effective education program, and provide for better clarification and administration.	Ongoing.	
				Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant.	Ongoing.	
			Continue to adopt internal procedures as needed to assist with the Board's administration of its programs, and retire internal procedures that are no longer relevant.	Ongoing.		
COMPLIANCE	None.			None		
CREDENTIALING AND REGISTRATION	None.			Explore opportunities to increase the number of Nebraska resident real property appraisers.	Ongoing.	
				Monitor real property appraiser credential renewal dates.	Ongoing.	
EDUCATION	None.			Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers.	Ongoing.	
				Request that supervisory real property appraisers with trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser encourage their trainee real property appraisers to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to supervisory real property appraisers.	Ongoing.	
PERSONNEL	Hire Administrative Specialist classified employee. Adequate staffing is required to carry out the Board's mission, maintain a high-level operation, remain compliant with Title XI, and to maintain public satisfaction.	12/31/2023	Karen Loll has been hired as the Board's Business Programs Manager.	Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes and to address general work environment needs and/or changes.	Ongoing.	
PUBLIC INFORMATION	Populate the Disciplinary History Search with ten year real property appraiser and AMC disciplinary action history for active credential and registration holders.	12/31/2023	This project was completed on November 3, 2023.	Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the appraiser community.	Ongoing.	
				Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser, and Memos from the Board to disseminate relevant and important information to the appraisal business community and the general public in a timely manner. This includes information related to state and federal regulations, credentialing and registration requirements, renewal information, education information, Board policies and procedures, documents posted to the NRPAB website, meeting information, and other information that affects the industry.	Ongoing.	
				Continue utilization of Memos from the Board to disseminate important information in a timely manner that should not be held for the next release of The Nebraska Appraiser.	Ongoing.	
				Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner.	Ongoing.	
				Continue to monitor the effectiveness of current NRPAB website, and repair bugs and make improvements and add enhancements needed to address functionality or use.	Ongoing.	
				Explore the development and implementation of an updated NRPAB logo.	None.	
				Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders.	None.	
ADMINISTRATION				Continue to monitor the effectiveness of current processes and procedures, and update processes and procedures as needed to maintain effectiveness and efficiency of the administration of the Board's programs.	Ongoing.	
				Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes.	Ongoing.	
				Explore use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system.	Ongoing.	
				Explore online real property appraiser initial applications (Reciprocity; E,E,&E; Temporary) AMC initial applications, education activity applications, and other services that require payment of a fee.	None.	
FINANCIALS	None.			None.		

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

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 04/30/24

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

Percent of Time Elapsed = 83.56

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
BUDGETED FUND TYPES - EXPENDITURES						
510000 PERSONAL SERVICES						
511100 PERMANENT SALARIES-WAGES	182,321.14	16,090.43	140,073.82	76.83		42,247.32
511300 OVERTIME PAYMENTS	3,525.00		3,522.82	99.94		2.18
511600 PER DIEM PAYMENTS	7,700.00	500.00	4,900.00	63.64		2,800.00
512100 VACATION LEAVE EXPENSE	10,803.24	488.91	8,416.04	77.90		2,387.20
512200 SICK LEAVE EXPENSE	1,042.06	213.90	995.91	95.57		46.15
512300 HOLIDAY LEAVE EXPENSE	10,403.50		8,228.78	79.10		2,174.72
Personal Services Subtotal	215,794.94	17,293.24	166,137.37	76.99	0.00	49,657.57
515100 RETIREMENT PLANS EXPENSE	15,606.08	1,257.48	12,073.53	77.36		3,532.55
515200 FICA EXPENSE	16,479.44	1,180.41	11,640.19	70.63		4,839.25
515500 HEALTH INSURANCE EXPENSE	43,891.00	4,786.02	34,319.12	78.19		9,571.88
516500 WORKERS COMP PREMIUMS	1,546.00		1,546.00	100.00		
Major Account 510000 Total	293,317.46	24,517.15	225,716.21	76.95	0.00	67,601.25
520000 OPERATING EXPENSES						
521100 POSTAGE EXPENSE	2,752.30	78.65	2,239.12	81.35		513.18
521400 DATA PROCESSING EXPENSE	37,771.41	955.16	23,468.85	62.13		14,302.56
521500 PUBLICATION & PRINT EXPENSE	3,269.07		898.17	27.47	27.75	2,343.15
521900 AWARDS EXPENSE	50.00		28.00	56.00		22.00
522100 DUES & SUBSCRIPTION EXPENSE	600.00		600.00	100.00		
522200 CONFERENCE REGISTRATION	1,100.00		1,200.00	109.09		100.00-
524600 RENT EXPENSE-BUILDINGS	12,864.13	1,066.21	10,643.63	82.74		2,220.50
524900 RENT EXP-DUPR SURCHARGE	4,187.00	348.91	3,489.10	83.33		697.90
531100 OFFICE SUPPLIES EXPENSE	3,802.67	166.65	3,531.27	92.86		271.40
532100 NON CAPITALIZED EQUIP PU	4,032.00		2,201.70	54.61	1,830.00	.30
532260 VOICE EQUIP	232.00		229.33	98.85		2.67
533100 HOUSEHOLD & INSTIT EXP	10.00		9.51	95.10		.49
539500 PURCHASING CARD SUSPENSE			196.00			196.00-
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		1.00	.03		2,999.00
542100 SOS TEMP SERV-PERSONNEL	4,668.00		4,666.66	99.97		1.34

STATE OF NEBRASKA
Department of Administrative Services
Accounting Division
Budget Status Report
As of 04/30/24

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

Percent of Time Elapsed = 83.56

ACCOUNT CODE DESCRIPTION	BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
554900 OTHER CONTRACTUAL SERVICE	32,983.75	965.50	17,993.81	54.55	500.00	14,489.94
556100 INSURANCE EXPENSE	49.00		52.51	107.16		3.51-
559100 OTHER OPERATING EXP	13,468.00	40.00	200.00	1.49		13,268.00
Major Account 520000 Total	146,006.33	3,621.08	72,815.66	49.87	2,357.75	70,832.92
570000 TRAVEL EXPENSES						
571100 BOARD & LODGING	4,196.00	321.00	2,051.89	48.90		2,144.11
571800 MEALS - TRAVEL STATUS	1,661.96	185.88	893.66	53.77		768.30
572100 COMMERCIAL TRANSPORTATION	1,700.00					1,700.00
573100 STATE-OWNED TRANSPORT	200.00					200.00
574500 PERSONAL VEHICLE MILEAGE	6,565.54	834.82	4,332.91	65.99		2,232.63
575100 MISC TRAVEL EXPENSES	565.50	38.75	156.75	27.72		408.75
Major Account 570000 Total	14,889.00	1,380.45	7,435.21	49.94	0.00	7,453.79
BUDGETED EXPENDITURES TOTAL	454,212.79	29,518.68	305,967.08	67.36	2,357.75	145,887.96

SUMMARY BY FUND TYPE - EXPENDITURES

2 CASH FUNDS	454,212.79	29,518.68	305,967.08	67.36	2,357.75	145,887.96
BUDGETED EXPENDITURES TOTAL	454,212.79	29,518.68	305,967.08	67.36	2,357.75	145,887.96

BUDGETED FUND TYPES - REVENUES

470000 REVENUE - SALES AND CHARGES

471100 SALE OF SERVICES	425.00-	25.00-	400.00-	94.12		25.00-
471120 QUALIFYING ED COURSE FEES	750.00-	300.00-	1,225.00-	163.33		475.00
471121 CONTINUING ED NEW FEES	3,000.00-	500.00-	2,050.00-	68.33		950.00-
471122 CONTINUING ED RENEWAL FEES	200.00-	10.00-	130.00-	65.00		70.00-
475150 CERTIFIED GENERAL NEW FEES	10,200.00-	300.00-	7,200.00-	70.59		3,000.00-
475151 LICENSED NEW FEES	1,200.00-	300.00-	300.00-	25.00		900.00-
475152 FINGERPRINT FEES	3,574.75-	135.75-	2,036.25-	56.96		1,538.50-
475153 CERTIFIED RESIDENTIAL NEW	2,700.00-		1,800.00-	66.67		900.00-
475154 CERTIFIED GENERAL RENEWAL	94,875.00-	825.00	97,900.00-	103.19		3,025.00
475155 LICENSED RENEWAL	10,175.00-		9,900.00-	97.30		275.00-
475156 FINGERPRINT AUDIT PROGRAM FEES	3,380.00-	15.00	3,315.00-	98.08		65.00-
475157 CERTIFIED RESIDENTIAL RENEWAL	56,100.00-		54,175.00-	96.57		1,925.00-

