



# MEMO FROM THE NEBRASKA REAL PROPERTY APPRAISER BOARD

December 23, 2024

## 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 meet at 9:00 a.m. on Thursday, February 20, 2025 by virtual conferencing in the Nebraska Real Property Appraiser Board's office on the 1st floor of the State Office Building located at 301 Centennial Mall South, Lincoln, Nebraska. Members of the public are invited to attend in person or by virtual conferencing. The Board will hold a public hearing for proposed changes to Title 298 of the Nebraska Administrative Code during this meeting. 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 – 76-3223). 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; implement the Real Property Appraiser Qualifications Criteria effective on January 1, 2026; harmonize Title 298 with the changes made to the Nebraska Real Property Appraiser Act through LB992 and the Nebraska Appraisal Management Company Registration Act through LB989 in 2024; implement a fee schedule for the credential application fee, renewal credentialing fee, temporary credential application fee, temporary credentialing fee, and AMC registration renewal fee; remove the procedures for administration of the preliminary criminal history review; include general updates for better clarification and administration; and reduce unnecessary regulatory burden and remove barriers to entry into the real property appraiser profession.

A draft copy of all rules and regulations to be adopted, amended, or repealed is available for examination at the Nebraska Real Property Appraiser Board office, Monday through Friday, between 8:00 a.m. and 5:00 p.m.; on the Board's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/>. 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*

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

### *Vice-Chairperson of the Board*

**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*

**Rodney Johnson**, Norfolk  
Certified General Appraiser  
Licensed Real Estate Broker Rep  
Term Expires: January 1, 2028

### *Board Member*

**Derek Minshull**, North Platte  
Financial Institutions Rep  
Term Expires: January 1, 2029



**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>



Visit NRPAB on Facebook

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 February 18, 2025. 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, February 18, 2025.

If you have questions regarding the proposed changes to Title 298 or the February 20, 2025 public hearing, please contact me by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov), or by phone at 402-471-9015.