



# THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Summer 2023

## 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.*

## Whew!

As always, this is a very busy time of year for the Board. The Board held its strategic planning meeting in June. At this meeting, the Board establishes its short-term and long-term goals and objectives for the upcoming fiscal year. The Board's hard work and dedication during this time is appreciated. During the same month, Governor Pillen also approved the latest changes to Title 298 of the Nebraska Administrative Code, so the Board has been busy getting those changes implemented into forms and procedures. Recently, work began on the Board's next legislative bill to incorporate the real property appraiser qualifications criteria changes and the new edition of USPAP into the Nebraska Real Property Appraiser Act; an update to the Appraisal Management Company Registration Act is also in draft. AARO held its spring meeting in Savannah, Georgia; I have included a conference recap for your review. At the beginning of July, the Board opened the 2024-25 real property appraiser renewal application and is fully prepared to process your submissions. More information on the 2024-25 real property appraiser renewal procedures can be found in this newsletter.

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# Adopted Changes to Title 298 of the Nebraska Administrative Code Approved by Governor Pillen

By Tyler N. Kohtz, Director

*Title 298 of the Nebraska Administrative Code includes the rules and regulations for administration and enforcement of the Nebraska Real Property Appraiser Act and the Appraisal Management Company Registration Act. Title 298 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, appraisal management company renewal, and investigations.*

The Nebraska Real Property Appraiser Board held a public hearing on Thursday, November 17, 2022 for proposed changes to Title 298 of the Nebraska Administrative Code. At the conclusion of the hearing, the Board moved to formally adopt the changes to Title 298 as presented. The adopted 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; implement general updates for better clarification and administration; and implement updates pertaining to administration of the education program concerning 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. At its regular meeting on April 20, 2023, the Board moved to adopt an amendment to the adopted changes to Title 298, moving the authority for establishing the subcommittee in 298 NAC Chapter 2, § 002.13 from the director to the Board. Governor Pillen approved the adopted changes to Title 298 on May 31, 2023.

Numerous changes related to the administration of the education program are made to Title 298 to implement the Real Property Appraiser Qualifications Criteria effective on January 1, 2022, and the CAP Policies and Procedures effective on January 1, 2022, adopted by the Appraiser Qualifications Board of The Appraisal Foundation.

- The definition “conference” is removed and the definition of “correspondence education” is replaced with “distance education,” which is expanded to include “synchronous,” “asynchronous,” and “hybrid”;

- Chapter 6 is restructured for clarification and duplicate language in the “Requirements” sections for qualifying education, continuing education, and the supervisory real property appraiser and trainee course is removed and added to the general education section at the beginning of Chapter 6; and
- The “Initial Application,” “Resubmission of Instructor Approval,” and “Expiration and Rescinding of Instructor Approval” sections are all removed (the instructor qualifications remain, but the instructor is now considered a part of the education activity submission

## Director’s Comments Continued:

Board Member Walkenhorst is nearing the end of his term; his contributions and insight will be missed. The Board will begin advertising for the open at-large financial institutions representative position soon. In addition, the at-large broker representative position is still open. Finally, one measure to gauge the effectiveness of a regulatory program is through the audit process. The Board’s Appraiser Program and AMC program were awarded the ASC Finding of “Excellent” after the compliance review completed in March of this year. In addition, the Nebraska State Patrol and the Federal Bureau of Investigation found the Board’s Criminal History Record Check program to be in compliance in August. Thank you to all the past and present board members, Allison, and Kashinda for your hard work! Please remember, the Board is here for you, so feel free to call the Board’s office with any questions, concerns, or comments that you may have. I hope that you enjoy this edition of The Nebraska Appraiser.

## Adopted Changes to Title 298 of the Nebraska Administrative Code Approved by Governor Pillen (Continued)

LB707, approved by Governor Ricketts on April 18, 2022, updated the Nebraska Real Property Appraiser Act to implement the Real Property Appraiser Qualifications Criteria adopted by The Appraisal Foundation's Appraiser Qualifications Board effective on January 1, 2021 and to maintain compliance with Title XI of the federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 and the Policy Statements of the Appraisal Subcommittee of the Federal Financial Institutions Examination Council. The changes to Title 298 harmonize the language in Title 298 with the changes made to the Real Property Appraiser Act through LB707.

- The processes, procedures and requirements for acceptance of PAREA in lieu of real property appraisal practice experience are added, which also clarifies how credit is awarded based on what PAREA program is completed by the applicant; and
- The requirement that a temporary credential applicant provide a completion date is removed.

It is the Board's priority to reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession and many changes made to Title 298 address this very issue.

- The use of the synchronous (livestream) and hybrid (online and livestream) education delivery mechanisms for real property appraiser qualifying and continuing education is expanded;
- The acceptance of education completed in another jurisdiction is expanded by allowing for education offerings to meet the minimums established in the Real Property Appraiser Qualifications Criteria only, and by allowing distance education approved by any jurisdiction in which an applicant or real property appraiser holds a credential as verified through the Appraiser Registry of The Appraisal Subcommittee instead of their jurisdiction of residency only;

- The review and approval procedures are updated to allow the Board's director to approve new applications for licensed and certified real property appraisers who apply through education, experience, and examination when minimum requirements are met and no extenuating circumstances exist requiring Board expertise;
- The requirement that no more than 50% of real property appraisal practice experience be obtained for work without a traditional client is removed in accordance with the 2022 Criteria; and
- Education providers are no longer required to submit evidence of an education activity being AQB CAP approved, or an instructor being an AQB Certified USPAP Instructor when required.

Emphasis was placed on the effectiveness of regulations in place, the clarity and applicability of the language in Title 298, and the public's rights and welfare. Language is updated to reflect this emphasis.

- The practicum course language is incorporated into the language that pertains to non-traditional experience, which is also expanded to better align with the actual language in the Real Property Appraiser Qualifications Criteria;
- Many of the aggregate maximum of 25% experience items are removed as the Real Property Appraiser Qualifications Criteria specifically states that experience must be in appraisal work conforming to USPAP standards 1-6;
- The language "the Board may accept areas of experience upon demonstration by the applicant that such experience directly relates to training and improvement of skills used in real property appraisal practice" is removed as such experience would be in conflict with the Real Property Appraiser Qualifications Criteria;

### Upcoming NRPAB Meetings:

- ◆ October 26, 2023 @ NRPAB Office (Conference Room)
- ◆ November 16, 2023 @ NRPAB Office (Conference Room)
- ◆ December 21, 2023 @ NRPAB Office (Conference Room)

These meeting dates are all tentative. Please check the Board's Facebook page or website for information as these dates approach. The start time for each meeting can be found in the public notice and on the agenda posted to the Board's website at least 48 hours prior to the start of the meeting. Any meeting also held by virtual conferencing will be stated as such in the public notice for that meeting.

## Adopted Changes to Title 298 of the Nebraska Administrative Code Approved by Governor Pillen (Continued)

- “Prior to” is changed to “by” for the December 31st requirement to submit evidence of completion of the 7-hour National Uniform Standards of Professional Appraisal Practice Update course;
- “Applicant” is changed to “real property appraiser” to better clarify that Chapter 4, § 001.10C, which pertains to continuing education requirements, is relevant to those that already hold a credential;
- “August 31” is changed to “June 30” in Chapter 4, § 002.01, to reflect current practice for when a credential holder will be notified of selection for a random criminal history record check; and
- The fee name is updated to “continuing education activity renewal application fee” in Chapter 4, § 003.04A.2 to harmonize this fee name with that in the Real Property Appraiser Act.

Pursuant to Title XI, the Appraisal Subcommittee of the Federal Financial Institutions Examination Council monitors each State’s appraiser and AMC regulatory programs to ensure the State: recognizes and enforces the standards, requirements, and procedures prescribed by Title XI; has adequate authority to permit it to carry out its Title XI related functions; and makes decisions concerning appraisal standards, appraiser qualifications and supervision of appraiser practices consistent with Title XI. The ASC performed a State Off-Site Assessment of the State of Nebraska Appraiser Regulatory Program and AMC Regulatory Program in February of 2022.

- The collection of certain information for Federally Regulated AMCs is removed from Title 298 as the ASC observed that collection of this information is beyond the authority of the AMC Rule and Revised Bulletin 2017 -01 issued April 16, 2018; and
- All references to the federal registries are changed to the current names, “Appraiser Registry” and “AMC Registry.”

More details regarding the specifics of these changes can be provided upon request. If you have questions regarding the changes to Title 298, please contact me by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov), or by phone at 402-471-9015.

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What's new at  
The Appraisal Foundation?  
[appraisalfoundation.org](http://appraisalfoundation.org)



What's new at the  
Appraisal Subcommittee?  
[asc.gov](http://asc.gov)



What's new at the AARO?  
[aaro.net](http://aaro.net)

# Launch of AMC Login and New Policy for Criminal History Record Checks for Owners of More Than 10% of an AMC at Renewal of Registration

By Allison Nespor, Licensing Program Manager

The Nebraska Real Property Appraiser Board is pleased to announce two changes to its AMC registration program: rollout of AMC Login and implementation of a new policy for Criminal History Record Checks carried out by the Board for owners of more than 10% of an AMC at renewal of registration. AMC Login simplifies the renewal process and provides easier access to update required information.

As of July 1, 2023, fingerprint cards are only required for each new individual owner of more than 10% of the AMC who has not previously had a Criminal History Record Check completed by the Board through the Nebraska State Patrol and the Federal Bureau of Investigation for the purpose of AMC ownership. This includes trustees of trusts owning more than 10% of the AMC and individuals owning shares in a corporation or corporations where said shares amount to owning more than 10% of the AMC.

The AMC Login includes a variety of new tools available to AMCs. The home screen of AMC Login includes Appraisal Management Company details and displays the legal name and registration number for the AMC, the primary email on file for the AMC, and important dates regarding registration status and expiration. There are links to download and print a PDF of the organization's current registration card and view and edit AMC information.

