



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Winter 2018

Director's Comments



Director Tyler Kohtz

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

Groundhog Day

The observance of Groundhog Day first appeared on record in 1804. According to the superstition, if a groundhog sees a shadow on February 2nd, winter will persist for six more weeks, or Bill Murray will live the same day over and over for the rest of time. Nebraska has its own local celebrity, Unadilla Bill, who did not see his shadow on February 2nd. It has been one of those bitterly cold winters during which you tip your cap to superstition, and think it might not be that crazy to believe that a groundhog determines the length of winter...or, maybe you do. Either way, while you are waiting for warmer days, feel free to curl up next to the fire with this edition of The Nebraska Appraiser. Highlights in this edition include an article about education activity approvals, an update regarding NRPAB legislation, and the introduction of new Board Member David Hartman.

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Upcoming NRPAB Meetings:

- ◆ March 15, 2018 @ NRPAB Office (Conference Room)
- ◆ April 19, 2018 @ NRPAB Office (Conference Room)
- ◆ May 17, 2018 @ NRPAB Office (Conference Room)

* The start time for each meeting can be found on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting.

How to Know if an Education Activity is Approved by the Board

By Tyler N. Kohtz, Director

During the early summer 2017 the Board developed and implemented a new activity numbering system to improve the staff's ability to evaluate the status of an activity, and to give appraisers more information on an activity, based on the assigned number. Once the new numbering system was approved by the Board, the new activity numbers were retroactively applied to all active education activities to create a sense of unity across the numbering system. As this project was finished, the Board expressed a desire to educate credential holders on the new numbering system, and also provide direction as to where to look for Board approved education activities. As a credential holder, there are a couple options available to you for determining the status of an education activity.

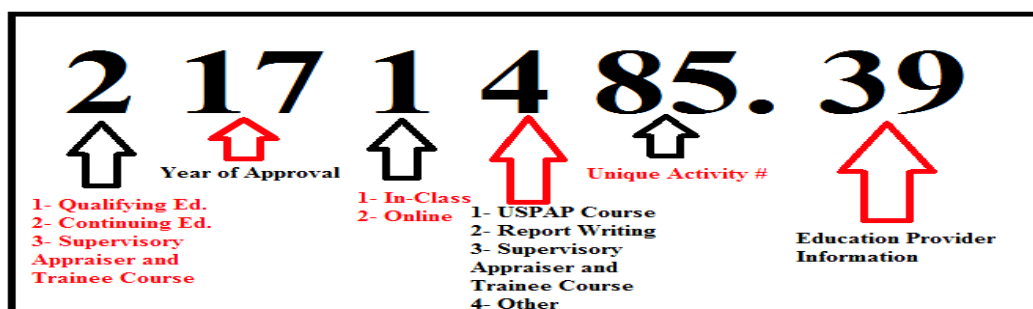
After August 1, 2017, any certificate issued by an education provider for an education activity completed in the State of Nebraska, or online or by correspondence as approved by the Board, shall include the new number format, which consists of nine digits, all of which have their own significance. At the bottom of the page is a detailed illustration explaining the new activity numbering system. For any continuing education activity, the "Year of Approval" found within the new activity numbering system must be within five years to be acceptable; qualifying education has no expiration date. If a continuing education activity's approval appears to be right at five years, it would be best to contact the Board's office or the education provider to clarify the status of the activity.

If leaning a new numbering system is not of interest to you, all Board approved education activities are also listed on the Board's website at: www.appraiser.ne.gov. Select "[Approved Education Activities](#)" on the bar at the top of the page. Once opened, the provider name, activity name, activity number, hours approved, approval date, and expiration date for continuing education activities can be found for all currently approved activities.

