



THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Spring 2025

Director's Comments



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.

Director Tyler Kohtz

New Beginnings and Some Gratitude

The Board welcomes Adam Batie, who has been appointed by Governor Pillen as the Board's 3rd Congressional District Representative. Congratulations to Board Member Batie! The ASC compliance review of the Board's programs was completed in March of this year; the Appraiser Program and AMC Program, were awarded the ASC Finding of "Excellent." Thank you to all the past and present board members and staff for your hard work! A thank you is also in order for the Appraisal Subcommittee for the SARAS Grant award. More information regarding the SARAS Grant can be found under Quick Hits. I would like to acknowledge the effort of the Board's Business Programs Manager (BPM) for preparing the application and navigating the grant application process. Although the staff's heavy workload was the primary purpose for requesting approval for the BPM position from the Legislature, the financial justification was that this position would pay for itself; this has now been realized. Without the BPM position, the Board would not have the resources to apply for this Federal grant. Finally, the use of Federal funds also reduces the use of the Appraiser Fund and AMC Fund for these expenditures, which are funded by your fees. This is a win for appraisers, AMCs, and education providers. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments.

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Upcoming NRPAB Meetings:

- ◆ May 15, 2025 @ NRPAB Office (Conference Room)
- ◆ June 18, 2025 @ NRPAB Office (Conference Room)
- ◆ July 17, 2025 @ 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.

Changes to the Nebraska Real Property Appraiser Act and Appraisal Management Company Registration Act Approved by the Nebraska State Legislature (LB139)

By Tyler Kohtz, Director

LB139 was introduced by Senator Dungan at the request of the Nebraska Real Property Appraiser Board on January 13, 2025. The intent of the Board's regulatory program is to be educational in practice when possible. LB139 updates the Nebraska Real Property Appraiser Act, and the Appraisal Management Company Registration Act, to implement the use of a contingent dismissal in lieu of disciplinary action. For violations that do not rise to the level of filing a formal complaint, and when a dismissal with a written advisory opinion does not provide adequate oversight to ensure that the issues leading to violations are corrected, the Board has no remedy to cure minor unintentional violations without a real property appraiser or AMC suffering the ramifications of discipline on their record, including but not limited to, reporting the disciplinary action to the Appraisal Subcommittee to be included on the Appraiser Registry or the AMC Registry. LB139 was passed by the Nebraska Legislature on March 6, 2025 and signed by Governor Pillen on March 11, 2025.

LB139 includes the following changes to the Nebraska Real Property Appraiser Act:

“Upon receipt of information indicating that a person may have violated any provision of the Real Property Appraiser Act, the board shall make an investigation of the facts to determine whether or not there is evidence of a violation. If technical assistance is required, the board may contract with or use qualified persons.” is stricken from added subdivision “c” in Neb. Rev. Stat. § 76- 2239(1) and reinserted in added subdivision “a” for clarification;

“or, at the board's discretion, enter into a contingent dismissal agreement with remedial measures with a credential holder” is added after *“cease and desist order”* in added subdivision “b” in Neb. Rev. Stat. § 76-2239(1) to provide authority to the Board to enter into a contingent dismissal with a real property appraiser for violations of the Act. This language pertains to actions that the Board may take against a real property appraiser for violations of the Act;

“for such technical assistance” is added after *“qualified persons”* in Neb. Rev. Stat. § 76- 2239(1)(c) for clarification;

“A successfully completed contingent dismissal agreement is not disciplinary action” is added to Neb. Rev. Stat. § 76-2239(1)(c) to clarify that the successful completion of a contingent dismissal agreement by a real property appraiser is not considered to be disciplinary action reported to the Appraisal Subcommittee; and

“or enter into contingent dismissal agreements” is added after *“negotiate settlements”* in Neb. Rev. Stat. § 76-2239(2)(a) to provide the Board authority to offer a contingent dismissal agreement when an investigation indicates that a person may have violated a provision of the Act. This language pertains to when a contingent dismissal agreement may be offered.

LB139 includes the following changes to the Appraisal Management Company Registration Act:

“a person applying for issuance of a registration or renewal of a registration” is stricken and *“An appraisal management company”* is added in Neb. Rev. Stat. § 76-3207(1) to clarify that ownership requirements apply to owners of an AMC, not applicants only at the time of application;

“or, enter into a contingent dismissal agreement with remedial measures with an appraisal management company” is added in Neb. Rev. Stat. § 76-3216(4) to provide authority to the Board to enter into a contingent dismissal with an AMC for violations of the Act; and

“A successfully completed contingent dismissal agreement is not disciplinary action” is added in Neb. Rev. Stat. § 76-3216(6) to clarify that the successful completion of a contingent dismissal agreement by an appraisal management company is not considered to be disciplinary action reported to the Appraisal Subcommittee.