The contact person of record for each registered Nebraska AMC received an email from [OCIO.DoNotReplyWebTeam@nebraska.gov](mailto:OCIO.DoNotReplyWebTeam@nebraska.gov) to the AMC's primary email address listed with the Board, stating that the organization has been invited by Allison Nespor to join NRPAB AMC Login Users and providing a link and instructions to set up a Centurion username and password.

To date, 59% of registered AMCs have successfully set up access to AMC Login. If you cannot find your email invitation, or the link has expired, email [nrpab.amclogin@nebraska.gov](mailto:nrpab.amclogin@nebraska.gov) to request a new Centurion invitation. The Board's records will include the username only; the password will be known only to the user. If you use the "Forgot Password" function in Centurion and request an email to reset the password, the email will be sent to the email address used to establish the Centurion account.

If the Centurion account email address needs to be changed, make the change on the Centurion page. Click User Profile in the upper right corner, and update the email address there. This step is completely separate from updating the AMC's email addresses in AMC Login, as Centurion is just a platform for secure access to AMC Login. NRPAB staff cannot edit a User Profile in Centurion. To log into Centurion, or to use Centurion to log into AMC Login, begin on the Board's website, <https://appraiser.ne.gov>. Select "AMC Login" in the middle of the horizontal menu at the top of the page.



Click the "Login" button.



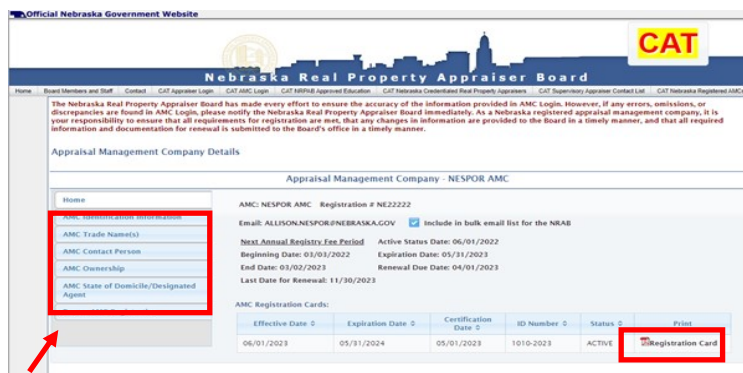
If you have not received an invitation to Centurion, and have never accessed AMC Login via Centurion, contact the Board's office at [nrpab.AMCLogin@nebraska.gov](mailto:nrpab.AMCLogin@nebraska.gov) or 402-471-9015 to request an invitation.

For questions about AMC Login, please email [nrpab.AMCLogin@nebraska.gov](mailto:nrpab.AMCLogin@nebraska.gov)

On the Centurion page, "User Profile" in the upper left corner is where you edit information regarding your Centurion account. Select the "AMC Login" link under "NRPAB" to go to your AMC's NRPAB home screen.



## Launch of AMC Login and New Policy for Criminal History Record Checks for Owners of More Than 10% of an AMC at Renewal of Registration (Continued)



On the home screen, “Appraisal Management Company Details” displays the legal name and registration number for the AMC, the primary email on file, and important dates: active status, expiration, renewal due, and annual registry fee period beginning and end. Under “AMC Registration Cards” is a link to download and print a PDF of the AMC’s current registration card. On the left side of the home screen is the menu of links for viewing and editing AMC information (AMC Identification Information, AMC Trade Name(s), AMC Contact Person, AMC Ownership, and AMC State of Domicile/Designated Agent) and for launching the AMC registration online. If information is edited, it is very important to click “Update” to save any changes.

NRPAB staff will still update AMC information on receipt of a proper request or changes shown in a paper renewal application, but you are encouraged to maintain your own Identification, Trade Name(s), Contact Person, Ownership and State of Domicile/Designated Agent information in AMC Login.

Before starting the online renewal application:

- Obtain new fingerprint cards and signed authorization to use fingerprints forms for all new owners of more than 10% of the AMC who have not previously had a Criminal History Record Check completed by the Board through the Nebraska State Patrol and the Federal Bureau of Investigation for the purpose of AMC ownership. The Authorization to Use Fingerprints for National Criminal History Record Check Through the Nebraska State Patrol and the Federal Bureau of Investigation form is found on the Board’s website on the AMC Registration page. The signed authorization forms may be uploaded in the online application or mailed with the fingerprint cards. Fingerprint images must be less than one year

old, and the cards must be signed by the person fingerprinted and the official taking the fingerprints.

- Check the renewal due notice, the home screen in AMC Login, or the most recent registration card for the annual registry fee period beginning and end dates, and compile the list of AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year including: (1) First and last name, (2) Credential number, (3) Number of appraisals performed (during the reporting year), (4) Earliest appraisal submission date (during the reporting year), and (5) Latest appraisal submission date (during the reporting year). Have the list ready to upload.
- Obtain proof that a valid Surety Bond is in effect (continuation or verification certificate, proof of payment with invoice showing the most recent premium period, or copy of new surety bond). Have the proof ready to upload.
- If the answer to any disciplinary question is “yes,” have all documents regarding the grievance or charges and any documents of disposition (consent agreements, final orders, etc.) ready to upload.
- Obtain the routing and account numbers for the EFW/ACH withdrawal for payment of fees due. Make sure such withdrawals are authorized from the account, as there is a \$20.00 ACH return fee if the payment does not go through. (The same fee applies to checks returned for insufficient funds.)
- Review and update all of the information on the Identification, Trade Name(s), Contact Person, Ownership, and State of Domicile/Designated Agent tabs on the home screen of AMC Login.

To begin the online renewal application, select “Renew AMC Registration” at the bottom of the menu on the left side of the home screen.



# Launch of AMC Login and New Policy for Criminal History Record Checks for Owners of More Than 10% of an AMC at Renewal of Registration (Continued)

Appraisal Management Company Details

Appraisal Management Company - NESPOR AMC

Home Your AMC registration has been late since 04/01/2023. Please complete a renewal application.

AMC Identification Information **Application for Renewal of Nebraska Appraisal Management Company Registration**

AMC Trade Name(s)

AMC Contact Person

AMC Ownership

AMC State of Domicile/Designated Agent

Renew AMC Registration

Edit	Legal Name	Registration Number	Status	Application Entered Date	Date Application Received by NRPAB	View
	NESPOR AMC	NE22222	Incomplete			
	NESPOR AMC	NE22222	Submitted	09/01/2023		<a href="#">View</a>

Select "Application for Renewal of Nebraska Appraisal Management Company Registration" to launch a new application, or select the pencil icon to continue working on an incomplete application.

Board Members and Staff Contact CAT Appraiser Login CAT AMC Login CAT NRPAB Appraiser Education CAT Nebraska Certified Real Property Appraisers CAT Supervisors Appraiser Contact List CAT Nebraska Registered ASBCs

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

AMC Information Disciplinary Registry Fee Application Checklist Affidavit Payment

AMC Information

- I have reviewed and, if necessary, updated AMC Identification Information.
- I have reviewed and, if necessary, updated State of Domicile Information.
- I have reviewed and, if necessary, updated Trade Name(s) Information.
- I have reviewed and, if necessary, updated Ownership Information.
- I have reviewed and, if necessary, updated Contact Person Information.

[Return to your Profile](#) [Next](#)

Verify that you have reviewed and, if necessary, updated all information. Select "Return to your Profile" if you need to update information. Select "Next" to go to the Disciplinary tab. You will not be able to advance to the next tab until all of the required items (marked with red asterisks) have been completed.

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

AMC Information **Disciplinary** Registry Fee Application Checklist Affidavit Payment

Disciplinary Questions

1. Has the applicant's application for registration/license/certification, or the right to renew or reinstate, been denied by the past 18 months?

Yes  No

2. Has disciplinary action been taken against the applicant by any regulatory authority or allowed to lapse due to any action pending or threatened previously disclosed to this agency. Failure to disclose this may result in denial of registration?

Yes  No

If you respond "yes" to a disciplinary question, a text box opens for a required statement with an "Upload File" button for any documents such as final orders, consent agreements, or longer statements.

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

AMC Information Disciplinary **Registry Fee** Application Checklist Affidavit Payment

Disciplinary Questions

1. Has the applicant's application for registration/license/certification, or the right to renew or reinstate, been denied by the past 18 months?

Yes  No

If your answer is yes, provide a brief statement of all significant details on a separate sheet, including the jurisdiction, the circumstances surrounding the matter, and the names of any persons involved.

\* If YES, provide statement:

Upload File:

[Upload File](#)

When you have responded to all of the Disciplinary Questions, select "Next."

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

AMC Information Disciplinary **Registry Fee** Application Checklist Affidavit Payment

ASC AMC Registry Fee and Reporting Year

Annual ASC AMC Registry Fee based on year ending 90 days before expiration of current registration:

Beginning Date of Reporting Year: 03/03/2022 Ending Date of Reporting Year: 03/02/2023

Number of AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year:  x \$25.00 = \$0.00 ASC AMC Registry Fee due with application

(Covered transaction means any consumer credit transaction secured by the consumer's principal dwelling.)

ASC AMC Registry Fee \$0.00  
Nebraska Registration Renewal Fee +1500.00  
Late Processing Fee, if any +150.00  
Total Fees Due with Renewal Application \$1650.00

With the application for renewal and the ASC AMC Registry fee, the AMC must also provide a list of the AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year, including:

- First and last name,
- Credential number,
- Number of appraisals performed (during the reporting year),
- Earliest appraisal submission date (during the reporting year), and
- Latest appraisal submission date (during the reporting year).

Upload AMC appraiser list here:

[Upload File](#)

[Back](#) [Next](#)

On the Registry Fee screen enter the number of AMC appraisers who have performed an appraisal for the AMC in connection with a covered transaction in Nebraska during the reporting year and upload the list. Make sure the list has all of the required information about each appraiser.

Select "Next" to go to the Application Checklist tab.