You may be asking, why is this important to me? The Board approves all submitted education activities to be offered within the State of Nebraska, or online or by correspondence, that meet the requirements of Title 298; however; the education provider is responsible for the content of each activity offered, and the approval status of each activity offered. Within the requirements of the Nebraska Real Property Appraiser Act and Title 298 of the Nebraska Administrative Code, it is the Board's responsibility to review and award credit for completion of a education activity submitted for issuance of a new credential or for renewal of a credential. If an activity is expired, or has not received approval by the Board to be offered as an education activity in Nebraska, no credit can be awarded to an applicant for credentialing, or to a Nebraska credential holder who submits such activity for continuing education credit.

Education activities completed in another jurisdiction may be accepted by the Board for credit if the activity was approved for the purpose of completion (qualifying or continuing education) by the jurisdiction in which it was completed, and the activity meets or exceeds the requirements for approval as an education activity in Nebraska. Before enrolling in an activity held in another jurisdiction, the Board recommends that you obtain the approval status of that activity from the appraiser credentialing authority in that jurisdiction.

Although the education provider is responsible for the content of each activity offered, and the approval status of each activity offered, it is you who are left scrambling to make up an education deficiency if an activity is not properly approved by the Board, so please take the time to familiarize yourself with the numbering system, and where to find the Board approved education on the Board's website. For any questions concerning education activity approval, please contact the Board's office at 402-471-9015, or by email at nrpab.education@nebraska.gov.



NRPAB Quick Hits:

- ◆ Congratulations to Ben Hynek, who was elected as the Board's chairperson for 2018, and to Chris Mustoe, who was elected as the Board's vice chairperson. Board Member Hynek has served on the Board since 2016, and was the vice chairperson in 2017. Board Member Mustoe completed his first year as a board member in 2017. Both individuals have displayed the leadership qualities needed to continue the Board's momentum into 2018 and beyond.
 - ◆ Board Member Chris Langemeier's term as the At-large Licensed Real Estate Broker/Credentialed Appraiser representative expired on December 31, 2017. During its December 20, 2017 meeting the Board recognized Board Member Langemeier for his service to the State of Nebraska and to the appraiser community. The State of Nebraska is currently accepting applications to fill this position on the Board. Anyone interested in the At-large Licensed Real Estate Broker/Credentialed Appraiser representative position must hold a current license as a Real Estate Broker, and hold a current Licensed or Certified Real Property Appraiser credential. The term for this position will run for approximately five years, ending on December 31, 2022. For more information about this position, or what the Board does, please visit the NRPAB website at www.appraiser.ne.gov or contact the Board's office at 402-471-9015. The application can be found on the Governor's website at www.governor.nebraska.gov. Select the dropdown titled "Constituent Services" at the top of the page, then select "Boards and Commissions."
 - ◆ The Nebraska Real Property Appraiser Board adopted one new guidance document between October and December.
 - * [17-07](#): Credentialing Experience Requirements Prior to January 1, 2014 — Adopted October 19, 2017
- All Guidance Documents are available for viewing on the Board's website at:
http://appraiser.ne.gov/guidance_documents.html.
- ◆ On February 1, 2018 the Appraiser Qualifications Board of The Appraisal Foundation adopted revisions to the Real Property Appraiser Qualification Criteria. These changes, which include a reduction in the education requirements for the licensed and certified residential level, a reduction in the number of hours of experience required for all credential levels, and a streamlined path from the licensed residential to the certified residential level, will ease the burden of entry into the real property appraisal profession. Implementation of these changes will require an update to the Nebraska Real Property Appraiser Act.

NRPAB Staff

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[Visit NRPAB on Facebook](#)

NRPAB Quick Hits:

- ◆ LB17 was introduced by Senator Craighead on January 5, 2017 to update the Nebraska Appraisal Management Company Registration Act (“Act”) for compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (“Title XI”), the AMC Final Rule, and the requirements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. The hearing before the Banking, Commerce and Insurance Committee took place on January 24, 2017, and the bill was placed on General File with an 8-0 committee vote. Progress for LB17 continues during the current session as the bill was placed on Final Reading on January 30, 2018, and AM1528 was filed on February 5, 2018 to update the date references from 2017 to 2018. This bill is anticipated to be approved by the Nebraska Legislature very soon.