More details regarding the specifics of these changes can be provided upon request. If you have questions regarding LB139, please contact me by email at tyler.kohtz@nebraska.gov, or by phone at 402-471-9015.

NRPAB Quick Hits

- ◆ 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 2025; both of the State's programs received an ASC Finding of Excellent. The 2025 ASC Compliance Review Reports can be found on the Board's website at: https://appraiser.ne.gov/Appraisal_Subcommittee_Reports/index.html.
- ◆ Each legislative session, the Board follows legislative bills introduced by the Nebraska State Legislature that may have an impact on the real property appraiser profession or agency operations. 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: appraiser.ne.gov. Select the hyperlink titled "2025 Nebraska Legislation of NRPAB Interest" in the blue box 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.

- ◆ Compliance Update

- * Between the months of January and March, a grievance was filed against one Nebraska credentialed real property appraiser. During this time, disciplinary action was taken by the Board against one appraiser, one grievance was dismissed with prejudice, and one grievance was closed.



- * Between the months of January and March, a grievance was filed against three appraisal management companies. During this time, disciplinary action was taken against one appraisal management company.



Board Members

Chairperson of the Board

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

Vice-Chairperson of the Board

Kevin P. Hermsen, Gretna
Certified General Appraiser
2nd 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

Board Member

Adam Batie, Kearney
Certified General Appraiser
3rd District Representative
Term Expires: January 1, 2030



Sunset over a field of prairie gentia at the Chet and Jane Fliesbach Wildlife Management Area in Morrill County, Nebraska —
Courtesy of Nebraskaland Magazine/Nebraska Game and Parks Commission

NRPAB Quick Hits

- ◆ To support the efforts of eligible state agencies to comply with Title XI, the Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council makes awards through State Appraiser Regulatory Agencies Support (SARAS) Grants, in support of:

(1) the complaint process, complaint investigations, and appraiser enforcement activities of such agencies.

(2) the submission of data on State licensed and certified appraisers and State registered AMCs to the National Registries.

The ASC also makes grant awards that improve the State regulatory processes and advance the appraisal industry through grants that support high-quality, impact-oriented programming by State agencies identified in their proposals.

On September 3, 2024, the Board submitted its first ever application to the ASC for a SARAS Grant through the end of Fiscal Year 2026-27, for the director's attendance of, and travel to and from, AARO Conferences; and for the development and implementation of multiple technology projects. On February 25, 2025, the Board received a Notice of Grant Award in the amount of \$58,033.00 for Fiscal Year 2024-25. The SARAS Grant award includes an approved budget for the director's attendance of, and travel to and from, the 2024 Fall AARO Conference; attendance of the 2025 Spring AARO Conference; and to migrate temporary real property appraiser applications online. In its application, the Board requested funding in the amount of \$120,000.00 for each of the next two fiscal years.

- ◆ The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance documents, between January and March. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html.

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[Visit NRPAB on Facebook](#)



What's new at
The Appraisal Foundation?
appraisalfoundation.org



What's new at the
Appraisal Subcommittee?
asc.gov



What's new at the AARO?
aaro.net

In the Spotlight: Adam Batie Appointed as Third Congressional District Certified Real Property Appraiser Representative on the Board

Governor Jim Pillen appointed Nebraska Certified General Real Property Appraiser Adam Batie to the Nebraska Real Property Appraiser Board as the Third Congressional District Certified Real Property Appraiser Representative on March 11, 2025. Newly appointed Board Member Batie was sworn in by Chief Deputy Secretary of State Colleen Byelick on April 17, 2025.

Batie graduated from Kearney High School, and earned a Bachelor of Science Degree in Psychology from the University of Nebraska. Batie has been employed with United Farm and Ranch Management for the past thirteen years with a real property appraisal practice focus on the appraisal of agricultural property. Batie also holds the Accredited Rural Appraiser (ARA) designation through the American Society of Farm Managers and Rural Appraisers.

In his free time, Batie enjoys landscaping and attending his children's sporting events. Batie's term on the Board will run through December 31, 2029.

If you would like to offer your congratulations to Adam Batie, please email Director Kohtz at tyler.kohtz@nebraska.gov with your comments.