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMPANY REGISTRATION

AMC Information Disciplinary Registry Fee **Application Checklist** Affidavit Payment

Application Checklist

Include the following items with your completed application:

- Two copies of legible, ink-rolled fingerprint cards for each new owner/entity owning more than 10% of the applicant who has not previously completed a fingerprint based criminal history record check through the Nebraska State Patrol and the Federal Bureau of Investigation for the purpose of appraisal management company registration in Nebraska.
  - Fingerprint cards mailed
    - Date fingerprints were mailed:
  - Fingerprints taken by Nebraska State Patrol
- Authorization to Use Fingerprints for National Criminal History Record Check through the Nebraska State Patrol and the Federal Bureau of Investigation signed by each person whose fingerprints are included with the application. Person being fingerprinted is also requested to review the NRPAB Privacy Act Statement prior to being fingerprinted. Download the form at <https://appraiser.ne.gov/AMC/CHRC-Authorization-and-Privacy-Statement.pdf>
  - Mailed with fingerprint cards
  - Upload PDF copy/copies of signed Authorization Form
  - N/A, no individuals or trustees directly or indirectly own more than 10% of the applicant or all individuals or trustees who directly or indirectly own more than 10% of the applicant have previously had a Criminal History Record Check completed by the Board through the Nebraska State Patrol and the Federal Bureau of Investigation for the purpose of AMC ownership.
- Proof of a valid Surety Bond for \$25,000 naming applicant as the "Principal" and the Nebraska Real Property Appraiser Board as the "Obligee." The Surety Bond shall clearly indicate that: 1) the bonding company is aware of, and will comply with, all provisions of Neb. Rev. Stat. § 76-3203(2); 2) the Surety Bond shall be in favor of the state for the benefit of any person who is damaged by any violation of the Nebraska Appraisal Management Company Registration Act, and in favor of any person damaged by such a violation; 3) the Surety Bond shall be maintained until one year after the date on which the appraisal management company ceases operation in this state regardless of, if or when, termination of the Surety Bond occurs; 4) and, the aggregate liability of the Surety Bond to all persons damaged by a violation of the Nebraska Appraisal Management Company Registration Act by an appraisal management company shall not exceed the amount of the Surety Bond.
  - Upload evidence Surety Bond is in effect (continuation or verification certificate, proof of payment with invoice for most recent premium period, or copy of new surety bond):
  - [Upload File](#)

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If you select Fingerprint Cards mailed or Fingerprints Taken by Nebraska State Patrol, enter the date. If no individuals or trustees directly or indirectly own more than 10% of the applicant, or all individuals or trustees who directly or indirectly own more than 10% of the applicant have previously had a Criminal History Record Check completed by the Board through the Nebraska State Patrol and the Federal Bureau of Investigation for the purpose of AMC ownership, select "N/A" for items 1 and 2. If you are submitting owner fingerprints, upload copies of the signed authorization form(s) here, or mail them with the fingerprint card(s) and enter the mailing date.

## Launch of AMC Login and New Policy for Criminal History Record Checks for Owners of More Than 10% of an AMC at Renewal of Registration (Continued)

Upload proof that a valid surety bond is currently in effect. Unless the bond is less than one year old, provide a current verification or continuation certificate, or evidence of payment of the most recent premium showing the premium period.

The next screen is the Affidavit of Applicant. Read the affidavit thoroughly before electronically signing and dating it.

APPLICATION FOR RENEWAL OF NEBRASKA APPRAISAL MANAGEMENT COMI

AMC Information | Disciplinary | Registry Fee | Application Checklist | Affidavit | **Payment**

Electronic Funds Withdrawal (EFW) Payment

Appraisal Management Company: NESPOR AMC

Registration Number: NE22222

ASC AMC Registry Fee: \$1,250.00

Nebraska Registration Renewal Fee: \$1,500.00

Late Processing Fee: \$150.00

Total Fees Due: \$2,900.00

Payment Date: 09/06/2023

Routing Number: \*

Account Number: \*

Retype Account Number: \*

Account Type:  Savings Account  Checking Account

To make your EFW payment click submit.  
Your payment has not been scheduled until you receive a reference number.

Submit

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On the payment screen, the fees are automatically calculated based on the date the renewal application is due and the number of AMC appraisers entered on the Registry Fee tab. Enter a bank routing number and a bank account number and select an account type. Again, it is important to make sure ahead of time that the account allows electronic funds withdrawals through ACH. The application system cannot determine this, and the Board is charged a \$20.00 return fee by the State Treasurer if a submitted payment does not go through. The applicant is then required to pay all fees including the additional \$20.00 ACH return fee by check or money order.

EFW Payment Summary

EFW Payment Receipt - Nebraska Real Property Appraiser Board

Appraisal Management Company: NESPOR AMC

Registration Number: NE22222

Reference Number: RAFP00000229

ASC AMC Registry Fee: \$1,250.00

Nebraska Registration Renewal Fee: \$1,500.00

Late Processing Fee: \$125.00

Scheduled Payment Amount: \$2,875.00 on 09/01/2023

Your application has been submitted and your electronic payment has been scheduled. Do not duplicate your payment using another method.

Print Receipt

If you have questions, please contact the Nebraska Real Property Appraiser Board office by email at [crash.questions@nebraska.gov](mailto:crash.questions@nebraska.gov), or by phone at 402-471-9015.

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The Board receives notice when an online renewal application has been submitted and reviews the application to verify that all required documentation is present or has been mailed before accepting the application and payment and beginning processing.

Paper applications received by the Board are manually entered into the system and appear on the List of AMC Renewal Applications on the Renew AMC Registration tab. Track the progress of an application in the Status box:

- Submitted: application has been entered in the system
- Rejected: application is incomplete, applicant will be notified by letter of requirements to complete the application, payment is not submitted to the bank
- Pending: application is complete, payment is being submitted to the bank, processing has begun
- Approved: process is complete. An automated email notifies the AMC that the new registration card can be downloaded on AMC Login home screen. If the previous registration card is still active, the new registration card will show as inactive until the previous card expires.

The Board is excited to provide this option for AMC registration renewals. If you have any questions regarding the updated AMC Login, the online renewal application, or the contact information interface, please feel free to contact the Board's office by email at [nrpab.AMCLogin@nebraska.gov](mailto:nrpab.AMCLogin@nebraska.gov) or by phone at 402-471-9015.

### Centurion & AMC Login Issues

If you need an email invitation, or you cannot access Appraiser Login through Centurion Blue, please call the Board's office at 402-471-9015 or email us at [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov).

If you have created your Centurion account but get a message that the information entered does not match any AMC, or you don't see an "AMC Login" link on your Centurion page, call the office. Staff may need to manually link the Centurion username with the AMC Login. Be prepared to provide the Centurion username, the email address used to set up the Centurion account, and the name of the AMC.



# 2023 NRPAB Strategic Planning Meeting Summary

By Tyler N. Kohtz, Director

The Board held its strategic planning meeting on June 21, 2023. At this meeting the Board discussed the previous fiscal year and established its short-term and long-term goals and objectives for the future.

The Board included the following as accomplishments for the 2022-2023 fiscal year:

- Multiple database and technology projects were completed, including the online AMC registration renewal application and AMC Interface database upgrade, development of a disciplinary action search on the website, restructuring real property appraiser website search, adding a message screen on the website, and many general website updates;
- Real property appraiser renewals were completed short staffed with little disruption to the public or the real property appraiser community;
- The Title 298 changes adopted by the Board on November 17, 2022 were approved by Governor Pillen;
- The ASC's audit of the Board's Real Property Appraiser Program and AMC Registration Program were successful; and
- PSL funding was secured for an additional teammate.

The Board also had many productive discussions concerning the future and the goals and objectives for the 2023-2024 fiscal year. The Board's short-term goals and objectives include:

- Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the Real Property Appraiser Act, which include but are not limited to USPAP changes, Real Property Appraiser Qualifications Criteria changes, ASC SOA recommendations, the Board's PAVE Dashboard statute review, and removal of the Real Property Appraiser Renewal Random CHRC Program;

- Work with the Banking, Commerce and Insurance Legislative Committee's Legal Counsel to draft a bill for introduction addressing the changes needed in the AMC Registration Act, which include but are not limited to the ASC SOA recommendations, inclusion of criminal and civil immunity language, and changes to the CHRC requirements for owners of more than 10% of an AMC;
- Draft Title 298 changes to harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act in 2024, address the Board's PAVE Dashboard regulations review, and incorporate changes made to the Real Property Appraiser Qualification Criteria Effective January 1, 2026 and CAP Guidelines effective September 17, 2023;
- Hire Administrative Specialist classified employee to ensure that adequate staffing is in place to carry out the Board's mission, maintain a high-level operation, remain compliant with Title XI, and maintain public satisfaction; and
- Populate the Disciplinary History Search with ten year real property appraiser and AMC disciplinary action history for active credential and registration holders.

Finally, the Board reviewed its long-term goals and objectives for the 2023-2024 fiscal year. The Board's long-term goals and objectives include:

- Address changes to USPAP, Real Property Appraiser Qualifications Criteria, ASC Policy Statements, AQB CAP Program Guidelines, and Title XI as required;
- Harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act as needed;
- Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant;

# Meeting

## 2023 NRPAB Strategic Planning Meeting Summary (continued)

- Continue to adopt internal procedures as needed to assist with the Board's administration of its programs and retire internal procedures that are no longer relevant;
- Continue to monitor the effectiveness of regulations to reduce unnecessary regulatory burden, remove barriers to entry into the real property appraiser profession, maintain an effective education program, and provide for better clarification and administration;
- Explore opportunities to increase the number of Nebraska resident real property appraisers;
- Monitor real property appraiser credential renewal dates;
- Encourage trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to trainee real property appraisers;
- Request that supervisory real property appraisers with trainee real property appraisers who intend to engage in real property appraisal practice pertaining to agricultural real property upon credentialing as a certified general real property appraiser encourage their trainee real property appraisers to complete agricultural-based qualifying education offered by an education provider with an expertise in agricultural appraisal in approval letter sent to supervisory real property appraisers;
- Continue updating the policies and procedures documents as needed to ensure compliance with state policy changes, NAPE/ASFCME contract changes and to address general work environment needs and/or changes;
- Encourage development of Memos from the Board and Facebook posts that contain facts of interest to the real property appraiser community;
- Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser (newsletter), and Memos from the Board (listserv emails) to disseminate relevant and important information to the appraisal business community and the general public in a timely manner, which includes information related to state and federal regulations, credentialing and registration requirements, renewal information, education information, Board policies and procedures, documents posted to the NRPAB website, meeting information, and other information that affects the industry;
- Continue to monitor the effectiveness of current NRPAB website, and repair bugs, make improvements, and add enhancements needed to address functionality or use;
- Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders;
- Continue to monitor the effectiveness of the current NRPAB database, repair bugs, make improvements, and add enhancements needed to address program or use changes.
- Explore the development and implementation of an updated NRPAB branding;
- Continue to monitor the effectiveness of current processes and procedures, and update processes and procedures as needed to maintain effectiveness and efficiency of the administration of the Board's programs;
- Explore use of Federal grant money to pursue development of a translator system between the NRPAB Database and the ASC Federal Registry system; and
- Explore online real property appraiser initial applications (Reciprocity; Education, Experience & Examination; Temporary) AMC initial applications, education activity applications, and other services that require payment of a fee.



