



# MEMO FROM THE NEBRASKA REAL PROPERTY APPRAISER BOARD

October 13, 2022

## The Nebraska Real Property Appraiser Board Proposed Changes to Title 298 of the Nebraska Administrative Code

By Tyler Kohtz, Director

The Nebraska Real Property Appraiser Board will hold a public hearing at 11:00 a.m. on Thursday, November 17, 2022 in the Nebraska Real Property Appraiser Board Office on the 1st Floor of the Nebraska State Office Building at 301 Centennial Mall South, Lincoln, Nebraska for proposed changes to Title 298 of the Nebraska Administrative Code.

Title 298 includes the rules and regulations for administration and enforcement of the Nebraska Real Property Appraiser Act (Neb. Rev. Stat. §§ 76-2201 – 76-2250) and the Appraisal Management Company Registration Act (Neb. Rev. Stat. §§ 76-3201 – 76-3222). Title 298 clarifies and defines the requirements and processes for real property appraiser credentialing, real property appraiser credential renewal, real property appraiser qualifying and continuing education activities, appraisal management company registration and renewal, and investigations.

The proposed changes to Title 298 maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989; harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act through LB707 in 2022; reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession; include general updates for better clarification and administration; and include updates concerning administration of the education program to implement the Real Property Appraiser Qualifications Criteria effective on January 1, 2022 and the AQB Course Approval Program Policies and Procedures effective on January 1, 2022, as adopted by the Appraiser Qualifications Board of The Appraisal Foundation.

Draft copies of all rules and regulations to be adopted, amended, or repealed are available for examination at the Nebraska Real Property Appraiser Board office, Monday through Friday, between 8:00 a.m. and 5:00 p.m.; on the Board's website at: <https://appraiser.ne.gov/>; and on the Nebraska Secretary of State's website at: [https://www.nebraska.gov/nesos/rules-and-regs/regtrack/details.cgi?proposal\\_id=2610](https://www.nebraska.gov/nesos/rules-and-regs/regtrack/details.cgi?proposal_id=2610). A description of the fiscal impact may also be examined at the Nebraska Real Property Appraiser Board office, Monday through Friday, between 8:00 a.m. and 5:00 p.m.; and on the Board's website.

## Board Members

### *Chairperson of the Board*

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

### *Vice-Chairperson of the Board*

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

### *Board Member*

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

### *Board Member*

**Cody Gerdes**, Lincoln  
Certified General Appraiser  
1st District Representative  
Term Expires: January 1, 2026

### *Board Member*

**Kevin P. Hermesen**, Gretna  
Certified General Appraiser  
2nd District Representative  
Term Expires: January 1, 2027



**Tyler N. Kohtz, Director**

301 Centennial Mall South, First Floor  
PO Box 94963  
Lincoln, NE 68509-4963

Phone: 402-471-9015

Fax: 402-471-9017

Website: <https://appraiser.ne.gov>



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All interested persons are invited to attend and testify orally or by written submission at the hearing. Interested persons may also submit written comments prior to hearing, which will be made part of the hearing record at the time of hearing if received by the Board on or before November 16, 2022. If auxiliary aids or reasonable accommodations are needed to participate in the hearing, or if hearing impaired, please contact the Board's office at 402-471-9015 by no later than Tuesday, November 15, 2022.

If you have questions regarding the proposed changes to Title 298 or the November 17, 2022 public hearing, please contact me by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov), or by phone at 402-471-9015.