"I look forward to contributing to the appraisal industry by serving on the Board."

– Adam Batie

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 January and March of 2025.

Trainee Real Property Appraisers

Hartung, Jacob, Lincoln, NE – T2025001
Biesecker, Reagan, Wellen, NE – T2025002
Freking, Camden, Omaha, NE – T2025003
Weber, Joshua, Lincoln, NE – T2025004

Certified Residential Real Property Appraisers

Ruffcorn, Blake, Bennington, NE – CR2025001R
Green, John, Brookings, SD – CR2025002R
Kohel, Laura, Ashland, NE – CR2025003
Korver, Ann, Orange City, IA – CR2025004R
Nelson, Linda, Concord, NC – CR2025005R

Certified General Real Property Appraisers

Myers, Christopher, Pasadena, CA – CG2025001R
Sudbeck, Cael, Orlando, FL – CG2025002R
Fitterer, Tyler Broken Bow, NE – CG2025003R
Green, John, Brookings, SD – CG2025004R
Irland, Andrew, Centennial, CO – CG2025005R
Lekberg, Erik, Oak Brook, IL – CG2025006R
Clough, Rodney, Loveland, CO – CG2025007R

Appraisal Management Companies

R3 Appraisal Management, LLC,
Henderson, NV—CG2025001

Have questions? We have answers!

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

Questions related to AMC Login: nrpab.amclogin@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