More information on the Board's 2023 strategic planning meeting can be found in the June 21, 2022 meeting minutes located on the Board's website at: [https://appraiser.ne.gov/meetings/minutes/2023/230621\\_Strategic\\_Planning\\_Minutes.pdf](https://appraiser.ne.gov/meetings/minutes/2023/230621_Strategic_Planning_Minutes.pdf).

# 2023 Spring AARO Conference Summary

By Tyler N. Kohtz, Director

I attended the 2023 Spring AARO Conference in Savannah, Georgia from May 9th through May 11th. Much of the discussion centered on bias, diversity, and discrimination in the financial industry; PAREA; the Real Property Appraiser Qualifications Criteria updates; USPAP updates; legal concerns and liability; and technology and administration advancements in government and in real property appraisal practice. I noted the following highlights:

- The Appraisal Subcommittee has restarted the State Appraiser and AMC Compliance Reviews in person. Some issues that the ASC reported were, AMC rules issues, staffing changes, new state technologies and processes, as well as backlogged investigations. The ASC is currently focused on Appraisal Bias and is studying USPAP and AQB Qualification Criteria. The ASC also provided an update on Federal Legislation. Various bills include creating an appraiser licensing information portal, adding the VA and USDA RHD to the ASC, allowing licensed appraisers back on the FHA roster, adding trainees to the Appraiser Registry, broadening the ASC grant-making authority, and improving governance of the appraisal industry.
- The Appraisal Foundation discussed Foundation resources for state regulators and the state regulator advisory groups.
- The Appraiser Qualifications Board of The Appraisal Foundation focused on qualifying and continuing education content that meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations course outline. The AQB also reported that, to date, nine concept reviews have been submitted for PAREA programs, and eight providers are actively working on PAREA programs. The AQB finished its presentation by providing the following updates:
  - The CAP delivery mechanism approval is now available for asynchronous activities;
  - A subject matter expert is writing new exam items and the AQB will be reviewing them this summer; and
  - The fifth exposure draft of USPAP has been adopted and will not have an end date.
- Appraisal Institute and McKissock gave a presentation on their PAREA programs. McKissock explained their PAREA program will include dashboards and simulations; a mix of urban, suburban, and rural experiences and geographies; and interaction between the mentor and the student. The Appraisal Institute is starting with a pilot program of invited cohorts. The Appraisal Institute's research shows a value up to \$5,000.00 per seat. Payment plans and a scholarship program will address affordability.



River Street in Savannah, Georgia

## 2022 Spring AARO Conference Summary (continued)

- At the Executive Directors and Administrators Roundtable, several items were discussed. Most agencies are utilizing a hybrid work schedule with employees working from a remote location and in the office, while other agencies are 100% remote work. PAREA credit; discrimination by state agencies in the disciplinary process; artificial Intelligence and hypothetical situations from an administrative perspective; and military personnel and license portability were all discussed.
- A presentation was given by the State of Texas and HUD on Fair Housing.
- Freddie Mac reported that refinance and purchase volume is down from the second half of 2022 through 2023, and that appraiser capacity dropped significantly at the beginning of 2023, but is now rebounding. During a review of the last four months, Freddie Mac noted a positive trend for refinance and purchase volume and appraiser capacity. Freddie Mac also brought attention to appraisal issues it is observing; specifically, unacceptable appraisal practices for comparable selection, appraiser reluctance in analyzing market conditions, the improper address of buydowns and seller concessions, unsupported condition adjustments, and overvaluation.
- Fannie Mae reported that it is developing a UAD curriculum that focuses on the importance of value and the management of risks. Loan to value ratio is Fannie Mae's fundamental driver and risk management is the cornerstone. The Fannie Mae Selling Guide was updated with the new term "value acceptance," which replaces the term "appraisal waiver." Value acceptance and property data is a new option that requires collection of subject property data in conjunction with value acceptance. Hybrid appraisals are allowed, but only on a limited basis. These alternate methods have been added to Form 1004D. Fannie Mae reported that the modern valuation spectrum ranges from value acceptance to value determination. According to Fannie Mae, Property Data Collection (PDC) consists of a standardized interior and exterior data collection in which appraisers are well suited to do this work. To become a Property Data Collector, a background check and professional training is required.
- A presentation was given on board member legal concerns and the administrative law process.

If you have questions regarding the 2023 Spring AARO Conference, please contact me by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov), or by phone at 402-471-9015.

### ***Have questions? We have answers!***

Questions related to appraisal management company registration and renewal: [nrpab.amc@nebraska.gov](mailto:nrpab.amc@nebraska.gov)

Questions related to AMC Login: [nrpab.amclogin@nebraska.gov](mailto:nrpab.amclogin@nebraska.gov)

Questions related to real property appraiser credentialing: [nrpab.credentialing@nebraska.gov](mailto:nrpab.credentialing@nebraska.gov)

Questions related to real property appraiser credential renewal: [nrpab.renewals@nebraska.gov](mailto:nrpab.renewals@nebraska.gov)

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

Questions related to investigations, or how to file a grievance: [nrpab.compliance@nebraska.gov](mailto:nrpab.compliance@nebraska.gov)

Questions related to Appraiser Login: [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov)

General Questions: [nrpab.questions@nebraska.gov](mailto:nrpab.questions@nebraska.gov)

# 2024-25 Credential Renewal Reminder and Information

By Tyler N. Kohtz, Director

Real property appraiser credential renewal applications (“renewal applications”) are due November 30, 2023, which is fast approaching. If your Nebraska credential expires December 31, 2023, and you have not renewed your credential, please take note.

Yellow postcards and emails were sent in late June to all real property appraisers whose credentials expire December 31, 2023, with directions for downloading the paper renewal application form from the Board’s website at [appraiser.ne.gov](http://appraiser.ne.gov) (see yellow highlights in picture at bottom of this page), and how to access the online renewal application through Appraiser Login via Centurion (see yellow highlights in picture at bottom of this page and red highlights in picture at bottom of the next page). Additional information related to updating contact information and completing the online renewal application in Appraiser Login can be found in the Winter 2021 edition of The Nebraska Appraiser feature article “NRPAB Appraiser Login Expanded to Include Online Real Property Appraiser Renewal Application and Contact Information Self-Service Interface,” found on the Board’s website at [https://appraiser.ne.gov/newsletters\\_and\\_memos/2021/TheNebraskaAppraiserWinter2021.pdf](https://appraiser.ne.gov/newsletters_and_memos/2021/TheNebraskaAppraiserWinter2021.pdf).

If you have any questions regarding Appraiser Login, the online renewal application, or the contact information interface, please feel free to contact the Board’s office by phone at 402-471-9015, or by email at [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov).

All online renewal applications must be submitted with a date stamp prior to December 1, 2023. All required continuing education completion certificates and supporting documentation must be submitted to the NRPAB through the Education Submission Portal found in Appraiser Login or by email prior to the submission of the online renewal application. All paper renewal applications, along with all required documents, must be mailed to the Board’s office, postmarked prior to December 1, 2023, to be considered timely. Paper renewal applications must include:

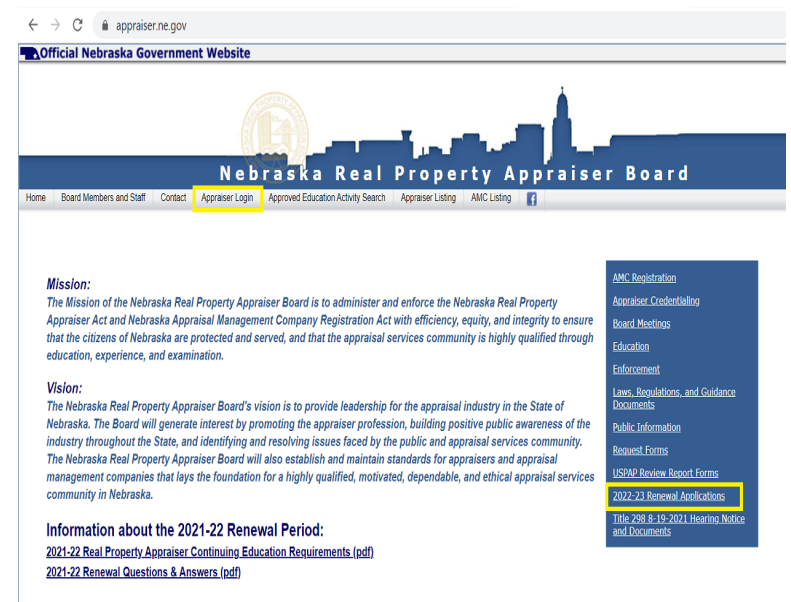
- A completed 2024-25 Application for Renewal of Nebraska Real Property Appraiser Credential;
- Explanations and copies of documents for all “YES” answers to disciplinary questions;

- All fees;
- All required continuing education completion certificates and supporting documentation (if not already submitted to and approved by the NRPAB through the Education Submission Portal found in Appraiser Login or by email); and
- For those notified of random selection for Criminal History Record Check (“CHRC”) by certified mail, the signed and dated Authorization to Use Fingerprints for Criminal History Record Check Through the Nebraska State Patrol and the Federal Bureau of Investigation form and fingerprint cards or date of electronic fingerprint submission.