STATE OF NEBRASKA
Department of Administrative Services
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Budget Status Report
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Division 000 Real Property App Bd
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ACCOUNT CODE DESCRIPTION		BUDGETED AMOUNT	CURRENT MONTH ACTIVITY	YEAR-TO-DATE ACTUALS	PERCENT OF BUDGET	ENCUMBERANCES	VARIANCE
475161	TEMPORARY CERTIFIED GENERAL	9,000.00-	850.00-	6,850.00-	76.11		2,150.00-
475163	AMC REGISTERED NEW FEES	4,000.00-		4,000.00-	100.00		
475164	AMC APPLICATION FEES	700.00-		700.00-	100.00		
475165	AMC REGISTERED RENEWAL	114,000.00-	9,000.00-	90,000.00-	78.95		24,000.00-
475166	FED REG AMC RPT FORM PROC FEES	350.00-		350.00-	100.00		
475167	CERTIFIED RESIDENTIAL INACTIVE	300.00-					300.00-
475168	CERTIFIED GENERAL INACTIVE	300.00-					300.00-
475234	APPLICATION FEES	29,850.00-	2,150.00-	20,450.00-	68.51		9,400.00-
476101	LATE PROCESSING FEES	3,500.00-	100.00	3,275.00-	93.57		225.00-
Major Account 470000 Total		348,579.75-	12,630.75-	306,056.25-	87.80	0.00	42,523.50-
480000 REVENUE - MISCELLANEOUS							
481100	INVESTMENT INCOME	16,000.00-	1,964.25-	18,079.58-	113.00		2,079.58
484500	REIMB NON-GOVT SOURCES	1,000.00-	5.10-	3,077.59-	307.76		2,077.59
Major Account 480000 Total		17,000.00-	1,969.35-	21,157.17-	124.45	0.00	4,157.17
490000 REVENUE - OTHER FINANCIAL SOURCES/U							
491300	SALE - SURP PROP/FIXED ASSET			63.48-			63.48
Major Account 490000 Total		0.00	0.00	63.48-	0.00	0.00	63.48
BUDGETED REVENUE TOTAL		365,579.75-	14,600.10-	327,276.90-	89.52	0.00	38,302.85-
SUMMARY BY FUND TYPE - REVENUE							
2	CASH FUNDS	365,579.75-	14,600.10-	327,276.90-	89.52		38,302.85-
BUDGETED REVENUE TOTAL		365,579.75-	14,600.10-	327,276.90-	89.52	0.00	38,302.85-

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.		555389	04/10/24	RC	RB	NRPAB DEPOSIT 240410	7448880		25.00-
			471100 SALE OF SERVICES									25.00-
Total for Object												
25310	079	000	53105018.471120.		556578	04/17/24	RC	RB	NRPAB DEPOSIT 240417	7455960		100.00-
25310	079	000	53105018.471120.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		200.00-
			471120 QUALIFYING ED COURSE FEES									300.00-
Total for Object												
25310	079	000	53105018.471121.		554135	04/02/24	RC	RB	NRPAB DEPOSIT 240402	7440174		150.00-
25310	079	000	53105018.471121.		554247	04/02/24	RC	RB	NRPAB DEP 240403	7441728		150.00-
25310	079	000	53105018.471121.		555648	04/11/24	RC	RB	NRPAB DEPOSIT 240411	7450040		50.00-
25310	079	000	53105018.471121.		555913	04/12/24	RC	RB	NRPAB DEPOSIT 240412	7451909		50.00-
25310	079	000	53105018.471121.		556578	04/17/24	RC	RB	NRPAB DEPOSIT 240417	7455960		25.00-
25310	079	000	53105018.471121.		54954287	04/22/24	PV	V	APPRAISAL INSTITUTE	7462196		25.00-
25310	079	000	53105018.471121.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		100.00-
			471121 CONTINUING ED NEW FEES									500.00-
Total for Object												
25310	079	000	53105018.471122.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		10.00-
			471122 CONTINUING ED RENEWAL FEES									10.00-
Total for Object												
25310	079	000	53105018.475150.		554455	04/04/24	RC	RB	NRPAB DEPOSIT 240404	7443218		300.00-
			475150 CERTIFIED GENERAL NEW FEES									300.00-
Total for Object												
25310	079	000	53105018.475151.		555389	04/10/24	RC	RB	NRPAB DEPOSIT 240410	7448880		300.00-
			475151 LICENSED NEW FEES									300.00-
Total for Object												
25310	079	000	53105018.475152.		556578	04/17/24	RC	RB	NRPAB DEPOSIT 240417	7455960		45.25-
25310	079	000	53105018.475152.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		90.50-
			475152 FINGERPRINT FEES									135.75-
Total for Object												
25310	079	000	53105018.475154.		23213049	04/04/24	JE	G	JAN-MARCH 2024 ACH RETURNS IBT	7444943		825.00
			475154 CERTIFIED GENERAL RENEWAL									825.00
Total for Object												
25310	079	000	53105018.475156.		23213049	04/04/24	JE	G	JAN-MARCH 2024 ACH RETURNS IBT	7444943		15.00
			475156 FINGERPRINT AUDIT PROGRAM FEES									15.00
Total for Object												
25310	079	000	53105018.475161.		554135	04/02/24	RC	RB	NRPAB DEPOSIT 240402	7440174		50.00-
25310	079	000	53105018.475161.		555232	04/09/24	RC	RB	NRPAB DEPOSIT 240409	7447398		50.00-
25310	079	000	53105018.475161.		555389	04/10/24	RC	RB	NRPAB DEPOSIT 240410	7448880		100.00-
25310	079	000	53105018.475161.		555913	04/12/24	RC	RB	NRPAB DEPOSIT 240412	7451909		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	53105018.475161.		556383	04/16/24	RC	RB	NRPAB DEPOSIT 240416	7453972		150.00-	
25310	079	000	53105018.475161.		556578	04/17/24	RC	RB	NRPAB DEPOSIT 240417	7455960		150.00-	
25310	079	000	53105018.475161.		556736	04/18/24	RC	RB	NRPAB DEPOSIT 240418	7456485		50.00-	
25310	079	000	53105018.475161.		557899	04/24/24	RC	RB	NRPAB DEPOSIT 240424	7462793		100.00-	
25310	079	000	53105018.475161.		558323	04/26/24	RC	RB	NRPAB DEPOSIT 240426	7465574		50.00-	
25310	079	000	53105018.475161.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		50.00-	
Total for Object			475161	TEMPORARY CERTIFIED GENERAL									850.00-
25310	079	000	53105018.475234.		554135	04/02/24	RC	RB	NRPAB DEPOSIT 240402	7440174		100.00-	
25310	079	000	53105018.475234.		555232	04/09/24	RC	RB	NRPAB DEPOSIT 240409	7447398		100.00-	
25310	079	000	53105018.475234.		555389	04/10/24	RC	RB	NRPAB DEPOSIT 240410	7448880		200.00-	
25310	079	000	53105018.475234.		555913	04/12/24	RC	RB	NRPAB DEPOSIT 240412	7451909		200.00-	
25310	079	000	53105018.475234.		556383	04/16/24	RC	RB	NRPAB DEPOSIT 240416	7453972		300.00-	
25310	079	000	53105018.475234.		556578	04/17/24	RC	RB	NRPAB DEPOSIT 240417	7455960		450.00-	
25310	079	000	53105018.475234.		556736	04/18/24	RC	RB	NRPAB DEPOSIT 240418	7456485		100.00-	
25310	079	000	53105018.475234.		557899	04/24/24	RC	RB	NRPAB DEPOSIT 240424	7462793		200.00-	
25310	079	000	53105018.475234.		558323	04/26/24	RC	RB	NRPAB DEPOSIT 240426	7465574		100.00-	
25310	079	000	53105018.475234.		558658	04/30/24	RC	RB	NRPAB DEPOSIT 240430	7467599		400.00-	
Total for Object			475234	APPLICATION FEES									2,150.00-
25310	079	000	53105018.476101.		23213049	04/04/24	JE	G	JAN-MARCH 2024 ACH RETURNS IBT	7444943		100.00	
Total for Object			476101	LATE PROCESSING FEES									100.00
25310	079	000	53105018.481100.		23312958	04/22/24	JE	G	OIP Mar 24 2.95337%	7461176		1,134.26-	
Total for Object			481100	INVESTMENT INCOME									1,134.26-
25310	079	000	53105018.484500.		23312941	04/22/24	JE	G	PCARD Q1 2024 REBATE	7460959		5.10-	
Total for Object			484500	REIMB NON-GOVT SOURCES									5.10-
25310	079	000	53105018.511100.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		5,212.93	
25310	079	000	53105018.511100.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		5,245.93	
Total for Object			511100	PERMANENT SALARIES-WAGES									10,458.86
25310	079	000	53105018.511600.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		325.00	
Total for Object			511600	PER DIEM PAYMENTS									325.00
25310	079	000	53105018.512100.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		211.86	
25310	079	000	53105018.512100.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		105.93	
Total for Object			512100	VACATION LEAVE EXPENSE									317.79