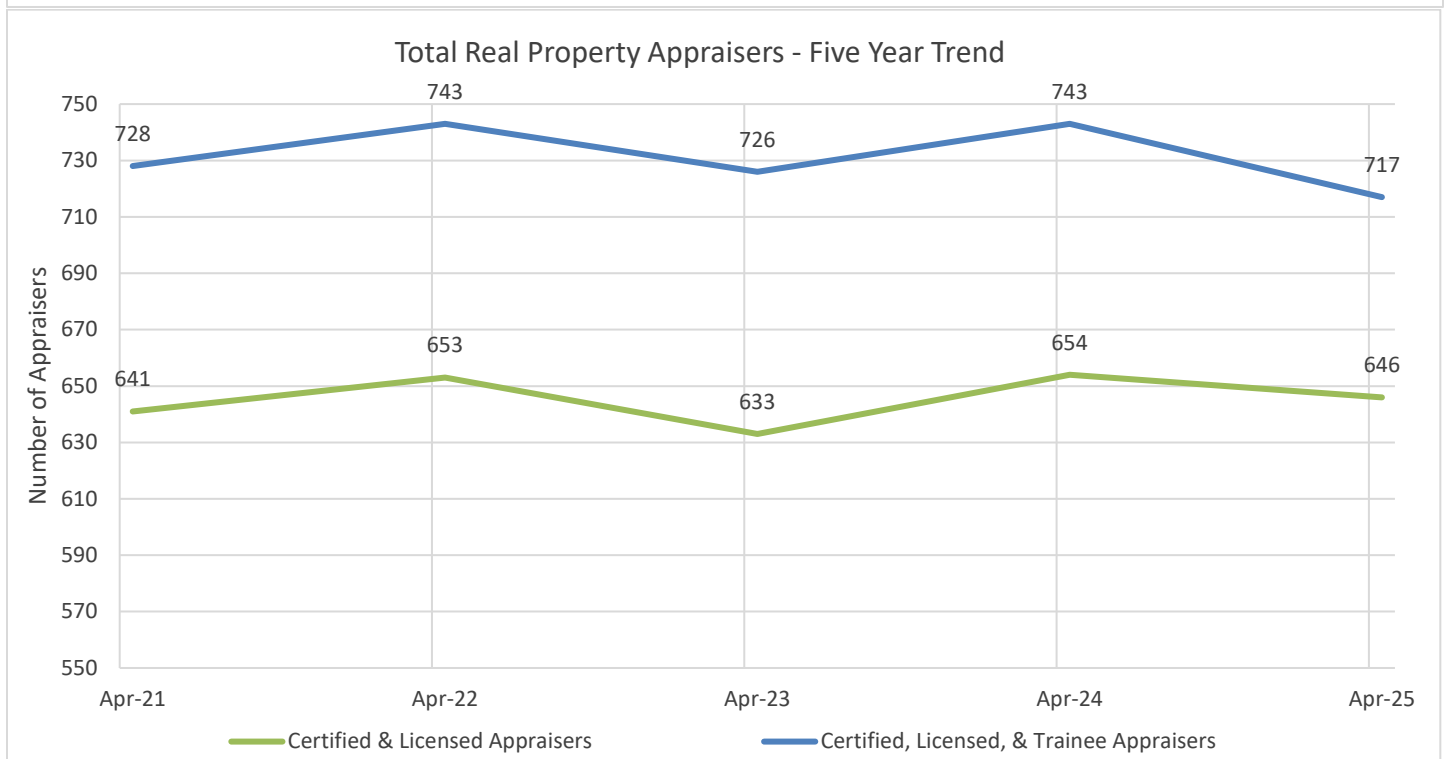
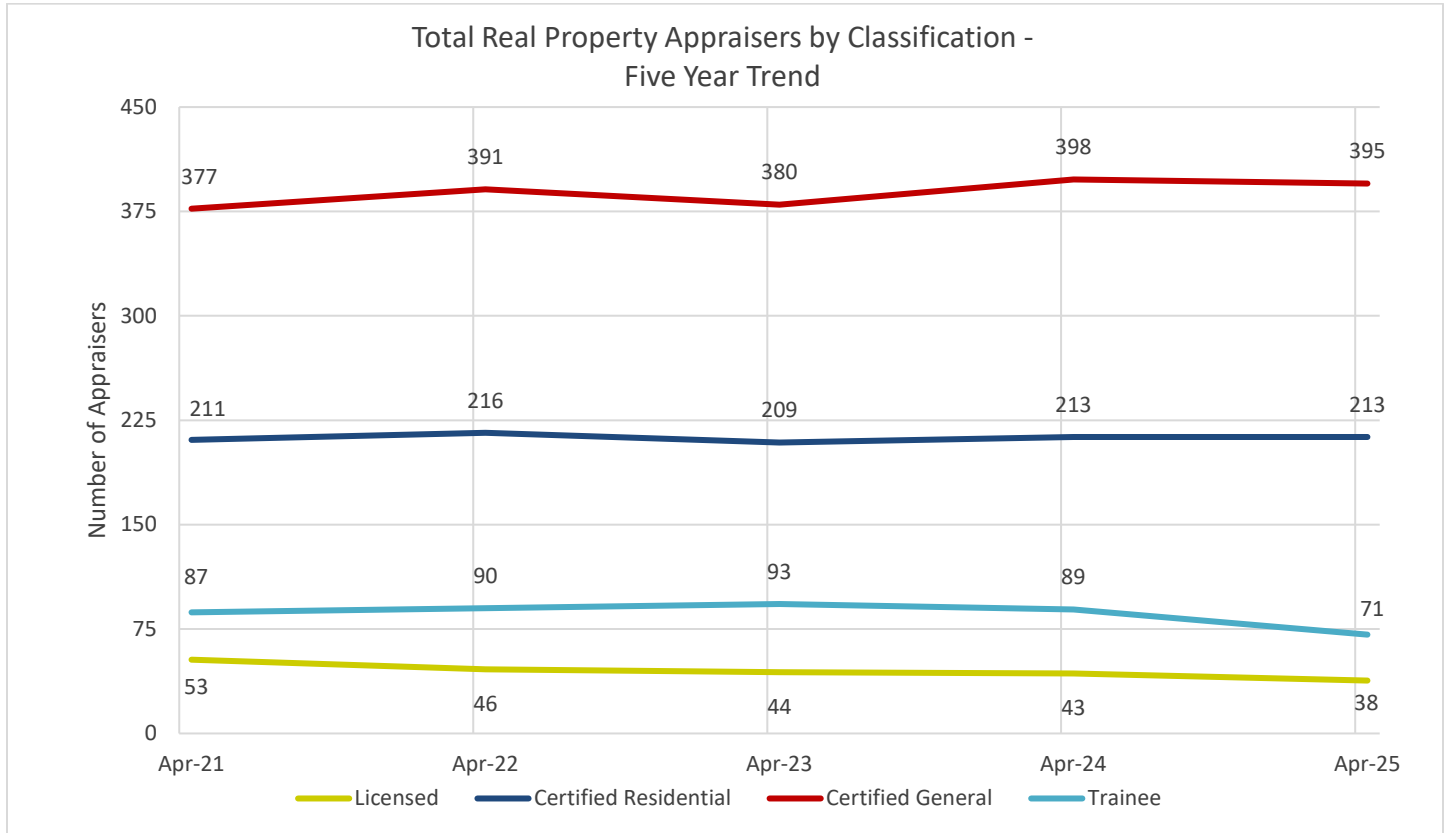
Questions related to investigations, or how to file a grievance: nrpab.compliance@nebraska.gov