The AMC Final Rule was adopted on June 9, 2015, with an effective date of August 10, 2015, which added the new Section 1124 to Title XI to be applied by participating States in the registration and supervision of appraisal management companies (“AMC”). Participating states have until August 10, 2018 to implement these changes.



Nebraska State Capitol

Have questions? We have answers!

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

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

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

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

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

General Questions: nrpab.questions@nebraska.gov

NRPAB Quick Hits:

- ◆ LB741 was introduced by Senator Lindstrom on January 3, 2018 to update the Nebraska Real Property Appraiser Act for compliance with Title XI of the Financial Institutions reform, Recovery, and Enforcement Act of 1989, the Uniform Standards of Professional Appraisal Practice (“USPAP”), and the Policy Statements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. Along with the changes required for compliance with the 2018-19 Edition of USPAP, LB741 also includes changes to lessen the burdens associated with obtaining and maintaining a credential, such as removing the Nebraska law review, simplifying the standards for evaluation of a reciprocal applicant’s jurisdiction of practice, removing online continuing education restrictions, and removing the report writing update course continuing education requirement. Finally, LB741 includes minor changes to address administration of the Act, and eliminates the provisions relating to the real property associate credential. The hearing before the Banking, Commerce and Insurance Committee took place on January 22, 2018, and the bill was placed on General File with an 8-0 committee vote. During the committee hearing, the Board and the Nebraska Bankers Association testified in support of LB741; there was no opposition.
- ◆ In addition to LB17 and LB741, the Board is also interested in many other legislative bills active during the current session. A summary of these bills, along with the link to the legislative information, can be found on the main page of the Board’s website at: www.appraiser.ne.gov. Select the hyperlink titled “[2018 Legislation of NRPAB Interest](#)” on the right hand side of the page. If you have any comments regarding any of the bills listed in this document, please feel free to contact the Board’s office at 402-471-9015, or email Director Kohtz at tyler.kohtz@nebraska.gov.



Chairperson of the Board
Benjamin J. Hynek, Lincoln
Certified Residential Appraiser
1st District Representative
Term Expires: January 1, 2021

Vice Chairperson of the Board
Christopher M.A. Mustoe, Omaha
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2022

Board Member
David L. Hartman, Omaha
Financial Institutions Rep
Term Expires: January 1, 2019

Board Member
Gary L McCormick, North Platte
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2020

Board Member
Christopher R. Langemeier, Schuyler
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2018

In the Spotlight:

David Hartman Appointed as At-Large Financial Institutions Representative on the Board

By Tyler N. Kohtz, Director

Governor Pete Ricketts appointed David L. Hartman to the Nebraska Real Property Appraiser Board as the At-Large Representative of Financial Institutions on December 18, 2017. Newly appointed Board Member Hartman was sworn in by Chief Deputy Secretary of State Colleen Byelick at the Board's regular meeting on January 18, 2018.

Hartman, originally from the community of Pleasanton, Nebraska, completed his undergraduate and first graduate degrees at Kearney State College. Hartman also holds a Master of Business Administration Degree from the University of Nebraska at Omaha. He has been involved in housing finance for over 30 years, and is currently the Senior Vice President of Real Estate for Core Bank in Omaha.

Before calling Omaha home, Hartman spent time in North Platte, Nebraska and Lincoln, Nebraska. Hartman has also served on various boards over the years that all promote and support housing, such as Habitat for Humanity, Omaha 100, The Builder Foundation, Metropolitan Omaha Builder's Association, Nebraska Homebuilders Association, Nebraska Mortgage Association, and Nebraska Commission on Housing and Homelessness. Hartman is also a past board member of the Nebraska Real Property Appraiser Board, serving from 2009 through 2012.