(Note: You must include all required documentation and explanations of “YES” answers to disciplinary questions with each renewal application, even if that information was previously provided to the Board.)

Incomplete or incorrect paper renewal applications will be returned, and incomplete online renewal applications will be rejected. Applications missing any required accompanying documentation are considered incomplete. In these cases, a letter describing the issues and explaining the next step will be sent. The status of a renewal application can be followed in Appraiser Login.

When a complete renewal application has been received and processed by board staff, a blue postcard will be mailed stating that the credential has been renewed and providing directions for printing the credentialing card through Appraiser Login. An automated email will also be sent.



## 2024-25 Credential Renewal Reminder and Information (continued)

If a complete online renewal application is not submitted with a date stamp prior to December 1, 2023, or a paper real property appraiser renewal application, along with all required documents, is not received at the Board's office postmarked prior to December 1, 2023, a credential holder will have until July 1, 2024 to meet the requirements for renewal. A late processing fee of \$25.00 will be assessed for each month or portion of a month the credential is not renewed beginning on December 1, 2023. (The late processing fee does not apply until January 1, 2024 for new or upgraded credentials issued on or after November 1, 2023.) Also, for an online renewal application, if an incorrect routing or account number is entered for an EFW payment, a \$20.00 fee will be assessed for ACH return expenses charged to the Board by the Nebraska State Treasurer's Office. The same \$20.00 fee applies to checks returned for insufficient funds.

Except for applications to renew new or upgraded credentials issued after November 30, 2023 and before January 1, 2024, all real property appraiser renewal applications received after November 30, 2023 may go before the Board for review.

If an appraiser required to submit fingerprints with this year's renewal application sends everything on time (on or before November 30, 2023), but the Board has not received the CHRC results from the Nebraska State Patrol by December 31, 2023, the Board may renew a credential contingent on the CHRC results. All other requirements for renewal must be met prior to the November 30 deadline for this contingent approval.

A credential holder may elect inactive status to maintain his or her credential if he or she is unable to engage in real property appraisal practice for a period of less than two years. The inactive status application is located on the Board's website at: [https://appraiser.ne.gov/Appraiser\\_Credentialing/](https://appraiser.ne.gov/Appraiser_Credentialing/).

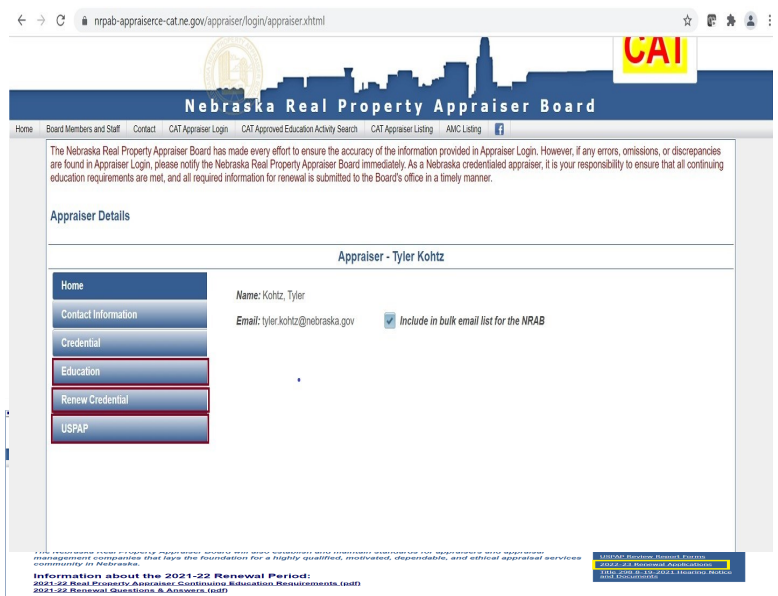
Information regarding the CE requirements is available in Appraiser Login in the Education Interface ("Education" button on the left side of the page - highlighted in red in the picture on this page). Log into Appraiser Login and select the "Nebraska Real Property Appraiser Continuing Education Requirements" link at the top of the page in the Education Interface. The Board encourages credential holders to complete continuing education that contributes to improved or new skills, knowledge, and/or competency in their primary area(s) of real property appraisal practice.

The Board may adopt a program of continuing education for an individual credential holder as long as the program complies with the Appraiser Qualifications Board's continuing education criteria. To request an individualized program of continuing education, submit a letter to the Board explaining the circumstances that are the basis for the request and the reason(s) why the existing continuing education requirements are a hardship.

To enter a certificate of completion for an education activity on the Education page in Appraiser Login, search for and select the provider name first, then the activity name. After selecting the activity, enter the date on which the activity was completed and upload a copy of the evidence of completion document. If the education activity was completed in another jurisdiction, or if you have difficulty submitting an activity or can't find the provider or activity name, submit the activity as "Out of State." (Check the "Out of State" box, enter the date on which the activity was completed, and upload the evidence of completion.)

Each credential holder who successfully renews his or her credential after the second year of a two-year credential period receives one free download of the PDF version of the current edition of USPAP through Appraiser Login ("USPAP" button on the left side of the page - see red highlights in picture at bottom of this page). The PDF version may only be used in accordance with the License Agreement for TAF Digital Content once the download is complete. You may purchase a hard copy from [The Appraisal Foundation](#).

Please contact the Board's office at 402-471-9015, or by email at: [nrpab.renewals@nebraska.gov](mailto:nrpab.renewals@nebraska.gov), for any questions concerning continuing education requirements or the real property appraiser credential renewal process.



The screenshot shows a web browser window with the URL [nrpab-appraiser-cat.ne.gov/appraiser/login/appraiser.shtml](http://nrpab-appraiser-cat.ne.gov/appraiser/login/appraiser.shtml). The page header features the Nebraska Real Property Appraiser Board logo and navigation links: Home, Board Members and Staff, Contact, CAT Appraiser Login, CAT Approved Education Activity Search, CAT Appraiser Listing, and AMC Listing. A sidebar on the left contains a menu with the following items: Home, Contact Information, Credential, Education (highlighted in red), Renew Credential, and USPAP. The main content area displays the user's profile for "Appraiser - Tyler Kohtz" with the following details: Name: Kohtz, Tyler; Email: tyler.kohtz@nebraska.gov; and a checkbox labeled "Include in bulk email list for the NRAB" which is checked. At the bottom of the page, there is a footer with the text: "Information about the 2021-22 Renewal Period: 2021-22 Real Property Appraiser Continuing Education Requirements (PDF) 2021-22 Renewal Questions & Answers (PDF)".

## NRPAB Quick Hits

- ◆ Board Member Thomas M. Luhrs's term as the At-Large Licensed Real Estate Broker Representative expired on December 31, 2022, and Board Member Wade Walkenhorst's term as the At-large Representative of Financial Institutions expires on December 31, 2023. The State of Nebraska is still accepting applications to fill these positions on the Board.
- \* Anyone interested in the position as the At-Large Licensed Real Estate Broker Representative must hold a current license as a Real Estate Broker, and any person interested in the At-large Representative of Financial Institutions must be employed by a financial institution. A Licensed or Certified Real Property Appraiser credential is also preferred, but not required. These positions do not represent any of the three congressional districts; therefore no boundary restrictions apply. The term for each position is five years, beginning on January 1st.
- \* If you would like more information about these positions, or what the Board does, please visit the NRPAB website at <https://appraiser.ne.gov>, or contact the Board's office at 402-471-9015.
- \* The Application for Executive Appointment can be found on the Governor's website located at <https://governor.nebraska.gov>. Select the dropdown titled "Constituent Services" at the top of the page, then select "Boards and Commissions." The applications will remain open until appointments are made.
- ◆ Congratulations to Allison Nespore, who has been with the Board for seven years as of July 18th.
- ◆ Pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (Title XI), the Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council monitors each State's appraiser licensing and certification regulatory program to ensure the State: (1) Recognizes and enforces the standards, requirements, and procedures prescribed by Title XI; (2) Has adequate authority to permit it to carry out its Title XI related functions; and (3) Makes decisions concerning appraisal standards, appraiser qualifications and supervision of appraiser practices consistent with Title XI. The ASC performed an on-site Compliance Review of the State of Nebraska Appraiser Regulatory Program and AMC Regulatory Program in March of 2023, and both of the State's programs received an ASC Finding of Excellent. The 2023 ASC Compliance Review Reports can be found on the Board's website at: [https://appraiser.ne.gov/Appraisal\\_Subcommittee\\_Reports/index.html](https://appraiser.ne.gov/Appraisal_Subcommittee_Reports/index.html).
- ◆ The Appraisal Qualifications Board of The Appraisal Foundation adopted the Second Exposure Draft of proposed changes to the Real Property Appraiser Qualifications Criteria (Criteria). This new edition will become effective on January 1, 2026. The changes to the Criteria will require that all new real property appraiser applicants take a 7-hour qualifying education course with a one-hour exam. Those already credentialed will be required to take a 7-hour continuing education course without an exam in the first cycle after the State adopts the new AQB requirement. After this transition period, all real property appraisers will have to take a 4-hour continuing education course on fair housing and valuation bias every two years. The Second Exposure Draft can be viewed on The Appraisal Foundation's website at: [https://www.appraisalfoundation.org/imis/TAF/Standards\\_Exposure\\_Discussion\\_Drafts/TAF/Exposure\\_Drafts.aspx?hkey=d6d47266-eca5-4178-8919-2d3e827a5f36](https://www.appraisalfoundation.org/imis/TAF/Standards_Exposure_Discussion_Drafts/TAF/Exposure_Drafts.aspx?hkey=d6d47266-eca5-4178-8919-2d3e827a5f36).