Questions related to Appraiser Login: nrpab.AppraiserLogin@nebraska.gov

General Questions: nrpab.questions@nebraska.gov

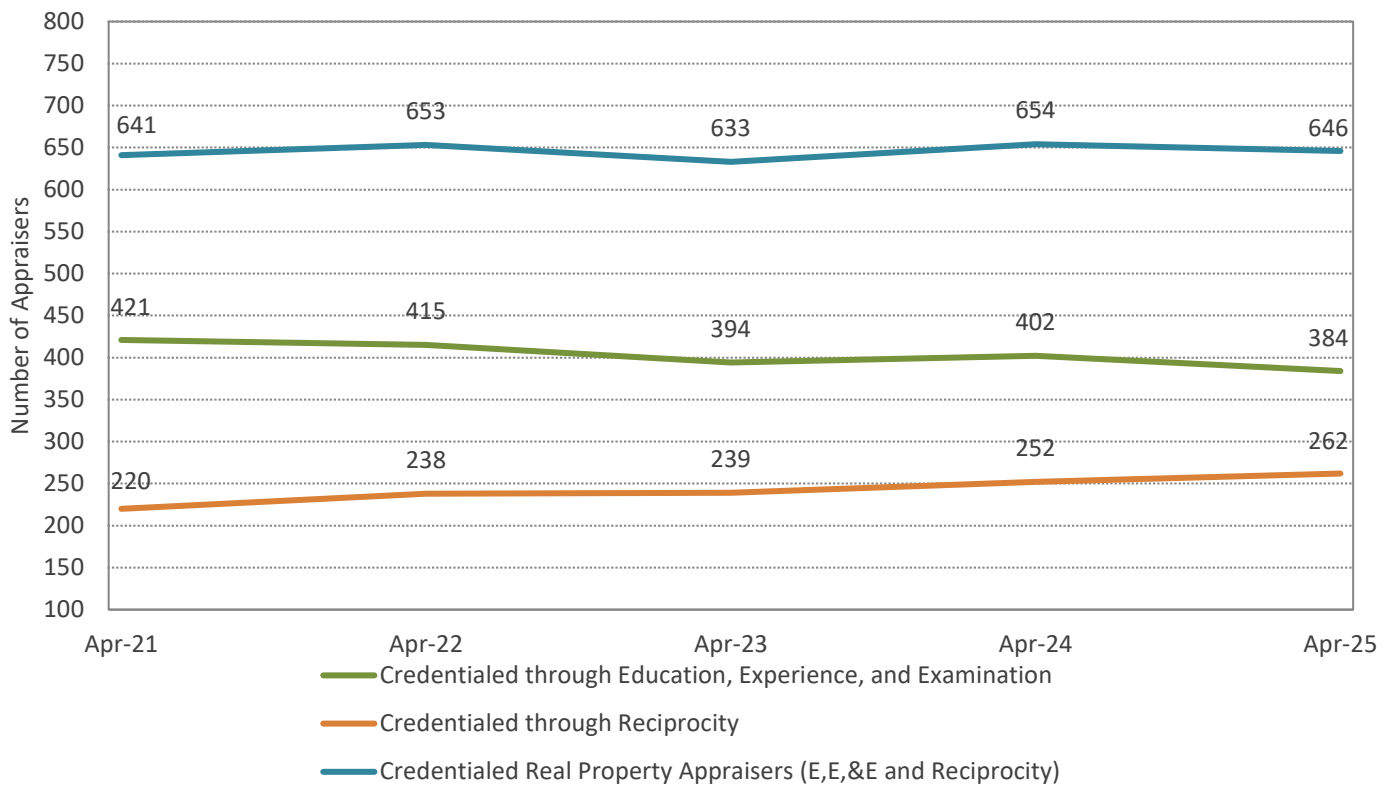
Real Property Appraiser and AMC Numbers and Trends as of April 1, 2025

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 April 1, 2025. There are currently 646 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 71 credentialed trainee real property appraisers. In addition, there are currently 71 appraisal management companies registered in Nebraska.