Above: David Hartman being sworn in by Chief Deputy Secretary of State Colleen Byelick



Hartman has been married for more than 30 years, and has two grown sons who are both married. He recently became a grandfather as well. Outside of the industry, Hartman spent the last ten years as a mentor for a young man through Big Brothers/Big Sisters and is currently a Council Member for Bethany Lutheran Church in Elkhorn.

Hartman's term on the Board will run through December 31, 2018. If you would like to offer your congratulations to David Hartman, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.

Left: Chairperson Langemeier presenting the NRPAB board member lapel pin to Board Member Hartman

Who's New?

The Nebraska Real Property Appraiser Board congratulates the following individuals who received real property appraiser credentials, and the organizations newly registered as appraisal management companies, between October and December of 2017.

Trainee Real Property Appraisers

Thomas Morris, Grand Island NE – T2017014
Rebecca Moss, North Platte NE – T2017015
Justin Augustyn, Burwell NE – T2017016
Logan Woodward, Gering NE - T2017017
James Andersen, Omaha NE - T2017018
Tricia Wilhelm, Alma NE - T2017019
M Gettel, Council Bluffs IA - T2017020
Brian Morrissey, Elkhorn NE - T2017021
Garrett Jacobsen, Neligh NE - T2017022
Jeffrey Kreitel, Atkinson NE - T2017023
Kurtis Brauer, Sidney NE - T2017024

Certified Residential Real Property Appraisers

Michael Feuerborn, Overland Park KS –
CR2017012R

Certified General Real Property Appraisers

Jay Seiffert, Lincoln NE – CG2017033
Brice Olsen, Omaha NE – CG2017034
Travis Campbell, Chicago IL – CG2017035R
Bruce Nell, Columbus OH – CG2017036R
Justin Reed, Minneapolis MN – CG2017037R

Appraisal Management Companies

Appraisal Management Solutions, LLC –
NE2017008

Free Voluntary Guidance for Appraisers

Looking for guidance on recognized valuation methods and techniques? The Appraisal Foundation has issued *Valuation Advisories*, which are available for free on the Foundation's web site. The following *Valuation Advisories* are currently available:

APB VFR Valuation Advisory #1:

[Identification of Contributory Assets and Calculation of Economic Rents](#)

APB VFR Valuation Advisory #2:

[The Valuation of Customer-Related Assets](#)

APB Valuation Advisory #2:

[Adjusting Comparable Sales for Seller Concessions](#)

APB Valuation Advisory #3:

[Residential Appraising in a Declining Market](#)

APB Valuation Advisory #4:

[Identifying Comparable Properties – Revised](#)

APB Valuation Advisory #5:

[Identifying Comparable Properties in Automated Valuation Models for Mass Appraisal](#)

APB Valuation Advisory #6:

[Valuation of Green and High Performance Property: Background and Core Competency](#)

APB Valuation Advisory #7:

[Valuation of Green and High Performance Property: One- to Four-Unit Residential](#)

