



# Memo from the Board to Nebraska Real Property Appraisers

September 24, 2013

## CHANGES TO CE REQUIREMENTS FOR NEBRASKA RECIPROCAL REAL PROPERTY APPRAISERS

By Tyler Kohtz, Director

The continuing education requirements for reciprocal credential holders are changing. In previous years, to qualify for renewal of a credential, a reciprocal credential holder must have held a current credential and been in good standing in his or her jurisdiction of residency. Reciprocal credential holders would also have had to meet that jurisdiction's latest continuing education requirements. All credential holders are now be required to meet the same continuing education requirements in Nebraska. The change came about during the Nebraska Real Property Appraiser Board's ("Board") review of the continuing education and renewal programs.

In the past, the Board interpreted the last sentence in N.R.S. § 76-2236 as a reciprocal credential holder shall not have to meet the continuing education requirements of this state. After discussing the intent of this statute as a whole, the Board reinterpreted the last sentence as a reciprocal credential holder shall not have to meet the continuing education requirements within the State of Nebraska physically. All board members agreed that the intent of N.R.S. § 76-2236 is for all credential holders to satisfactorily complete the continuing education requirements specified in the Real Property Appraiser Act and Title 298 of the Rules and Regulations.

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Licensed Real Estate Broker Rep  
Term Expires: January 1, 2018

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The Board is aware of the hardship this may place on some credential holders and has developed standards to establish continuing education periods for all reciprocal credential holders, which includes the following:

- Begins on January 1, 2013 and ends on December 31, 2014 for any reciprocal credential holder that renewed for one or two years, effective January 1, 2013.
- Begins on January 1, 2014 and ends on December 31, 2015 for any reciprocal credential holder that renewed his or her credential for two years, effective January 1, 2012.
- Begins at the time the credential is issued and ends on December 31, 2014 for any reciprocal credential holder that was awarded his or her initial credential in 2013 prior to July 1, 2013.
- Begins January 1, 2014 and ends on December 31, 2015 for any reciprocal credential holder that was awarded his or her initial credential in 2013 after to July 1, 2013.

All current credentials issued under the Real Property Appraiser Act, other than temporary permits, shall remain in effect until December 31st of the designated year. Based on the continuing education periods listed above, the first continuing education period for many reciprocal credential holders ends on December 31, 2014. Please note the following:

- If a reciprocal credential holder is scheduled to renew for January 1, 2014, and his or her continuing education period does not end until December 31, 2014, only the application for renewal, along with evidence of completion of the 7-Hour USPAP Update Course within the previous two years, is due to the Board's office by November 30, 2013.
- If a reciprocal credential holder is not scheduled to renew until January 1, 2015, and his or her continuing education period ends on December 31, 2014, evidence of continuing education completion, along with the application for renewal, is due to the Board's office no later than November 30, 2014.

To qualify for renewal, a credential holder must satisfactorily complete at least 28 hours of continuing education during his or her designated two year continuing education period. 14 of the 28 hours may be completed online. The required continuing education hours, with the exception of the 7-Hour USPAP Update Course and a Board approved 7-Hour Report Writing and Case Studies Course, may be completed at any time during the two-year continuing education period. The entire two-year continuing education period must be satisfactorily completed prior to renewing a credential for a two-year period. If a continuing education course is completed in another jurisdiction, the credential holder must provide evidence to the Board that the course is accepted as appraiser continuing education in the same context in that jurisdiction. For example, if a credential holder completes a 7-Hour report writing course in another jurisdiction, but that jurisdiction does not require a 7-Hour report writing course for renewal, credit for the 7-Hour Report Writing and Case Studies Course as required in Nebraska, will not be awarded. In other words, not any 7-Hour continuing education course addressing report writing will be sufficient to fulfill this requirement.

Although 28 hours of continuing education are required during the two year continuing education period, some of those hours must meet specific requirements. All credential holders must complete the 7-Hour USPAP Update Course once every two years, and a Board approved 7-Hour Report Writing and Case Studies Course once every four years. Both courses must be taken in a classroom. If the 7-Hour USPAP Update Course was last completed in 2012, a credential holder must complete the course again before the end of 2014. For the majority of reciprocal credential holders whose continuing education period began on January 1, 2013, the 7-Hour Report Writing and Case Studies Course must be completed before the end of 2017.

In addition to printing a copy of the pocket card through Appraiser Login, credential holders can review completed continuing education courses, and keeping track of when the next USPAP Update Course or Report Writing and Case Studies Course is due. Certificates of completion may be submitted to the Board's office at any time during the continuing education period. Certificates may be faxed to 402-471-9017 or sent by email to any staff member.

If you would like additional information regarding continuing education requirements, a PDF document titled "Real Property Appraiser Continuing Education Requirements" may be downloaded from the Board's website at <http://www.appraiser.ne.gov/>. The hyperlink to this document is located on the right hand side of the page under "Links." Please contact the Board's office at 402-471-9015, or email Joya Weir at [joya.weir@nebraska.gov](mailto:joya.weir@nebraska.gov), for any questions concerning continuing education requirements or the renewal process.