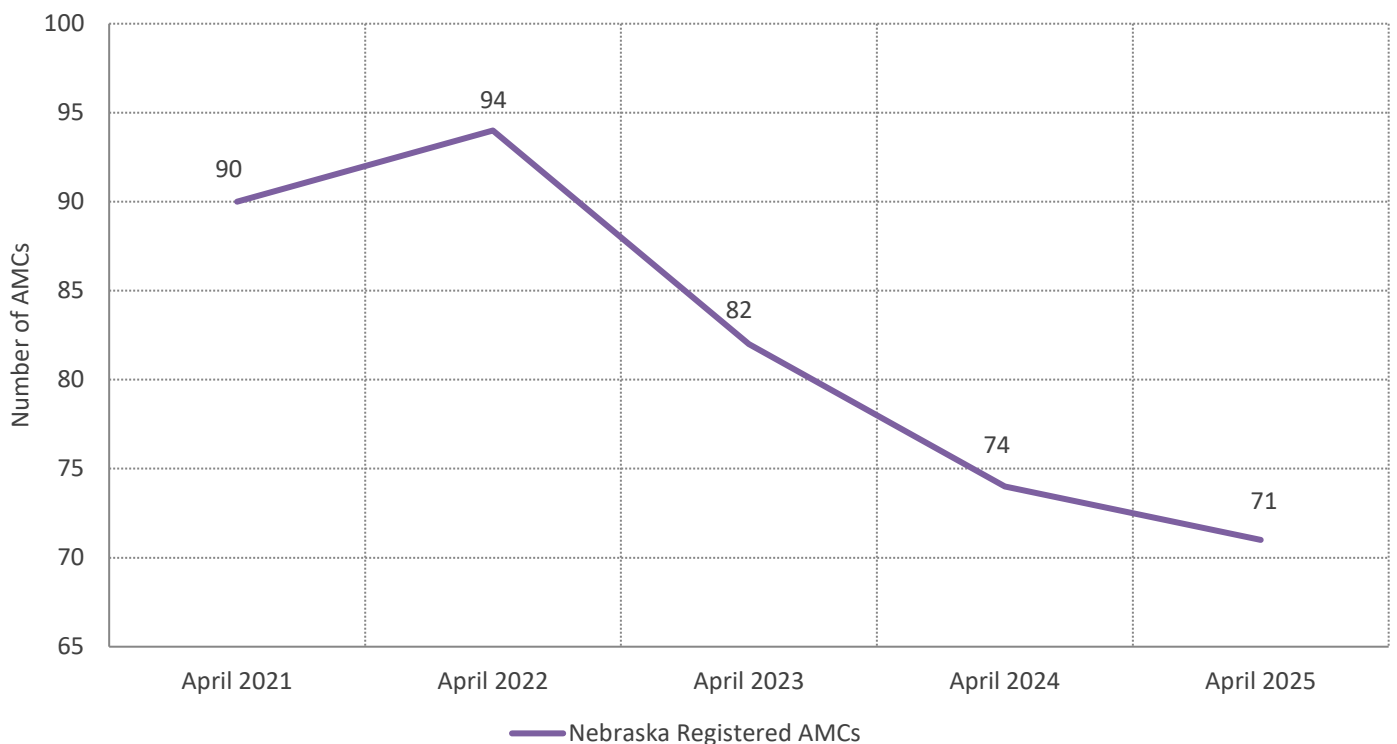


Real Property Appraiser and AMC Numbers and Trends as of April 1, 2025 (Continued)

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



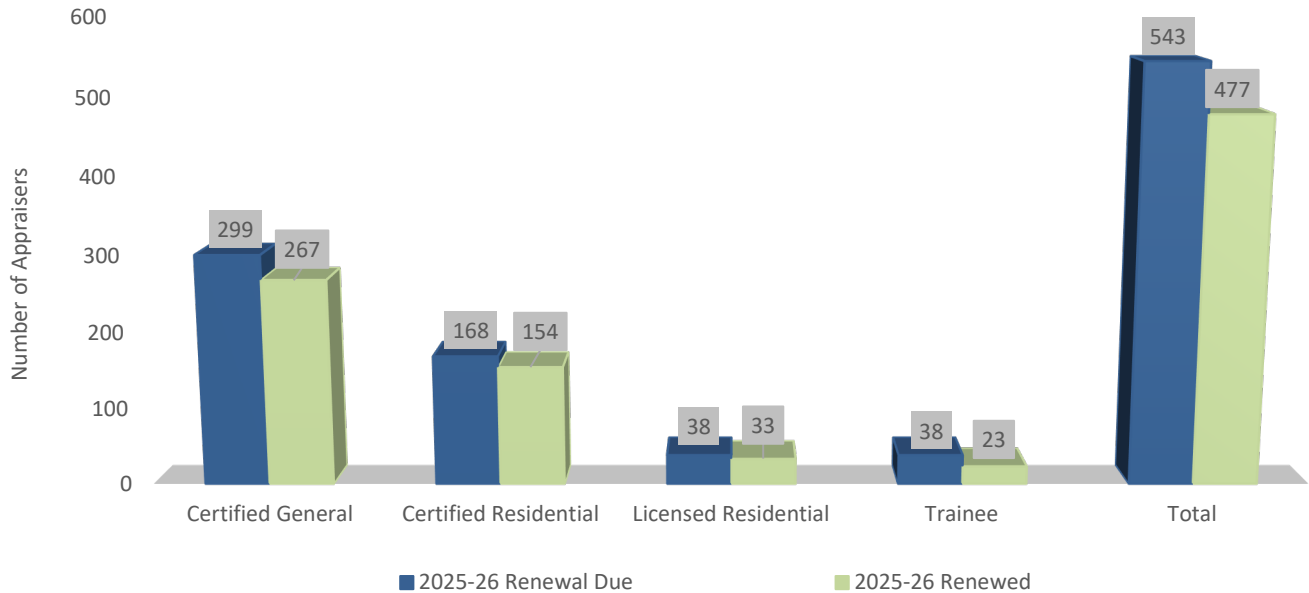
Appraisal Management Companies - Five Year Trend