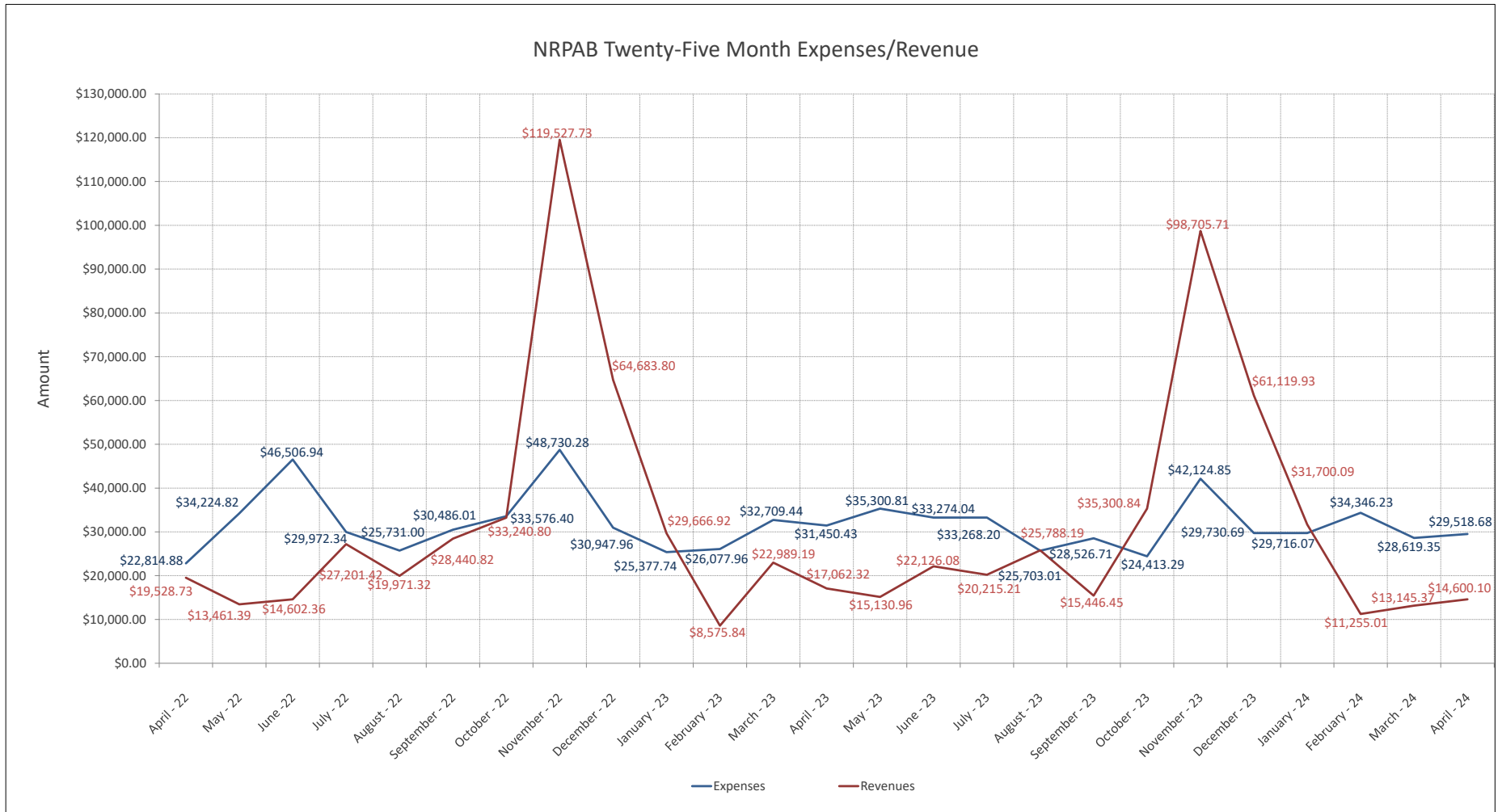
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25310	079	000	53105018.512200.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		33.00
25310	079	000	53105018.512200.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		105.93
Total for Object			512200 SICK LEAVE EXPENSE									138.93
25310	079	000	53105018.515100.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		408.67
25310	079	000	53105018.515100.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		408.68
Total for Object			515100 RETIREMENT PLANS EXPENSE									817.35
25310	079	000	53105018.515200.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		396.03
25310	079	000	53105018.515200.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		371.22
Total for Object			515200 FICA EXPENSE									767.25
25310	079	000	53105018.515500.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		1,555.45
25310	079	000	53105018.515500.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		1,555.44
Total for Object			515500 HEALTH INSURANCE EXPENSE									3,110.89
25310	079	000	53105018.521100.		23281937	04/16/24	JE	G	POSTAGE DUE MAR 2024	7455928		78.65
Total for Object			521100 POSTAGE EXPENSE									78.65
25310	079	000	53105018.521400.		54565477	04/01/24	PV	V	AS - OCIO - COMMUNICATIONS	7434313		144.14
25310	079	000	53105018.521400.		54762165	04/10/24	PV	V	AS - OCIO - IMSERVICES	7450728		476.71
Total for Object			521400 CIO CHARGES									620.85
25310	079	000	53105018.524600.		54522046	04/01/24	PV	V	SECRETARY OF STATE	7431793		20.74
25310	079	000	53105018.524600.		23191714	04/05/24	JE	G	RENT & LB530 APR 2024 - OTHER	7439655		1,034.31
25310	079	000	53105018.524600.		23243196	04/09/24	JE	G	NRPAB RENT APRIL 2024	7449741		362.01-
Total for Object			524600 RENT EXPENSE-BUILDINGS									693.04
25310	079	000	53105018.524900.		23191714	04/05/24	JE	G	RENT & LB530 APR 2024 - OTHER	7439655		348.91
25310	079	000	53105018.524900.		23243196	04/09/24	JE	G	NRPAB RENT APRIL 2024	7449741		122.12-
Total for Object			524900 RENT EXP-DEPR SURCHARGE									226.79
25310	079	000	53105018.531100.		23018106	04/01/24	JE	G	OFFICE DEPOT FEB 2024	7410672		166.65
25310	079	000	53105018.531100.		23235999	04/08/24	JE	G	NRPAB ODP BUS SOL 02/2024	7448091		58.33-
Total for Object			531100 OFFICE SUPPLIES EXPENSE									108.32
25310	079	000	53105018.554900.		54676866	04/04/24	PV	V	NEBRASKA STATE PATROL	7443493		90.50
25310	079	000	53105018.554900.		54866548	04/17/24	PV	V	STONE, STEEN	7457566		875.00

