



Memo from the Board to Nebraska Real Property Appraisers

August 14, 2015

REVISIONS TO NEBRASKA REAL PROPERTY APPRAISER ACT EFFECTIVE AUGUST 30, 2015

By Tyler Kohtz, Director

LB139, which was signed into law by Governor Ricketts on April 13, 2015, updates the Nebraska Real Property Appraiser Act (“Act”) to address a multitude of issues concerning the administration and enforcement of the Act. An updated version of the Act can be found on the Board’s website at: http://www.appraiser.ne.gov/appraiser_act.html. The primary purpose of the update is to eliminate inconsistencies within the Act, provide clarity for administrative issues, and eliminate inconsistencies between the Act and the Uniform Standards of Professional Appraisal Practice (“USPAP”). The changes summarized below become effective on August 30, 2015.

- Definitions have been added for appraisal review assignment, assignment, automated valuation model, client, credential holder, education provider, instructor, jurisdiction, person, scope of work, valuation services, and workfile to provide clarity within the Act.
- The definitions for appraisal, appraisal practice, complex residential real property, jurisdiction of practice, real property appraisal activity, report, and two year continuing education period have been updated to provide clarity within the Act, and to also provide consistency between definitions found in the Act and USPAP.

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Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2020



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- The Board's investigative authority and ability to issue cease and desist orders related to non-credentialed appraisal practice has been clarified in [Neb. Rev. Stat. § 76-2220](#) and [N.R.S. § 76-2239](#).
- The requirements for the initially appointed board members have been eliminated, a quorum is changed from four members to three members, and the activities that qualify for per diem payments have been expanded in [N.R.S. § 76-2222](#).
- A requirement that credentials should only be issued to persons who have demonstrated a general knowledge of Nebraska law as it pertains to real property appraiser practice has been added in [N.R.S. § 76-2227 \(5\)](#).
- A real property associate credential has been added for those wishing to be recognized within the appraiser community with a professional designation, but not become a licensed, certified residential, or certified general real property appraiser in [N.R.S. § 76-2227.01](#).
- Administrative changes, along with authoritative changes, were made to temporary permits in [N.R.S. § 76-2233.01](#). A contract or letter of engagement showing a completion date must be submitted to the board's office prior to a temporary permit being awarded, the requirement that an appraiser must submit a letter of good standing from his or her resident state has been removed, the appraiser's standing will be verified through the Appraisal Subcommittee Federal Registry, the validity of an application for a temporary permit is limited to one year, and the Board's authority over temporary permit holders is clarified.
- Changes were made to better clarify renewal requirements in [N.R.S. § 76-2233.02](#) and continuing education requirements in [N.R.S. § 76-2236](#). Renewal dates and periods are better defined, the late processing fee for those awarded a credential after November 1st has been redefined, the continuing education requirements are now more structured, and the Board now has the authority to develop an individualized continuing education program for appraisers that have experienced an extenuating circumstance.
- An inactive status for currently credentialed appraisers has been added in [N.R.S. § 76-2233.03](#). Inactive status allows an appraiser the ability maintain his or her credential if he or she was unable to practice for a short amount of time.
- Additional acts or omissions that shall be considered grounds for disciplinary action or denial of application by the board have been added in [N.R.S. § 76-2238](#).

The items above highlight the changes effective on August 30, 2015. For more specific changes, please view the legislative bill found at: http://nebraskalegislature.gov/bills/view_bill.php?DocumentID=24328. If you would like more information concerning these changes, or have any questions, please contact the Board's Director, Tyler Kohtz, at 402-471-9015, or tyler.kohtz@nebraska.gov.