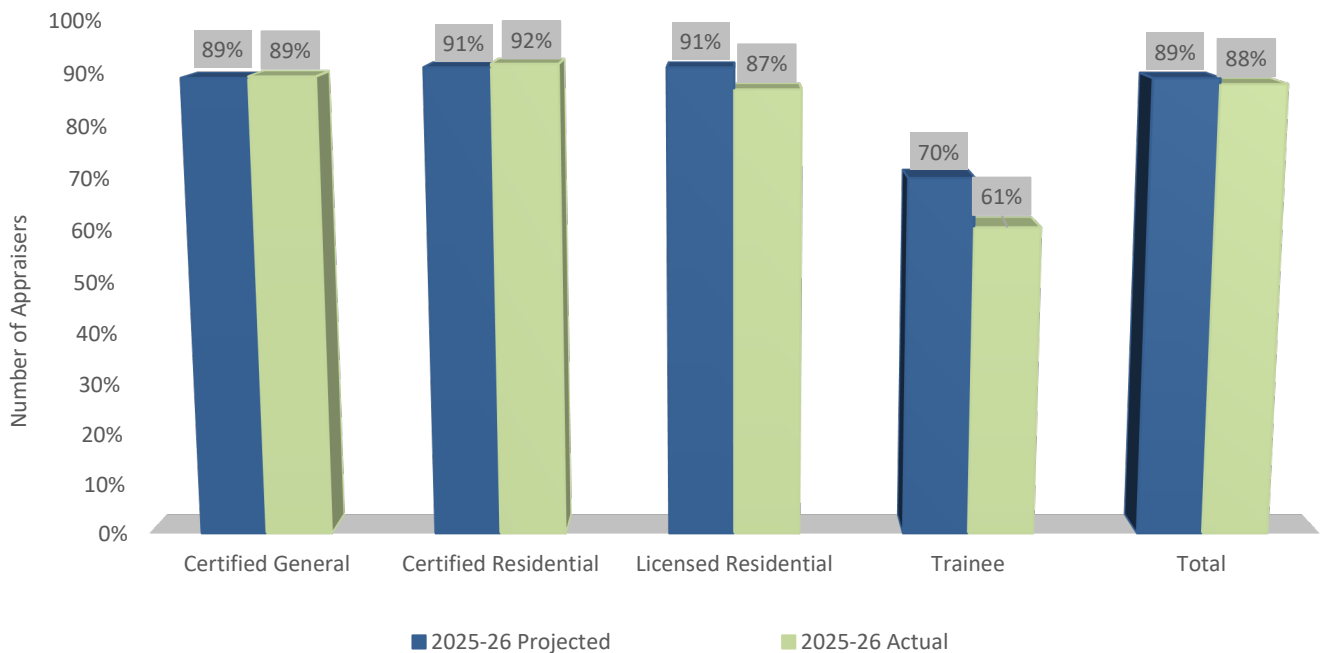
Real Property Appraiser Renewal Counts and Percentages as of April 2025

The charts below outline the real property appraiser renewal counts and percentages as of January 2025. There were 543 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 477 credentials were renewed.