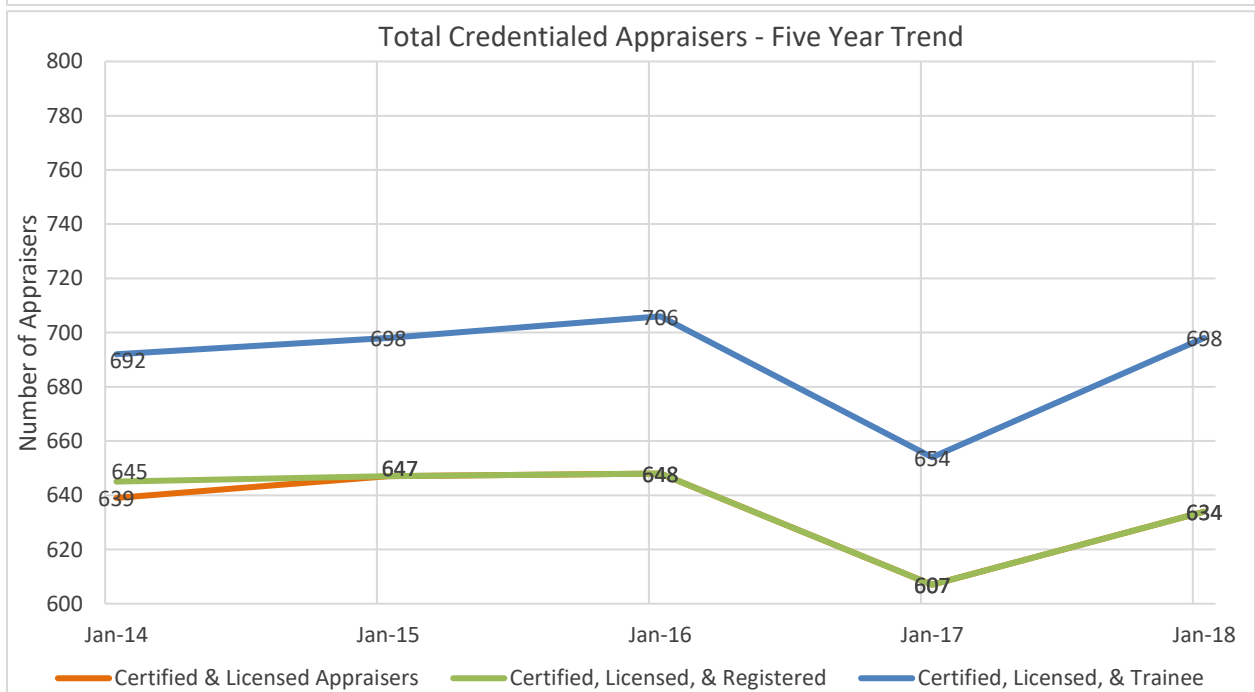
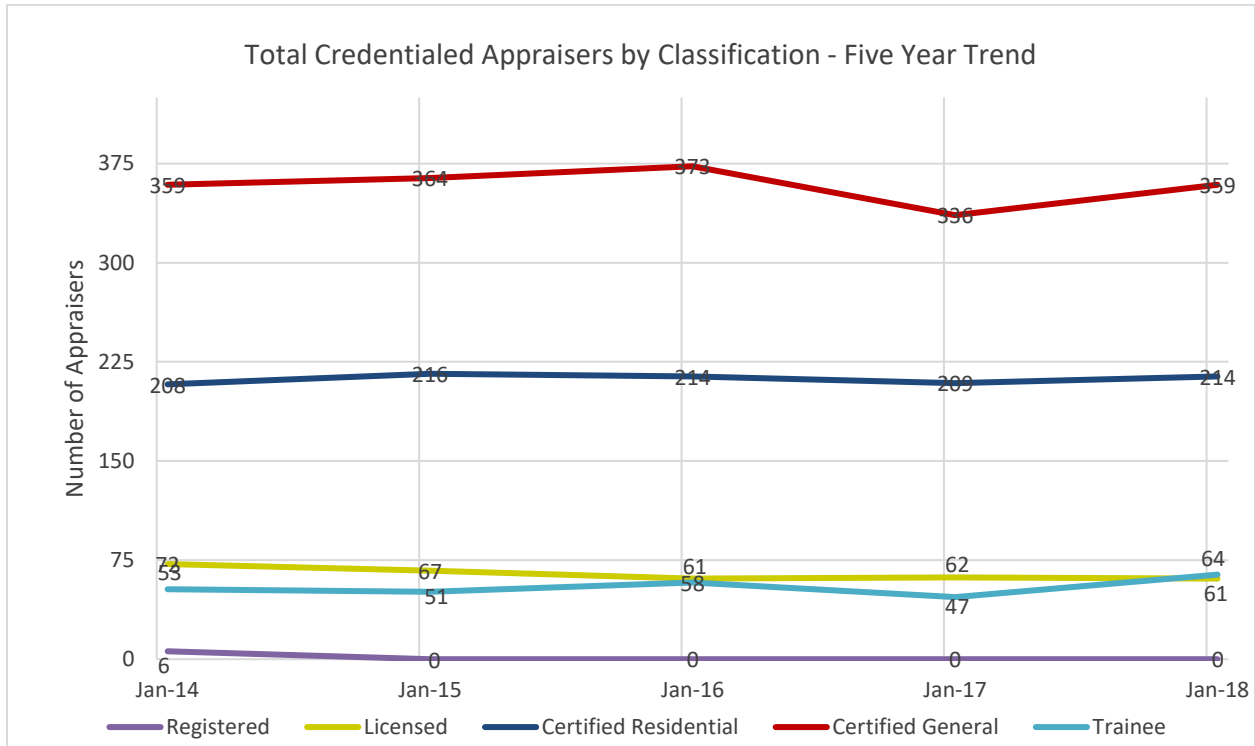
APB Valuation Advisory #8:

[Collection and Verification of Residential Data in the Sales Comparison Approach](#)

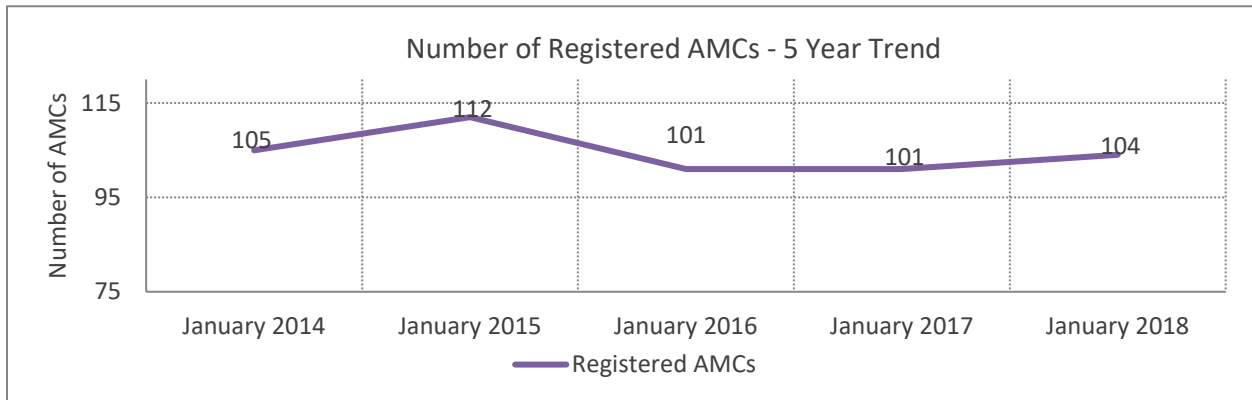
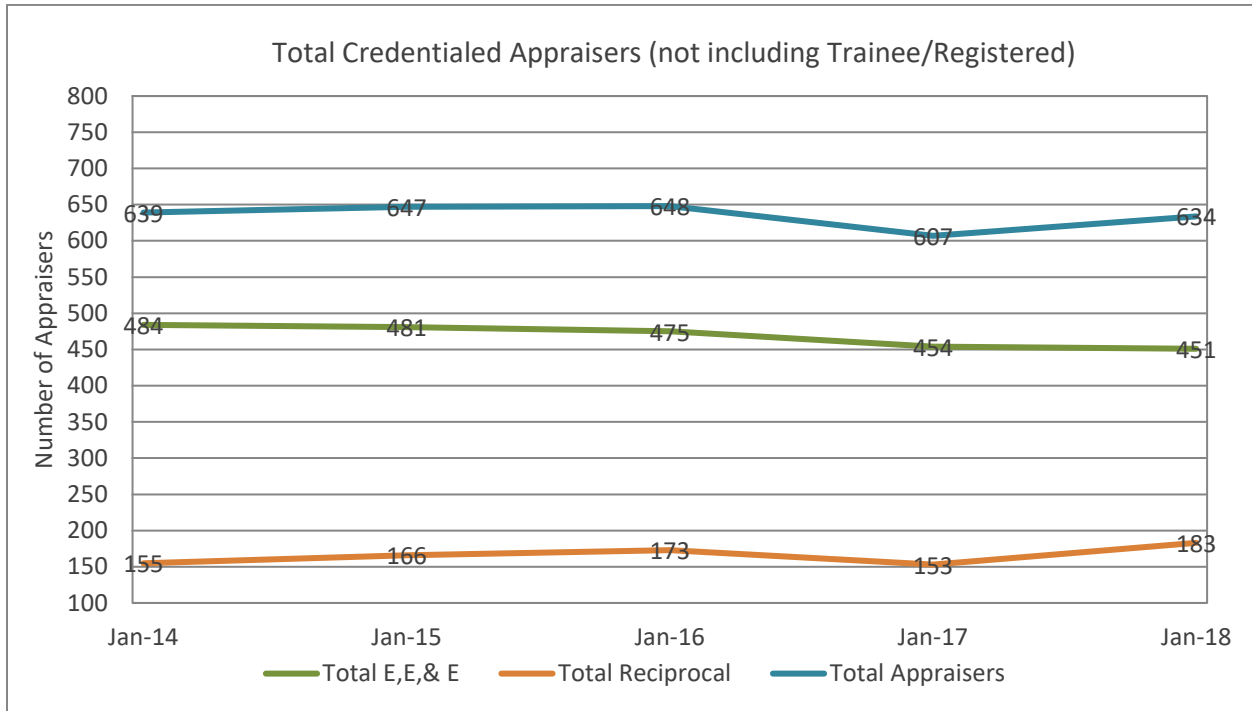
To learn more about the APB's *Valuation Advisories* and what advisories are under development, click [here](#).