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			554900	OTHER CONTRACTUAL SERVICES								965.50
25310	079	000	53105018.559100.		54710286	04/04/24	PV	V	TREASURER, STATE	7444928		40.00
Total for Object			559100	OTHER OPERATING EXP								40.00
25310	079	000	53105018.571100.		54645472	04/02/24	PV	V	CORNHUSKER HOTEL	7441033		208.65
Total for Object			571100	LODGING								208.65
25310	079	000	53105018.571800.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		40.27
25310	079	000	53105018.571800.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		40.27
25310	079	000	53105018.571800.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		40.27
Total for Object			571800	MEALS - TRAVEL STATUS								120.81
25310	079	000	53105018.574500.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		204.69
25310	079	000	53105018.574500.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		200.33
25310	079	000	53105018.574500.		54733291	04/09/24	PV	V	HERMSEN, KEVIN P	7449884		37.45
25310	079	000	53105018.574500.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		100.17
Total for Object			574500	PERSONAL VEHICLE MILEAGE								542.64
25310	079	000	53105018.575100.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		7.31
25310	079	000	53105018.575100.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		7.31
25310	079	000	53105018.575100.		54733291	04/09/24	PV	V	HERMSEN, KEVIN P	7449884		3.25
25310	079	000	53105018.575100.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		7.31
Total for Object			575100	MISC TRAVEL EXPENSE								25.18
Total for Business Unit			53105018	NE REAL PROPERTY APPRAISER								14,796.39
25320	079	000	53105200.475165.		554230	04/02/24	RC	RB	NRPAB AMC REN DEP240402	7440996		1,500.00-
25320	079	000	53105200.475165.		554976	04/04/24	RC	RB	NRPAB AMC REN EFW DEP 240404	7444620		1,500.00-
25320	079	000	53105200.475165.		555502	04/09/24	RC	RB	NRPAB AMC REN EFW DEP 240409	7448645		1,500.00-
25320	079	000	53105200.475165.		555388	04/10/24	RC	RB	NRPAB AMC REN DEP 240410	7449619		1,500.00-
25320	079	000	53105200.475165.		556382	04/16/24	RC	RB	NRPAB AMC DEPOSIT 240416	7453952		1,500.00-
25320	079	000	53105200.475165.		556577	04/17/24	RC	RB	NRPAB AMC DEPOSIT 240417	7455211		1,500.00-
Total for Object			475165	AMC REGISTERED RENEWAL								9,000.00-
25320	079	000	53105200.481100.		23312958	04/22/24	JE	G	OIP Mar 24 2.95337%	7461176		829.99-
Total for Object			481100	INVESTMENT INCOME								829.99-
25320	079	000	53105200.511100.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		2,806.72

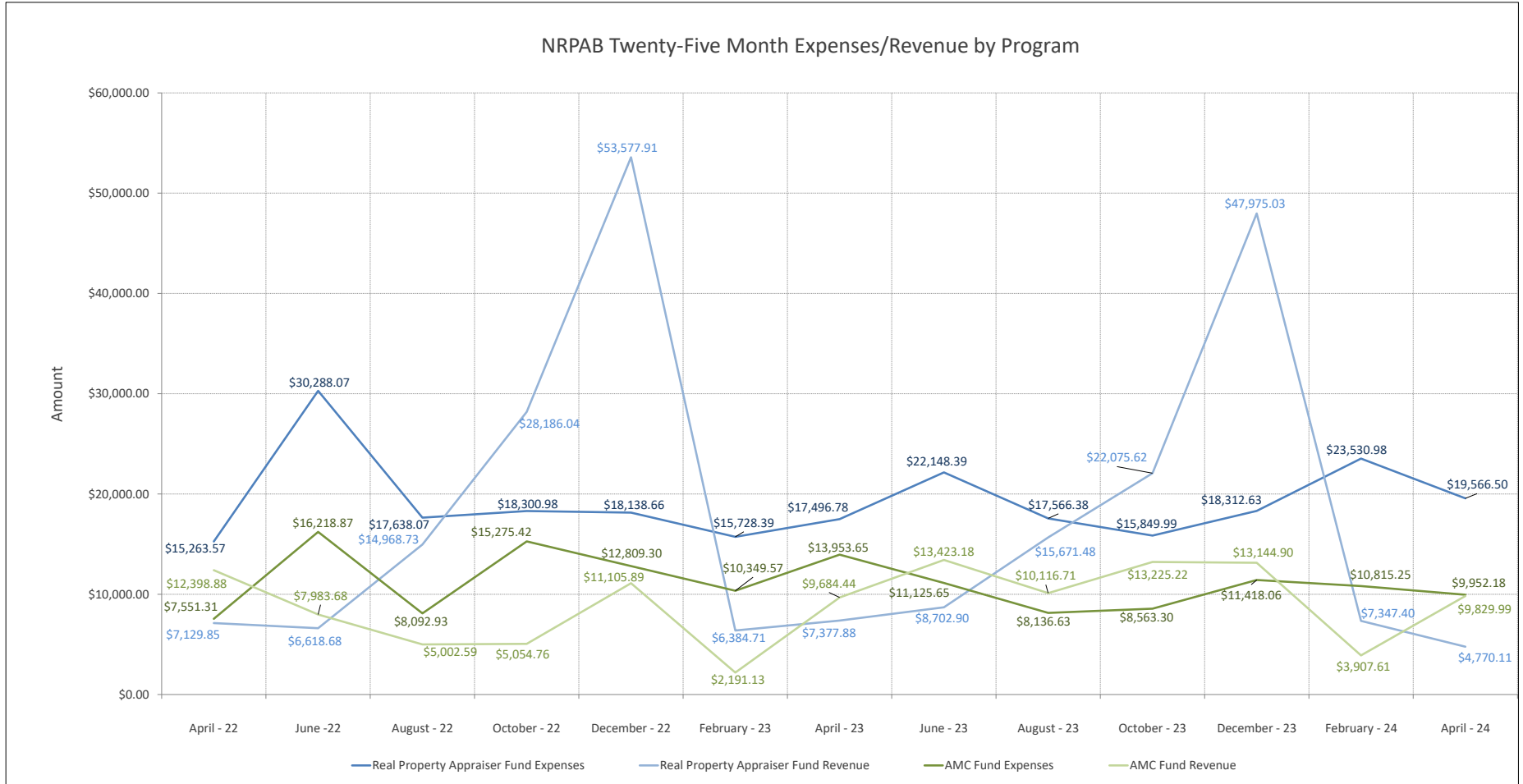
Fund	Program	Sub-Program	Account Number	Sub-ledger	Doc Number	Tran Date	Tran Type	Batch Type	Payee/Explanation	Batch Number	Posted Code	Month to Date
25320	079	000	53105200.511100.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		2,824.75
Total for Object			511100 PERMANENT SALARIES-WAGES									5,631.57
25320	079	000	53105200.511600.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		175.00
Total for Object			511600 PER DIEM PAYMENTS									175.00
25320	079	000	53105200.512100.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		114.08
25320	079	000	53105200.512100.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		57.04
Total for Object			512100 VACATION LEAVE EXPENSE									171.12
25320	079	000	53105200.512200.		3180417	04/03/24	T2	7	PAYROLL LABOR DISTRIBUTION	7434412		17.93
25320	079	000	53105200.512200.		3180593	04/17/24	T2	7	PAYROLL LABOR DISTRIBUTION	7448340		57.04
Total for Object			512200 SICK LEAVE EXPENSE									74.97
25320	079	000	53105200.515100.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		220.07
25320	079	000	53105200.515100.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		220.06
Total for Object			515100 RETIREMENT PLANS EXPENSE									440.13
25320	079	000	53105200.515200.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		213.27
25320	079	000	53105200.515200.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		199.89
Total for Object			515200 FICA EXPENSE									413.16
25320	079	000	53105200.515500.		3180418	04/03/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7434412		837.56
25320	079	000	53105200.515500.		3180594	04/17/24	T3	7	ACTUAL BURDEN JOURNAL ENTRIES	7448340		837.57
Total for Object			515500 HEALTH INSURANCE EXPENSE									1,675.13
25320	079	000	53105200.521400.		54565477	04/01/24	PV	V	AS - OCIO - COMMUNICATIONS	7434313		77.62
25320	079	000	53105200.521400.		54762165	04/10/24	PV	V	AS - OCIO - IMSERVICES	7450728		256.69
Total for Object			521400 CIO CHARGES									334.31
25320	079	000	53105200.524600.		54522046	04/01/24	PV	V	SECRETARY OF STATE	7431793		11.16
25320	079	000	53105200.524600.		23243196	04/09/24	JE	G	NRPAB RENT APRIL 2024	7449741		362.01
Total for Object			524600 RENT EXPENSE-BUILDINGS									373.17
25320	079	000	53105200.524900.		23243196	04/09/24	JE	G	NRPAB RENT APRIL 2024	7449741		122.12
Total for Object			524900 RENT EXP-DEPR SURCHARGE									122.12
25320	079	000	53105200.531100.		23235999	04/08/24	JE	G	NRPAB ODP BUS SOL 02/2024	7448091		58.33
Total for Object			531100 OFFICE SUPPLIES EXPENSE									58.33