### Board Members

*Chairperson of the Board*  
**Wade Walkenhorst**, Lincoln  
Financial Institutions Rep  
Term Expires: January 1, 2024

*Vice-Chairperson of the Board*  
**Bonnie M. Downing**, Dunning  
Certified General Appraiser  
3rd District Representative  
Term Expires: January 1, 2025

*Board Member*  
**Cody Gerdes**, Lincoln  
Certified General Appraiser  
1<sup>st</sup> District Representative  
Term Expires: January 1, 2026

*Board Member*  
**Kevin P. Hermsen**, Gretna  
Certified General Appraiser  
2<sup>nd</sup> District Representative  
Term Expires: January 1, 2027

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

## NRPAB Quick Hits

- ◆ The Appraisal Standards Board of The Appraisal Foundation adopted the Fifth Exposure Draft of proposed changes to the Uniform Standards of Professional Appraisal Practice (USPAP). The new edition will be available this fall and will become effective on January 1, 2024. Unlike previous editions, it will not have an end date. The Fifth Exposure Draft can be viewed on The Appraisal Foundation's website at: <https://www.appraisalfoundation.org/imis/TAF/StandardsExposureDiscussionDrafts/TAF/ExposureDrafts.aspx?hkey=d6d47266-eca5-4178-8919-2d3e827a5f36>.
- ◆ The Nebraska Real Property Appraiser Board retired Guidance Documents 21-02, 21-04, and 22-01, and adopted one new guidance document, between April and June.

**23-01:** CHRC Carried Out by the Board for 10% or More Owners of AMC at Renewal of Registration

All Guidance Documents are available for viewing on the Board's website at: [https://appraiser.ne.gov/guidance\\_documents.html](https://appraiser.ne.gov/guidance_documents.html).

### ◆ Compliance Update

- \* Between the months of April and June, three grievances were filed against Nebraska credentialed real property appraisers. During this time, no disciplinary actions were taken by the Board against any appraisers, and one grievance was dismissed without prejudice.
- \* Between the months of April and June no grievances were filed against any appraisal management companies. During this time, no disciplinary actions were taken by the Board against any appraisal management companies.



## 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 April and June of 2023.

### *Trainee Real Property Appraisers*

**Mitchell Gutschenritter**, Lincoln NE – T2023005  
**Jeana Weise**, Fairbury NE – T2023006  
**Kennadi Findley**, Saint Paul NE – T2023007  
**Joshua VanBoening**, Holdrege NE – T2023008  
**Megan Dewey**, Lincoln NE – T2023009  
**Cole Klinkebiel**, Lincoln NE – T2023010  
**Dennis Engel**, Unadilla NE – T2023011  
**Rhett Safranek**, Walthill NE – T2023012

### *Licensed Residential Real Property Appraisers*

**John Stephens**, La Vista NE – L2023002

### *Certified Residential Real Property Appraisers*

**Justin Zimmerman**, Omaha NE – CR2023002  
**Seth Epling**, Hinton IA – CR2023003R  
**Tracy Pomerson**, Sioux City IA – CR2023004R  
**Brent Van Slyke**, Lincoln NE – CR2023005

### *Certified General Real Property Appraisers*

**Laura Herrington**, Royal Oak MI – CG2023015R  
**Brandon Gollotti**, New York NY – CG2023016R  
**Andrew Porter**, Dallas TX – CG2023017R  
**Elizabeth Broussard**, Houston TX – CG2023018R  
**Travis Welch**, Houston TX – CG2023019R  
**David Feeley**, Columbus OH – CG2023020R  
**James Marske**, Menasha WI – CG2023021R  
**Scott Hopewell**, Houston TX – CG2023022R  
**Philip Dahl**, Denver CO – CG2023023R  
**Jeremiah Wethington**, Abilene TX – CG2023024R  
**Steven Romer**, West Palm Beach FL – CG2023025R

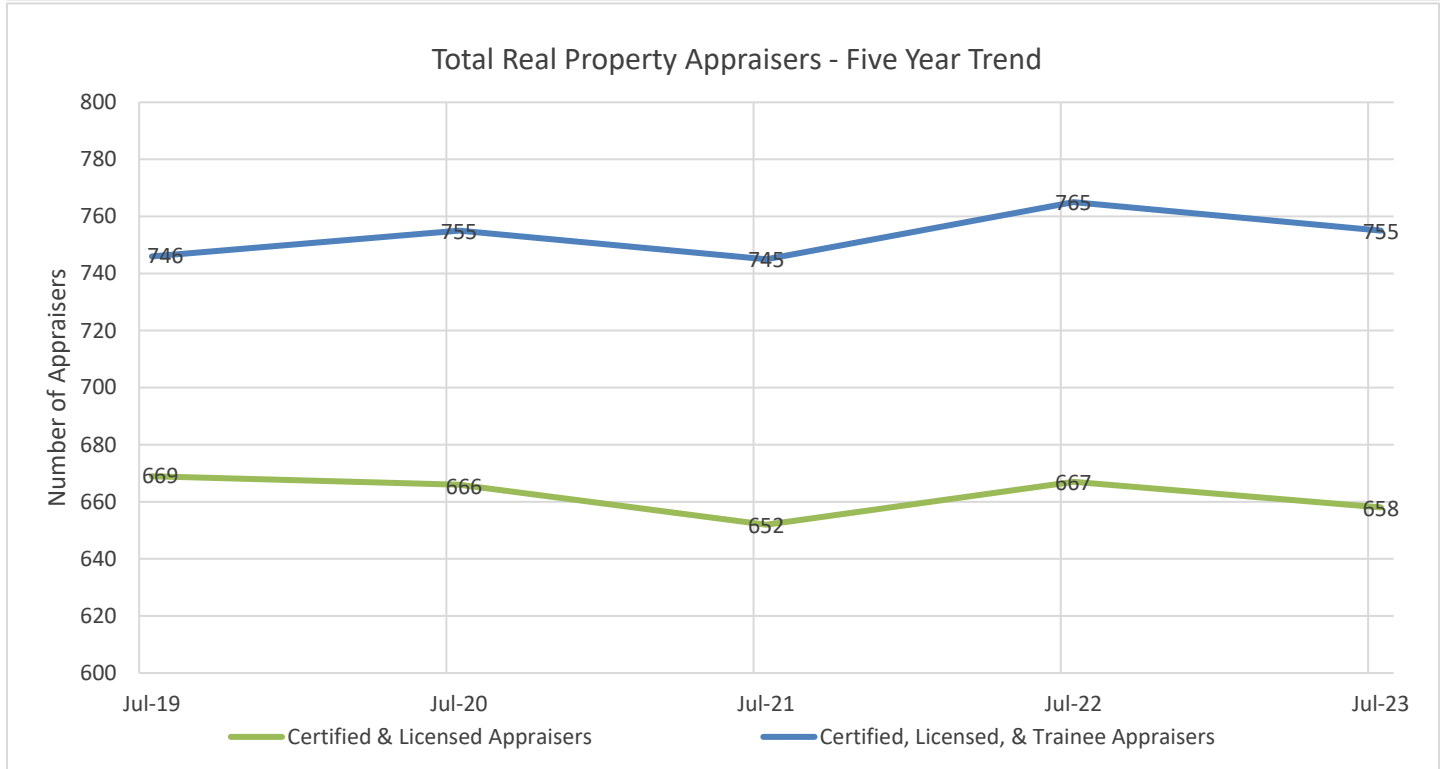
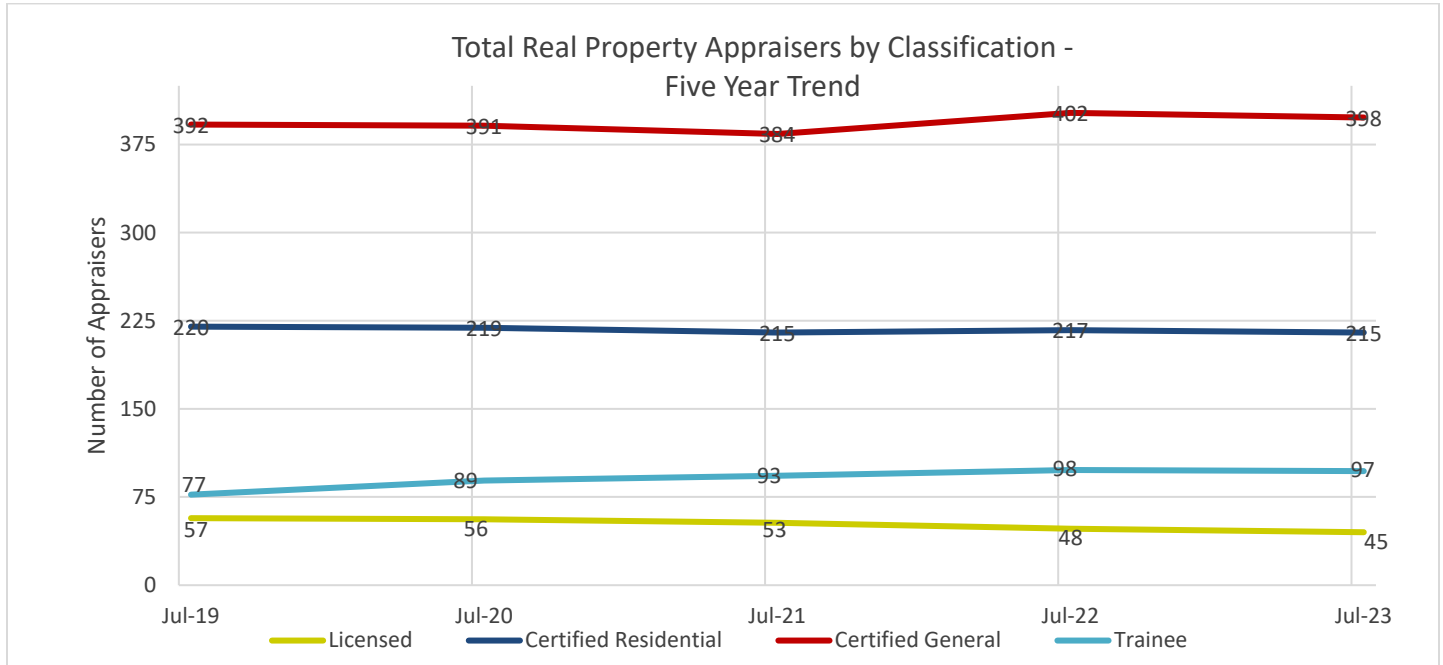
### *Appraisal Management Companies*