Real Property Appraiser and AMC Numbers and Trends as of January 1, 2018

The charts below outline the five year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies up to January 1, 2018. There are currently 634 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 64 credentialed trainee real property appraisers. In addition, there are currently 104 appraisal management companies registered in Nebraska.



Real Property Appraiser and AMC Numbers and Trends as of January 1, 2018 (Continued)





THE APPRAISAL FOUNDATION

Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications



New!
The Appraisal Foundation
Q&A Forum



Do you have a question for the Appraiser Qualifications Board or Appraisal Standards Board that is not addressed in the existing Q&As?

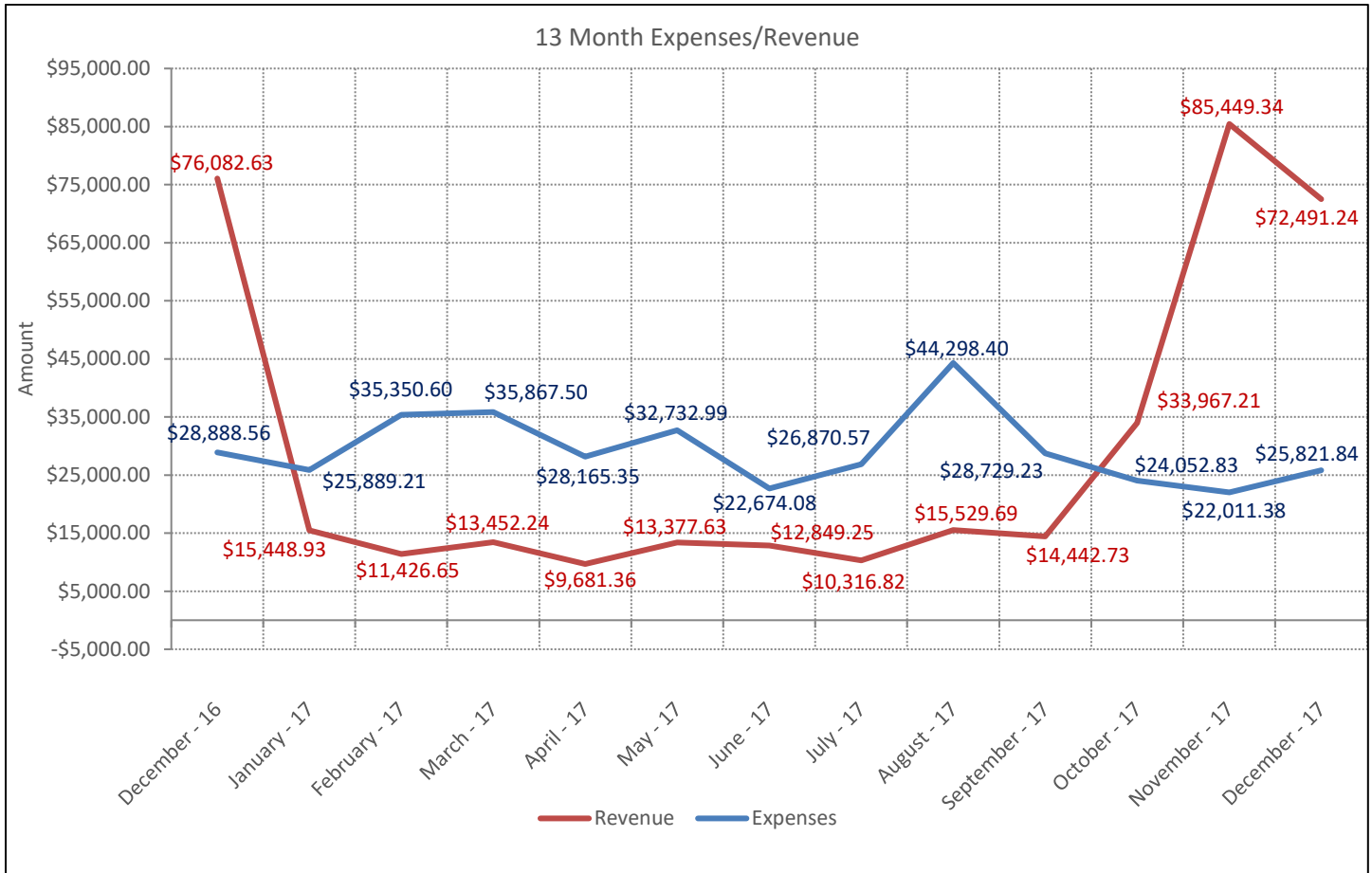
The Appraisal Foundation is pleased to announce a new Q&A Forum that is now available. You can post your questions on appraisal standards or appraiser qualifications and receive a timely answer from Foundation staff.

For more information on the Forum and how to register, please visit our Q&A webpage located at https://www.appraisalfoundation.org/imis/TAF/Standards/Q_As/TAF/QAs.aspx.

To access the Forum directly, visit <http://www.appraisal.answerbase.com/>.

NRPAB Financial Snapshot as of December 31, 2017

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$171,784.25 in expenditures and \$232,198.03 in revenues were recorded as of December 31, 2017. Actual expenses registered at 35.39 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed. Real property appraiser credential renewal applications drove revenues during the last quarter.



Nebraska Real Property / X
www.appraiser.ne.gov

Official Nebraska Government Website

Nebraska Real Property Appraiser Board

Home Board Members and Staff Appraiser Login Contact Appraiser Listing AMC Listing

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

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

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- Standard 3 Review Forms
- 2018-2019 Renewal Application
- 2018 Proposed Legislation

Your credentialing card, continuing education requirements, education history, and USPAP download are all found in the Appraiser Login on the Board's website.

Compliance Corner:

The Compliance Corner is where the latest disciplinary actions taken by the Board will be found. Between the months of October and December, the Board took disciplinary action against one appraiser and no appraisal management companies. There have been two grievances filed against education providers, two grievances filed against appraisers, and no grievances filed against Appraisal Management Companies. The Board has dismissed two grievances during this time period.