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	53105200.571100.		54645472	04/02/24	PV	V	CORNHUSKER HOTEL	7441033		112.35
Total for Object			571100 LODGING									112.35
25320	079	000	53105200.571800.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		21.69
25320	079	000	53105200.571800.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		21.69
25320	079	000	53105200.571800.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		21.69
Total for Object			571800 MEALS - TRAVEL STATUS									65.07
25320	079	000	53105200.574500.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		110.21
25320	079	000	53105200.574500.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		107.87
25320	079	000	53105200.574500.		54733291	04/09/24	PV	V	HERMSEN, KEVIN P	7449884		20.17
25320	079	000	53105200.574500.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		53.93
Total for Object			574500 PERSONAL VEHICLE MILEAGE									292.18
25320	079	000	53105200.575100.		54645918	04/02/24	PV	V	DOWNING, BONNIE M	7441460		3.94
25320	079	000	53105200.575100.		54733157	04/09/24	PV	V	MINSHULL, DEREK	7449685		3.94
25320	079	000	53105200.575100.		54733291	04/09/24	PV	V	HERMSEN, KEVIN P	7449884		1.75
25320	079	000	53105200.575100.		54801699	04/11/24	PV	V	JOHNSON, RODNEY D	7451339		3.94
Total for Object			575100 MISC TRAVEL EXPENSE									13.57
Total for Business Unit		53105200	AMC LICENSING									122.19
Total for Division		000										14,918.58
Total for Agency		053	REAL PROPERTY APPRAISER BD									14,918.58

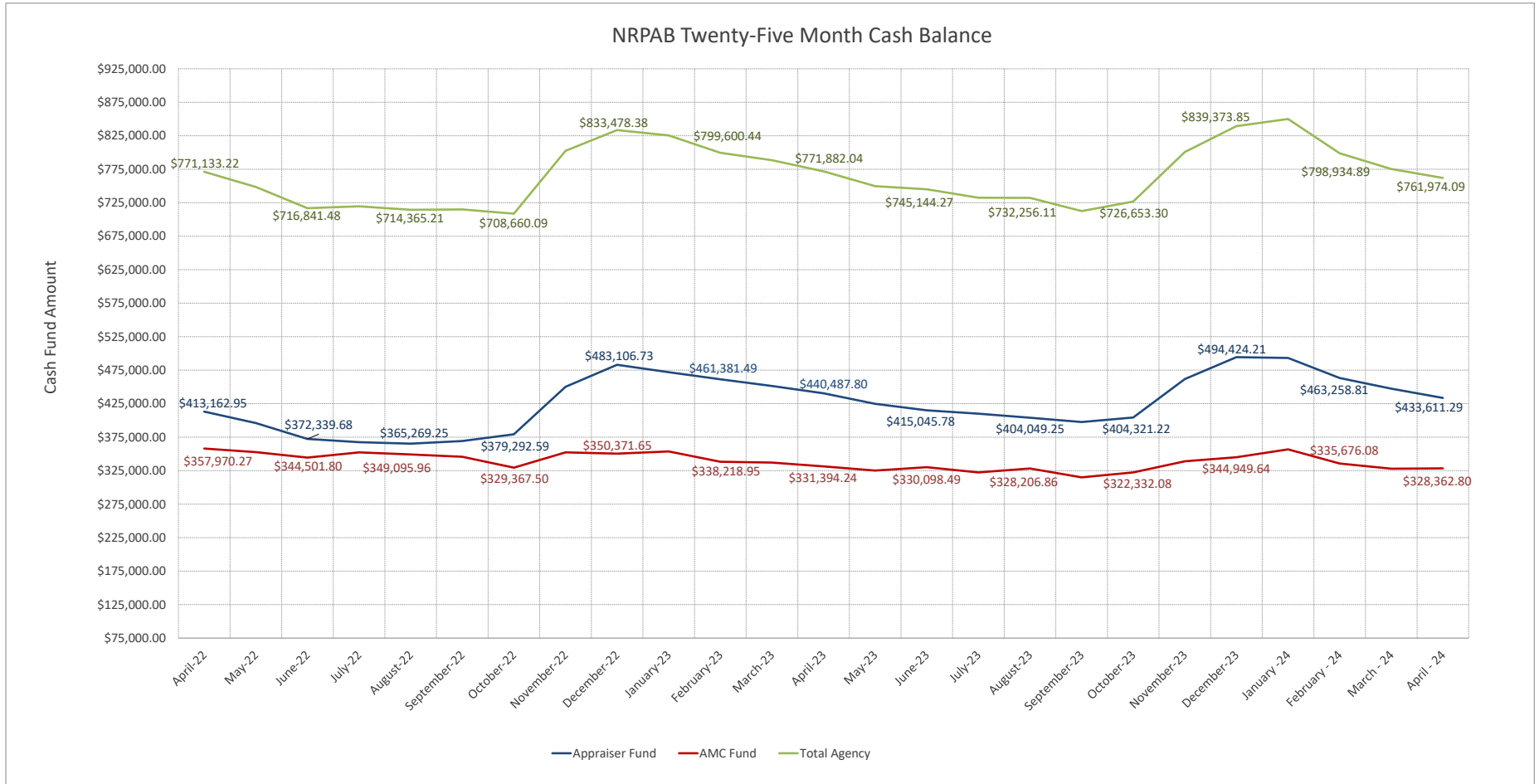
Financial Report and Considerations - Financial Charts



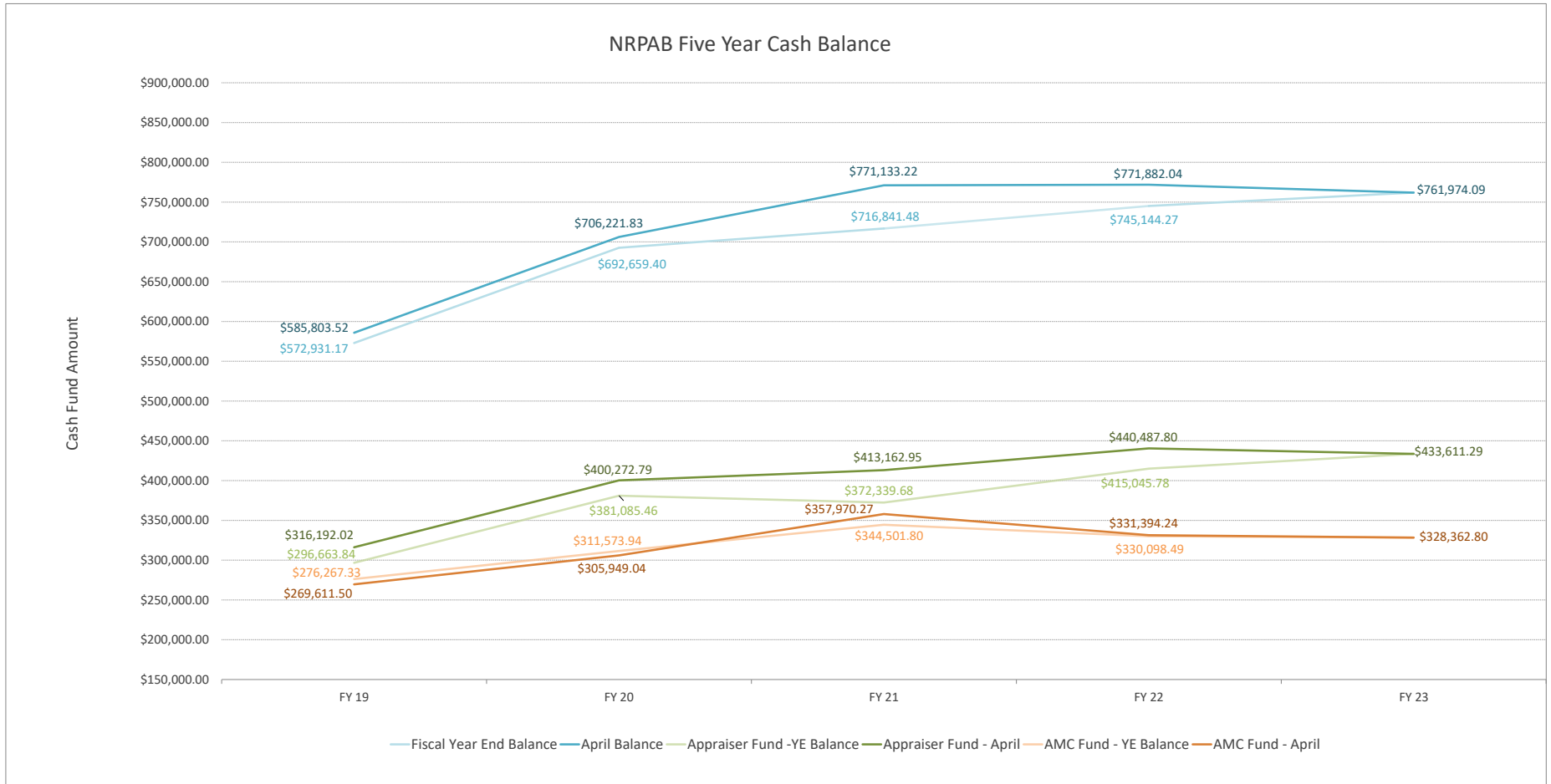
Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