**EA Appraisals LLC** – NE2023002



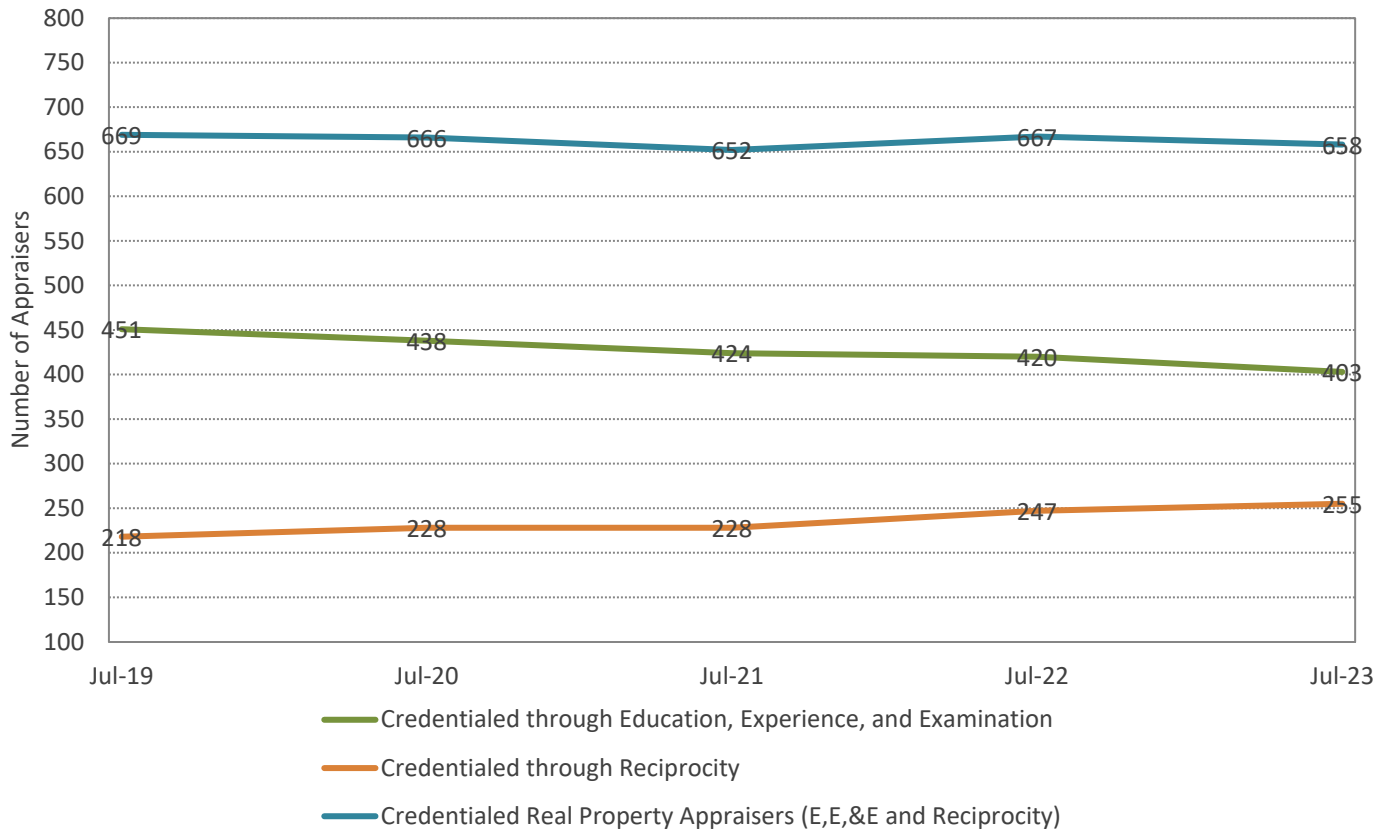
## Real Property Appraiser and AMC Numbers and Trends as of July 1, 2023

The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of July 1, 2023. There are currently 658 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 97 credentialed trainee real property appraisers. In addition, there are currently 81 appraisal management companies registered in Nebraska.

