



# Memo from the Board to Nebraska Real Property Appraisers

March 23, 2020

## THE NEBRASKA REAL PROPERTY APPRAISER BOARD UPDATE CONCERNING COVID-19

By Tyler Kohtz, Director

First and foremost, the Nebraska Real Property Appraiser Board (“Board”) hopes that you and your loved ones are safe, out of harm’s way, and remain so. In consideration of the seriousness of the COVID-19 outbreak, the Board’s top priority is the health and safety of our staff and the public, thus, the Board would like to provide to you an update regarding actions taken by the Board and information received by the Board.

The Board cancelled the March 19, 2020 regular meeting. The next meeting is scheduled for April 23, 2020; however, no decision has been made by the Board as to if or how this meeting will take place. On March 17, 2020, Governor Ricketts issued Executive Order 20-03, authorizing state and local governmental boards, commissions, and other public bodies to meet by videoconference, teleconference, or other electronic means through May 31, 2020. The Board intends to explore all options available to it regarding future meetings during this time. The Board will continue to post meeting notices on the State of Nebraska Public Calendar found at [www.nebraska.gov](http://www.nebraska.gov), the Board’s website found at [https://appraiser.ne.gov/board\\_meetings/](https://appraiser.ne.gov/board_meetings/), and the Board’s Facebook page. As the Board works through these challenges, a request was made to Governor Ricketts to consider waiver of certain regulations requiring Board approval through April 22, 2020 in attempt to maintain as much normalcy as possible. No response has been received to date, but any approvals by the Governor will be posted to the Board’s Facebook page.

### Board Members

*Chairperson of the Board*

**Benjamin J. Hynek**, Lincoln  
Certified Residential Appraiser  
1<sup>st</sup> District Representative  
Term Expires: January 1, 2021

*Vice Chairperson of the Board*

**Christopher M.A. Mustoe**, Omaha  
Certified General Appraiser  
2<sup>nd</sup> District Representative  
Term Expires: January 1, 2022

*Board Member*

**Thomas M. Luhrs**, Imperial  
Certified General Appraiser  
Licensed Real Estate Broker Rep  
Term Expires: January 1, 2023

*Board Member*

**Wade Walkenhorst**, Lincoln  
Financial Institutions Rep  
Term Expires: January 1, 2024

*Board Member*

**Bonnie M. Downing**, Dunning  
Certified General Appraiser  
3<sup>rd</sup> District Representative  
Term Expires: January 1, 2025



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The Board also cancelled the public hearing to be held on Thursday, March 19, 2020 for proposed changes to Title 298 of the Nebraska Administrative Code. The Board has no immediate plans to reschedule this hearing in the near future. Once again, the Board intends to explore all options available to it when planning to reschedule. As required by the Nebraska Administrative Procedures Act, the Board will publish the notice in a publication of general circulation in the State of Nebraska (Lincoln Journal Star) when a time, date, and method of hearing have been determined. The Board will also post a notice of hearing on the State of Nebraska Public Calendar found at [www.nebraska.gov](http://www.nebraska.gov), the Board's website found at [https://appraiser.ne.gov/board\\_meetings/](https://appraiser.ne.gov/board_meetings/), and the Board's Facebook page.

Governor Ricketts has directed all code agencies to define and ramp up their telework capability and work-from-home capability to the extent that operations are maintained while flexing for best practices from a social-distancing perspective as a way to mitigate the spread of the disease. The Board has implemented an essential staffing operating procedure. During this time, staffing levels will be maintained in the NRPAB office as needed to carry out essential business only. Staff will primarily be working remotely, and the Board anticipates no disruptions in agency services during this time. If you contact the NRPAB office by phone, please be patient while awaiting a return phone call as the staff member best suited to address the subject of the phone call may not be in the office. There will be no delay in response for emails sent to the Board's general email accounts found by selecting the "Contact" button at the top of the Board's website at <https://appraiser.ne.gov/contact/index.php>.

The Board would also like to pass along other items of note that affect you as real property appraisers or appraisal management companies.

- The State of Nebraska Legislature has suspended the session until further notice. The future of all bills, including LB808, is unknown.
- The 2020 Spring Association of Appraiser Regulatory Officials Conference in San Antonio, Texas has been cancelled.
- PSI has closed all testing centers until April 13, 2020. More information can be found on the Board's website at the link in the box on the right side of the page titled "[COVID-19 Information](#)."
- The Appraisal Foundation, Association of Appraiser Regulatory Officials, and the Appraisal Subcommittee have issued a joint statement. The Appraiser Standards Board would like to remind you that an inspection is not required in USPAP. This joint statement can be found on the Board's website at the link in the box on the right side of the page titled "[COVID-19 Information](#)."
- Fannie Mae is providing important COVID-19 updates on their website at <https://www.fanniemae.com/portal/covid-19.html>.

- Keep in mind, all 28 hours of continuing education, including the 7-Hour USPAP Update Course, may be taken online or by correspondence. Regarding in-class education offerings, please reach out to your preferred providers, as only they can individually address any changes and or limits they might be planning on current schedules and future course offerings. For more specific information regarding the continuing education requirements in Nebraska, please review the document titled “Real Property Appraiser Continuing Education Requirements” found on the Board’s website at <https://appraiser.ne.gov/Education/>, or by logging in to Appraiser Login at <https://nrpab-appraiserce.ne.gov/appraiser/public/login.xhtml>.

The Board will continue to monitor this situation and make any necessary changes needed to provide services to you with the least disruption. Any new information related to the COVID-19 outbreak will be posted to the Board’s Facebook page. Once again, the Board hopes that you and your loved ones are safe, out of harm’s way, and remain so. If you have questions, please contact me by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov), or by phone at 402-471-9015.