Financial Report and Considerations - Financial Charts



NEBRASKA REAL PROPERTY APPRAISER BOARD
EDUCATION APPLICANTS
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May 16, 2024

<i>Rescission of Approval of Education Activities</i>				
2191453.02	Appraisal Institute	Litigation Appraising: Specialized Topics and Applications [22.5 hours]	Classroom Delivery	2-5



Agenda Item Summary

Prepared By: Kashinda Sims

Title: Education Program Manager

Date: May 16, 2024

Agenda Section: L. Education

Agenda Item Identification Number: 2191453.02

Subject: Appraisal Institute Approved Activity, "Litigation Appraising: Specialized Topics and Applications [22.5 hours]"

Description: Appraisal Institute Approved Activity, "Litigation Appraising: Specialized Topics and Applications [22.5 hours]" requested to be rescinded by the provider.

SUMMARY

EPM Sims received an email from Dee Alexander of Appraisal Institute on April 29, 2024 requesting that the activity, "Litigation Appraising: Specialized Topics and Applications [22.5]" ("Activity") be rescinded. [Exhibit 1] Alexander explained that the activity should have been approved as qualifying education. The Activity, which was approved on July 18, 2019, is currently set to expire on July 18, 2024. [Exhibit 2] Staff recommends the rescission of this Activity.

RELAVENT LAWS/RULES/GUIDANCE DOCUMENTS/INTERNAL PROCEUDRES

298 NAC Chapter 6 §003.04B(5) - The Board may rescind approval of a continuing education activity if the Board finds the materials, theories, and/or methodologies are not current and/or practical.

DISCIPLINARY/WRITTEN ADVISORY HISTORY

There are no known previous disciplinary actions taken by the Board or written advisories issued by the Board.

EXHIBITS

Exhibit 1 - "Alexander-Sims Email Chain (Approved Education - Request to Rescind)_April 24-29, 2024" located in the Education Inverface in NRPAB Database (Education Interface Dropdown/ Select 'Search Education'/ Select 'Activity' in 'Search By' dropdown/ Enter '2191453' for the activity number.)

Exhibit 2 - "190719_2 CE" located in the Education Interface in NRPAB Database (Education Interface Dropdown/ Select 'Search Education'/ Select 'Activity' in 'Search By' dropdown/ Enter '2191453' for the activity number.)

From: [Sims, Kashinda](#)
To: [Alexander, Derricka](#)
Subject: RE: AI- Board Directive Records Review Task Update
Date: Monday, April 29, 2024 12:38:39 PM
Attachments: [image006.png](#)
[image007.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Good afternoon, Dee!

I hope that you've had a great weekend as well! Thank you for the final update.

Your request to disable the activity, "Litigation Appraising: Specialized Topics and Applications" for continuing education under a classroom activity setting has been received.

I will keep an eye out in the mail for the other applications listed.

As for your questions, it would be best to use the ".02" as listed in the approval letter for all activities addressed to Appraisal Institute.

Feel free to contact me if there are any other concerns.

Genuinely,
Kashinda Sims
Education Program Manager
Nebraska Real Property Appraiser Board



From: Alexander, Derricka <dalexander@appraisalinstitute.org>
Sent: Monday, April 29, 2024 11:52 AM
To: Sims, Kashinda <Kashinda.Sims@nebraska.gov>
Subject: RE: AI- Board Directive Records Review Task Update

Good Morning, Kashinda

Happy Monday, I hope you had a great extended weekend!

I decided to wait until your return to send my questions and final plans for getting our records all aligned to meet the NE regulations.

[Here the final updates regarding updating our records for the discrepancies we discovered during reviewing and comparing our records to yours:](#)

2024 Spring AARO Conference - May 3-5, 2024 – Nashville, TN

May 3, 2024

Opening Remarks

Tom Veit, AARO President

- Opening remarks...welcome to Nashville, TN and the AARO Conference.
- AARO is committed to excellence.
- Conference is a way to build relationships and strengthen the industry.

Toby Compton, Ambassador for Nashville, TN

- One of the busiest days and nights Nashville has ever had (during AARO Conference).
- Brought attention to the Tennessee staff.
- Highlighted the effect of the arena downtown and the growth that has taken place since then.

Appraisal Subcommittee Update

Jim Park, Executive Director for ASC

- ASC is not just here to share information, but also collect information.
- Introduced the ASC staff.
- Provided a summary of the regulatory structure and the ASC's place in the regulatory structure.
- Provided an overview of the ASC's mission and responsibilities.
- Compliance reviews in 2024:
 - Fourteen states have completed Appraiser and AMC program reviews have been completed and 37 State Programs are in process.
 - Of the seven Appraiser Programs reviewed, five have received a good rating and two excellent rating.
 - Of the seven AMC Programs reviewed, two have received excellent ratings.
- Working on State Enforcement Rulemaking.
 - Dodd-Frank gave the ASC enforcement authority to use in advance of or to avoid derecognition, including suspensions, removal of appraisers or AMCs from National Registries.
- ASC continues to focus on appraisal bias and lack of diversity in profession.
 - Study of USPAP and AQB Qualifications.
 - The PAVE Task Force.
 - Reconsideration of Value (ROV) guidance.
 - Continue to hold hearings on appraisal bias (four hearings over thirteen months).

- Common Themes:
 - Compliance and enforcement.
 - Fair housing requirements and training.
 - Barriers to entry into the profession.
 - Governance of the appraisal industry.
 - AVM Qualify Control Rules.
- Reviewed the ASC January 3, 2023 letter to States urging states to commit to proactively identify and evaluate statutory and regulatory requirements.
- Explained the State Qualification Criteria Dashboard:
 - AQB Minimum Qualifying Education.
 - AQB Minimum Qualifying Experience.
 - AQB Approved Qualifying Examination.
 - AQB Minimum Supervisory/Trainee requirements.
- ASC Appraiser Registry reflects slow CG increase, slow CR decrease, and stable LR. Overall, the number of appraisers are steady.
- Diversity Improving:
 - In 2020 97.5% of appraisers are white and 70% are male; in 2022 92.4% of appraisers are white and 55.5% are male.
 - FHFA Blog also shows bias improvement through the UAD statistics.
- ASC Grants Program:
 - ASC has approved budget of \$2,025,000 for FY24.
 - NOFA released February 1, 2024.
- Federal Legislation:
 - PAL Act – Create an appraiser licensing information portal.
 - Appraisal Improvement Act – Add VA and USDA, RHD, to ASC, allow LRs back on the FHA Roster, Add trainees to the Appraiser Registry, grow ASC grant-making authority, and allow ASC to lower AMC registry fees.
- Summarized ASC staffing changes (Kelly Luteijn, Jonny Stewart, and John Brennan new).