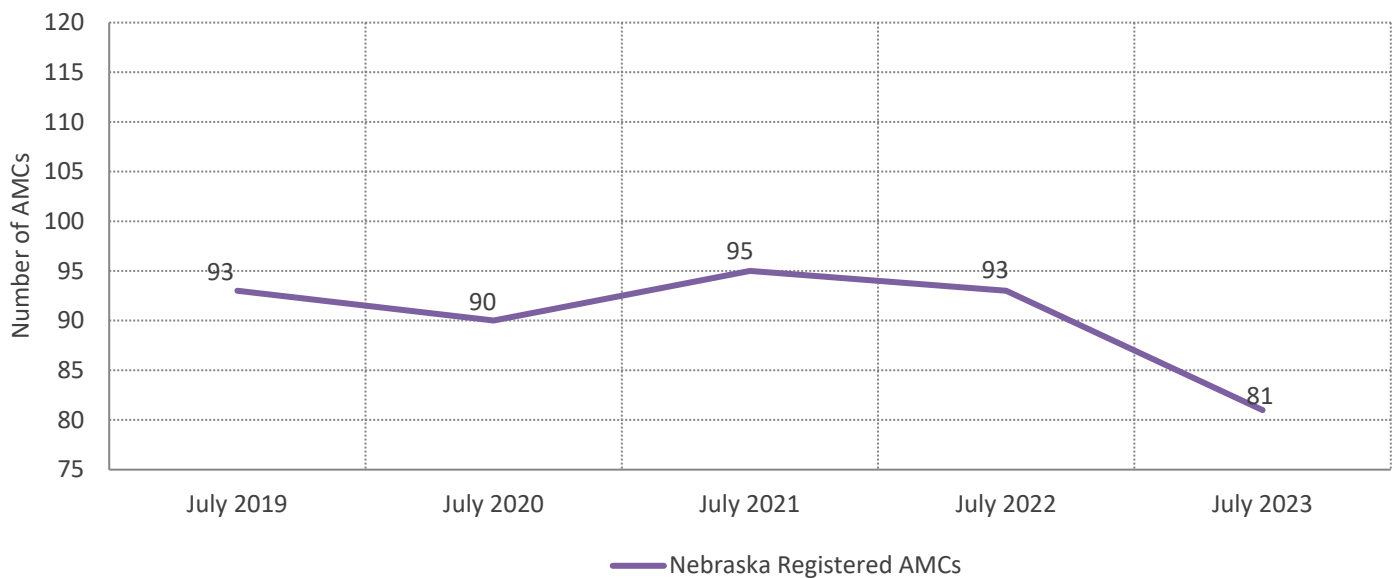


## Real Property Appraiser and AMC Numbers and Trends as of July 1, 2023 (Continued)

Total Real Property Appraisers (not including Trainee)  
- Five Year Trend

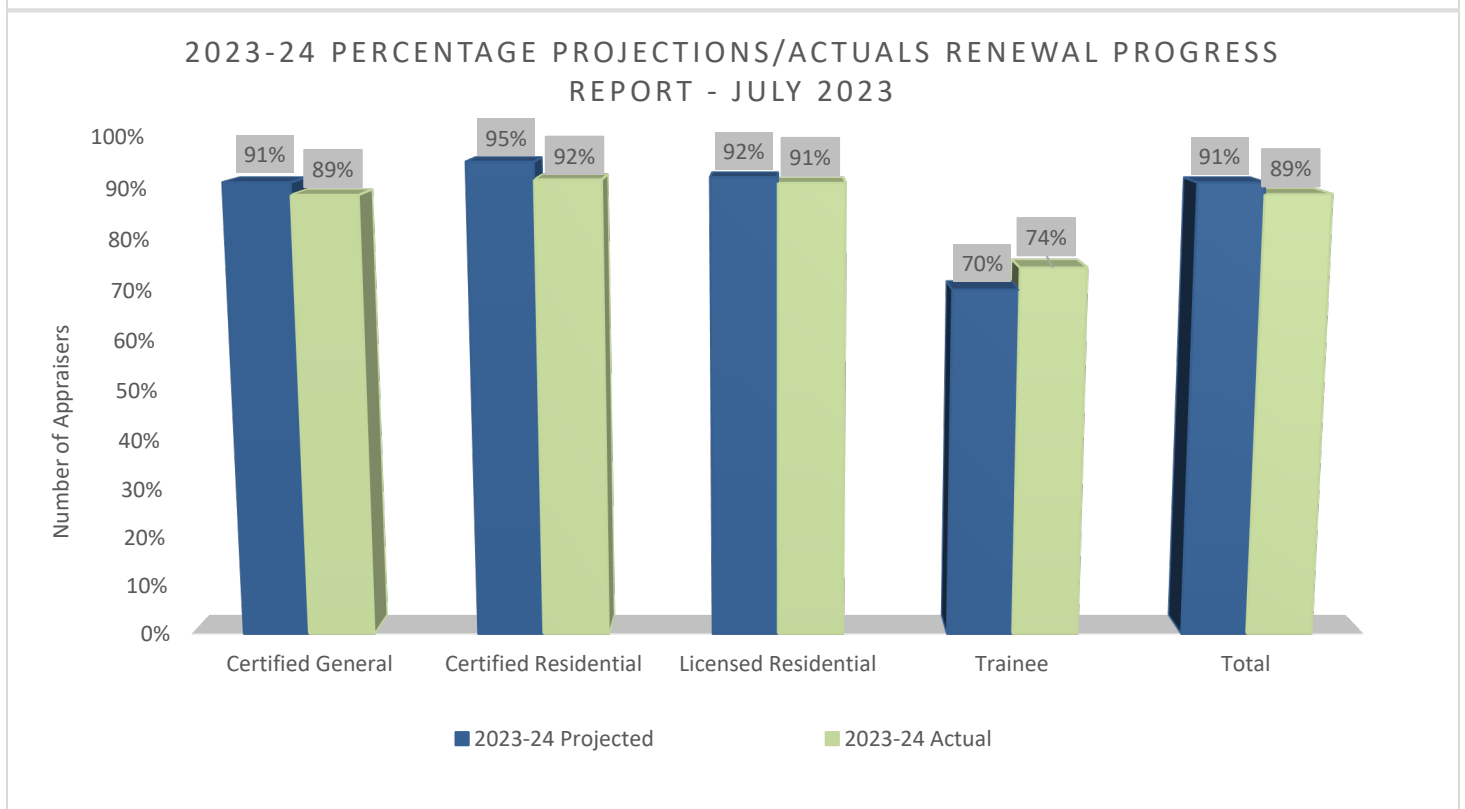
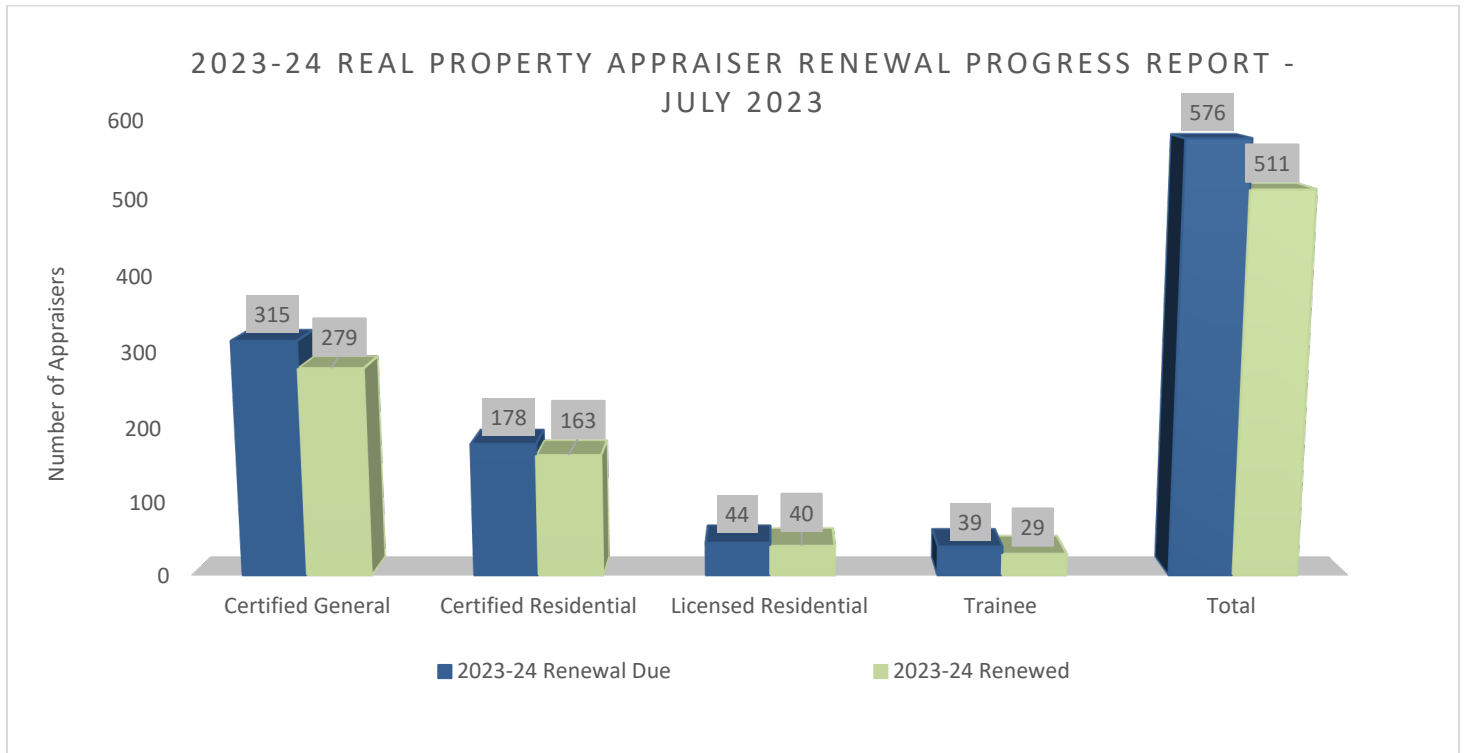


Appraisal Management Companies - Five Year Trend



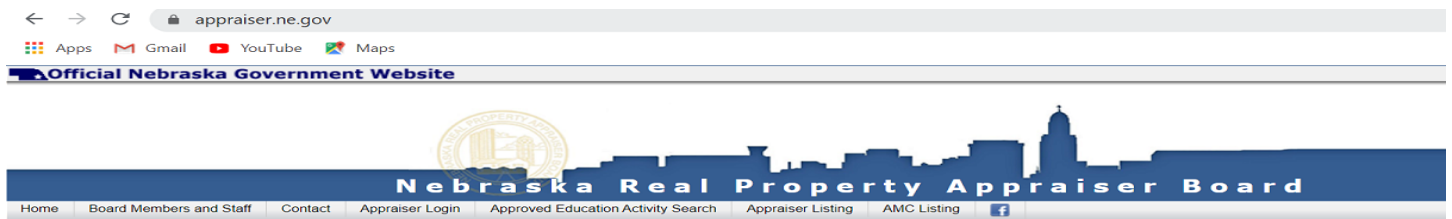
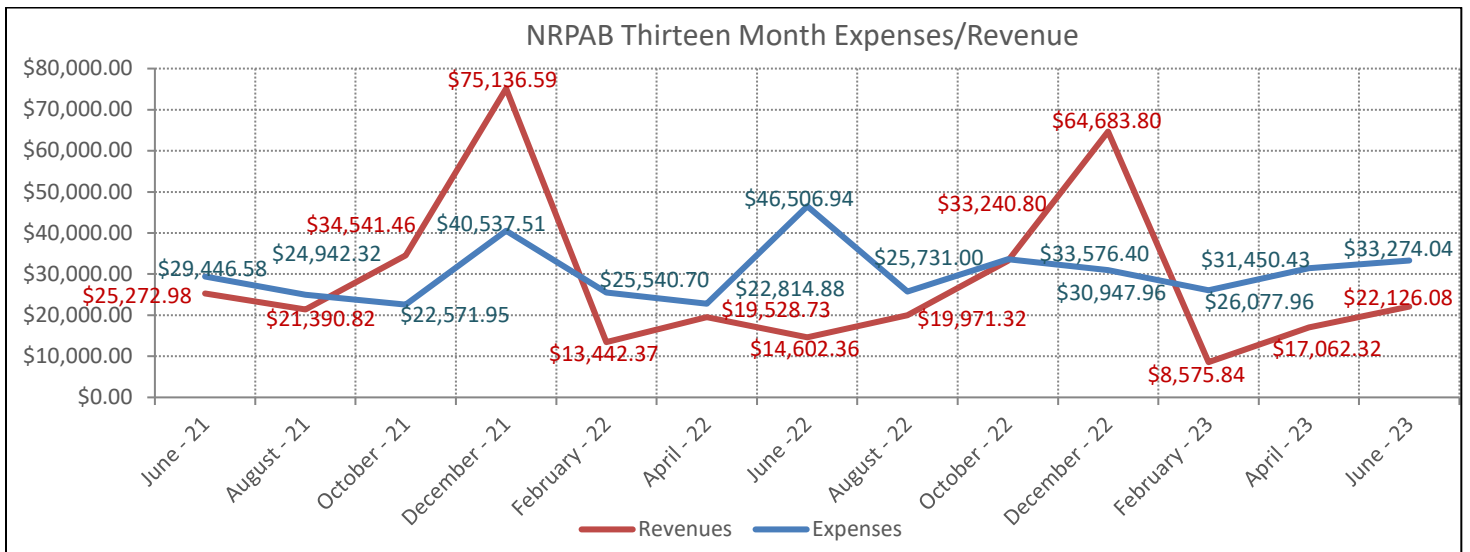
## Real Property Appraiser Renewal Counts and Percentages as of July 2023

The charts below outline the real property appraiser renewal counts and percentages as of July 2023. There were 576 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 511 credentials were renewed.



# NRPAB Financial Snapshot as of June 30, 2023

The 2022-23 Fiscal Year ended with \$383,634.41 in expenditures and \$408,617.20 in receivables. As of the end of June, actual expenses registered at 79.24% of the budgeted expenditures; revenues finished at 96.23% of projected revenues. The fiscal year ended with the majority of expenditures within the projected range; however, overtime expenditures finished at 254.44% of budgeted, legal expenditures finished at .23% of budgeted, and other contractual services finished at 58.87% of budgeted. Funds were reallocated from other sources to increase overtime funding for the fiscal year. Once again, fewer grievances required the use of subject matter experts and the Board's Special Assistant Attorney General, resulting lower than expected expenditures for legal services and other contractual services. Revenues failed to meet projections due to attrition in the appraisal management company marketplace and lower than projected real property appraiser renewal rates. However, new certified general and certified residential real property appraiser revenues were strong for the fiscal year, and exceeded projections by at least 10%. More details regarding the Board's fiscal year end can be found in the July 20, 2023 meeting minutes located on the Board's website at [https://appraiser.ne.gov/meetings/minutes/2023/230720\\_Minutes.pdf](https://appraiser.ne.gov/meetings/minutes/2023/230720_Minutes.pdf).



## Appraiser Login

### Mission:

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.

### Information about the 2021-22 Renewal Period:

- [2021-22 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
- [2021-22 Renewal Questions & Answers \(pdf\)](#)

- AMC Registration
- Appraiser Credentialing
- Board Meetings
- Education
- Enforcement
- Laws, Regulations, and Guidance Documents
- Public Information
- Request Forms
- USPAP Review Report Forms
- 2021-22 Renewal Applications
- COVID-19 Information
- 2021 Legislation of NRPAB Interest

Your credentialing card, the Online Renewal Application with EFW Payment, the Education Submission Portal, continuing education requirements, education history, and USPAP download are all found in the Appraiser Login on the Board's website.