The Appraisal Foundation Update

Kelly Davids, Senior Vice President of TAF

- Provided a brief summary of the AARO-ASC-TAF Partnership.
- Thanked various people, industry partners, and professional organizations.
- Building a future - build public trust:
 - 40 listening sessions completed and 50 to go; including 6 of 7 ASC agencies.
 - Outreach – White House and Capitol Hill, speaking events, and interviews.
 - Themes emerging – More collaboration/less divisiveness, building the next generation, bringing folks together to tackle current and emerging issues.
 - Partners now/sponsors gone.
 - BOT governance changes.

- Discussed TAF resources (newsletter, podcast, website documents).
- Keeping Connected: State Regulator Advisory Group.
- State Regulator Training Series – You, Me and the Criteria.

Michelle Czekalski-Bradley, Appraisal Standards Board

- 2024 USPAP adopted on May 5, 2023.
 - Document includes just USPAP, the Guidance Materials (GRM), which includes Advisory Opinions, Frequently Asked Questions, and the Reference Index is a separate document.
 - There is no ending date.
 - Nondiscrimination section added to the Ethics Rule (brief summary provided).
 - Five exposure drafts before the final product.
- The 7-Hour National USPAP course updated to include anti-discrimination content and more interaction.
- Summarized recent Q&As released.
- Working on consideration of Advisory Opinions.

Brad Swinney, Appraiser Qualifications Board

- Thanked Foundation members and Staff.
- Summarized the AQB authority and function.
- Summarized the 2026 Criteria – Required QE and CE on Valuation Bias and Fair Housing Laws and Regulations.
- Gave an overview of PAREA.
 - 12 preliminary PAREA concepts have been reviewed to date.
 - Two programs approved by AQB.
 - Five providers are actively working on developing PAREA programs – three have publicly announce their programs.
- Provided summary of AQB Approved Degrees.
- Currently reassessing the qualifications criteria – working on a research paper.
- Discussed other activities of the AQB:
 - CAP Program.
 - Nation Uniform Licensing and Certification Examination Program.
 - Certified USPAP Instructor Program.

Freddie Mac and Fannie Mae Updates

Lyle Radke, Fannie Mae

- Summarized the Appraiser Quality Monitoring (AQM) program and provided statistics showing that Sates Tips and Referrals are increasing from year to year.
- Summarized common issues that Fannie Mae is seeing in appraisals.
- Reconsideration of Value (ROV)
 - Educates the borrower about their right to appeal an appraisal on their own behalf and how to do it.
 - Creates uniform industry-wide expectation for how to manage reconsiderations of value.
 - Protects appraisers against violations of appraiser independence and form superficial complaints.
 - Published May 1, 2024 and to be implemented on August 29, 2024.
 - Three pillars – Lender Responsibilities, Borrower Rights and Responsibilities, and Appraiser Rights and Responsibilities.
 - Appraiser must provide a revised appraisal within the defined term.

Danny Wiley, Freddie Mac

- Greater Appraiser Accountability
 - Text Detection – Words and phrases Loan Collateral Advisor warnings and hardstops.
 - Trigger Rate for Subjective Words has decreased from 7.76% to 3.62% in six months.
 - Trigger Rate for Unsuitable Words has decreased from 6.02% to .10% in six months.
 - Market Condition Analysis
 - Unacceptable Appraisal Practices - Use of inordinate adjustments for differences between the subject property and 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.
 - Tools and Technology
 - Market Conditions Analysis.
 - Develop Adjustment Support.
 - Property Inspection Technology.
 - Consistency with measurements and floor plans.
 - Buydowns and Seller Concessions
 - Market Conditions – Concession activity rising.
 - Builder motivation.
- Desktops and waivers are a very small percentage of volume.
- Freddie Mac uses a complaint process instead of a tip process like Fannie Mae.
- Expressed dissatisfaction with States complaint submission processes.

May 4, 2024

Executive Directors and Administrators Roundtable

E.C. Neelly, Mississippi

- Implementation of the 2026 Criteria was discussed.
- Complaints by non-intended users was discussed.
- A discussion took place regarding the adoption of PAREA and implementing practicum courses.
- A discussion took place regarding the licensing of data collectors in each state.
- Active bias and discrimination cases were discussed.

May 5, 2023

What's the Deal with this ASC Grant Money for States?

Regeane Frederique, ASC Grants Director

- Current funding available to states.
 - Reducing barriers to entry into the profession.
 - Improving State appraiser and AMC compliant and /or enforcement processes.
 - Improving data submission to the National Registry.
 - Staff development that ensures effective supervision of activities of State certified and licensed appraisers.
 - Improve the overall process.
- Types of Projects SARAS Grant is Funding.
 - States with shortage of appraisers in rural, tribal lands, or other underserved markets may submit projects to assist aspiring appraisers in fulfilling education and experience.
 - Project must include Statement of Need, Objectives/Measurable Accomplishments, Methodology Plan, Evaluation Plan.
 - Scholarships are not allowed, but stipends are allowed.
- How to Apply:
 - Familiarize yourself with the NOFA Requirements.
 - Fill out Grant Forms.
 - Email Application packages.

Erin Dixon, Illinois

- The Division of Real Estate applied for the ASC grant and Illinois became one of the first states to be awarded this grant.
- Grant is for three -year period and the award amount is based on the state’s budget request up to the maximum of \$120,000 per year; Illinois was awarded \$104,800 per year.
 - Used for travel to AARO Conference and to provide multiple staff trainings.
 - Purchase USPAP reference manuals for enforcement staff.
 - Contract an external trainer for enforcement team on investigating appraisal cases.
 - Hire expert witnesses for appraisal disciplinary hearings.
 - Upgrade computer equipment for appraisal program staff.
 - Purchase promotional materials and create a promo video for :How To” Series, which is an outreach program designed to bring awareness and diversity to the appraisal profession.

Regulator Dos and Don’ts

Mel Black, Julie Molendrop-Floyd, Jo Traut

- This was a question answer session in a gameshow format.
- Follow state guidelines when licensing new appraisers while still protecting the public; don’t be overly lenient or draconian.
- Apply disciplinary actions consistently and fairly; don’t be overly lenient or excessively severe in disciplinary actions.
- Do your duty as a public official; do not advocate for any party.
- Focus non how the facts stack up with the allegations in the Notice of Hearing; don’t make decisions based on information not on the record.

Fair Housing Course Implementation and Understanding the Role of the Consumer in the Regulatory System

Lisa Desmarais, TAF; Olivia Chalakani, TAF

Effective January 1, 2026 Appraisers must successfully complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations every two calendar years.

- A summary was provided of the course content outline.
- Summarized the Valuation Bias and Fair Housing Laws and Regulations Course Approval Process.
- Addition to CAP Policies and Procedures:
 - The course title must be “Valuation Bias and Fair Housing Laws and Regulations with a length of 4, 7, or 8 hours in the description.
 - The course must cover the topics as written in the criteria.

- VB&FHL&R Q&As
 - If the course has been previously completed, it does count.
 - An exam is not required for the seven-hour version.

Karen Freeman-Olson, President and CIO of Chicago Urban League

- Gave a presentation on the mission of the Council to Advanced Residential Equity (CARE) and the role of regulators in fair housing.
- CARE is composed of nonprofit organization with a mission of civil rights, fair housing, and consumer advocacy.
- CARE was created to ensure the perspective of consumers, fair housing and civil rights advocates were being represented in the work of TAF.
- The current focus of CARE is to develop resources to help consumers better understand the appraisal process and collect demographic information to get a better sense of ethnic makeup if the appraisal workforce.

David Young, Director of Capacity Building, Housing Action in Illinois

- Consumers are key beneficiaries of appraisal services.
- Consumer benefits are most prominent for appraisals completed for mortgage underwriting.
 - Lenders order an appraisal for risk assessment.
 - Consumers pay for the services as part of the lending costs.
 - Consumers benefit from knowing the value of what is - often the largest purchase or loan obligation of their life.
- Consumers are protected from unfair valuations – those not in compliance with USPAP.
 - Regulatory safeguards provide means for objectively investigating concerns.

The Unprecedented Impact of Technology & AI

Jose Jimenez, Florida

- Technology is always changing – Blockbuster to Netflix; AI drive through (restaurant).
- Provided an explanation as to how AI works and where the information comes from.
 - Input to Algorithms to Output (analyze data in seconds).
 - AI helps humans get better at what they already knew. AI can beat humans in chess; now humans are developing new strategies.
 - AI will always give you the most likely results.
- Showed examples of where AI is used in our everyday lives; search results/recommendations, emails, business communication.
- Government can use AI for document drafting and investigation documentation.
- Must be careful about data security when using AI.

Top Ten USPAP Conundrums

Lisa Desmarais, TAF; Julie Molendorp-Floyd, McKissock; Michelle Czekalski Bradley, TAF

- Definitions in USPAP are the key to understanding USPAP.
- When an appraiser fails to respond to a client or an AMC it is a bad business practice, but not a violation of USPAP.
- The distinction between best practices vs. UPSAP compliance is important.
- An appraiser that has signed a report must have access to the workfile. This may require an agreement with a firm or another appraiser if the appraiser is no longer with the organization or a supervisory appraiser.
- Appraisers are to take into account the ethical considerations when critiquing another appraiser's report; emphasis should be on USPAP, not "torpedoing" the report.
- There is no USPAP violation for including multiple value opinions in one report. The report must be clear and may be longer. Form reports may limit the ability to include two value opinions.
- Rudeness or lateness is not a USPAP violation.

NEWSLETTER



Dear Tyler,

As the next chapter of The Appraisal Foundation's storied history begins, it is clear from the outpouring of support and well wishes that so many of you share our vision for unity and growth of the profession. I am so grateful for your willingness to put your energies into doing the work that lies ahead as we embrace working together to propel the Foundation and the profession into the future. If you missed my presentation sharing that vision when I was appointed by the Board of Trustees, you can [catch it here](#).

This first 30 days have simply flown by. My biggest focus has been a series of listening sessions to hear directly from stakeholders about their view of the Foundation and how we can better lead the profession. I started with the Foundation's governing and monitoring boards, listening closely in individual meetings with members of the Board of Trustees and representatives of the Appraisal Subcommittee.

These meetings have been so enlightening and have supercharged our team with new ideas to better communicate our work and provide more resources for our stakeholders. And I have had incredible conversations about how the Foundation can do better to bring people together, end divisiveness and move the profession forward.

In between all this, our team visited with leaders on Capitol Hill and at the White House to share what the Foundation has been doing to combat bias over the past year and discuss how we can further collaborate to advance public trust. We are so pleased to be a resource for federal lawmakers and look forward to continuing to share our work with them in the months ahead.

This is only the beginning! My First 100 Days Listening Tour continues next with sessions with groups that sit on our councils, with those who are not yet engaged but have expressed great interest in valuation, and with folks from as many perspectives about valuation as possible so that I can get well rounded insights to foster a comprehensive, collaborative, and innovative path

In This Newsletter

**From the President's Desk:
Embarking on the
Foundation's next chapter**

Upzoning Q&As

Partner Spotlight

CARE Applications

Appraiser Talk

Calendar

May 3-5: [AARO Conference](#)

**May 16-18: [Board of Trustees
Public Meeting](#)**

**June 25: [Joint Council
Meeting](#)**

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forward. I will continue to share what I learn and explore with you ways to put those findings into action.

It's ambitious, but I hope to meet with 100 or more of you in the first 100 days. If you represent a group that might be interested in a listening session or you have feedback you'd like to share, my door is always open. Please email me at kelly@appraisalfoundation.org.

Looking forward to collaborating with you on our next chapter,

Kelly Davids
President

Upzoning Q&As

In a first of its kind collaboration, the Appraisal Standards Board (ASB) and the Appraiser Qualifications Board (AQB) have come together to each offer their unique insights on upzoning and appraiser qualifications. Read the Q&As [here](#).

Partner Spotlight

Appraisers Association of America

[Apply today for our Comprehensive Appraisal Studies Program](#) which provides prospective and practicing personal property appraisers and arts professionals (art advisors, auction house experts, art dealers, insurance experts, adjusters, conservators, attorneys, museum professionals, finance professionals, and others) with knowledge of the in-depth practices and standards necessary to be a qualified appraiser. The program offers critical knowledge and competencies to evaluate and appraise fine and decorative arts and other personal property.

CARE Applications

The Council to Advance Residential Equity (CARE), a council of fair housing, consumer, and civil rights advocacy nonprofits, is now accepting applications to join. Click [here](#) to learn more and apply.

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.

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.

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



NEWSLETTER



Dear Tyler,

Welcome to the first state regulator newsletter of 2024. It has been a busy year at the Foundation already, particularly for our boards, so we wanted to get you an update on what the Appraisal Standards Board and Appraiser Qualifications Board have been up to.

First off, I wanted to fill you in on what the Appraisal Standards Board has been up to. The new edition of USPAP is now available and effective, but that doesn't mean that the ASB has had nothing to do. Instead, they have turned their attention to guidance appraisers are seeking on important issues of the day.

Two of the biggest topics appraisers have brought to the ASB are personal inspections and middle housing or upzoning. I'm pleased to share that the ASB has developed Q&As for personal inspection which you can find [here](#).

I am also excited to share that in a first of its kind collaboration, the ASB and AQB have come together to issue joint Q&As on upzoning as we continue to receive questions on this important topic. You can read those [here](#).

The Appraiser Qualifications Board is also keeping busy this year with a comprehensive review of all of the qualification criteria. As you can imagine, this is an in-depth process, requiring thorough research. This will also involve public comment periods as the board gets closer to making any determinations about how the criteria might change.

It's a busy year, but we plan to keep you informed every step of the way. Keep an eye on your inbox for Foundation updates and events throughout the year, and be sure to take opportunities to give your feedback to our staff and boards.

Sincerely,

Lisa Desmarais

In This Newsletter

From Lisa's Desk: How our boards help you

Kelly Davids Named President of TAF

Schedule time with Lisa and Aida

ICC Dates Announced

Appraiser Talk

Calendar

April 20: [NAA Conference](#)

April 25-27: [ISA Conference](#)

May 3-5: [AARO Conference](#)

May 16-18: [Board of Trustees Public Meeting](#)

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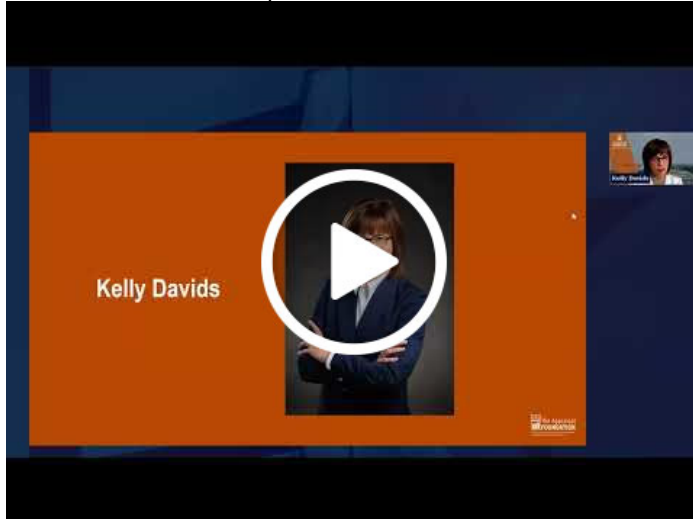
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Follow Us



Kelly Davids Named President of TAF

On Monday March 25th, the Board of Trustees voted to name Kelly Davids as the next President of The Appraisal Foundation. She officially took office on March 31st. Click below to hear her vision for the Foundation's next chapter.



Schedule time with Lisa and Aida

Lisa and Aida will be holding one-on-one calls for any interested state regulators on May 8th and 9th. These 15-minute blocks will give regulators the opportunity to ask questions, share feedback or just get to know the Foundation's staff. If you are interested in having a call with Lisa and Aida, sign up [here](#).

ICC Dates Announced

The Instructor Certification Course to become a certified USPAP instructor will be November 7-10th. The location will be announced at a later date. Course registration is based on a first-come first-served basis with a limit of 40 students. To be able to register, all those interested in the course should click [here](#).

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.

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