2025-26 Real Property Appraiser Renewal Progress Report - April 2025

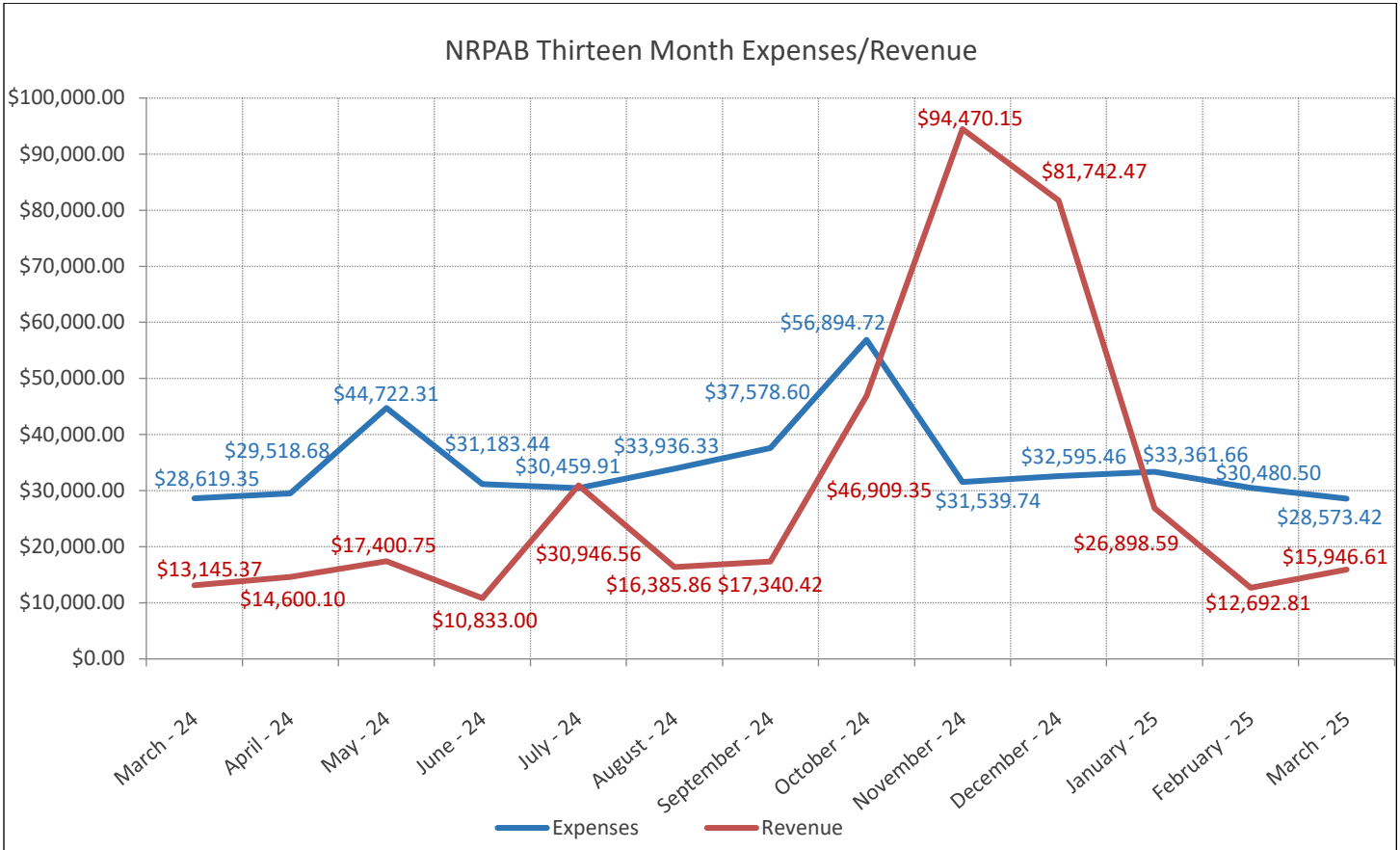


2025-26 Percentage Projections/Actuals Renewal Progress Report - April 2025



NRPAB Financial Snapshot as of March 31, 2025

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of \$315,420.34 in expenditures and \$343,332.82 in revenues were recorded as of March 31, 2025. Actual expenses registered at 61.05 percent of the budgeted expenditures for the fiscal year; 75.07 percent of the fiscal year has passed.



← <https://appraiser.ne.gov>

Official Nebraska Government Website


Nebraska Real Property Appraiser Board

Home | Board Members and Staff | Contact | **Appraiser Login** | AMC Login | NRPAB Approved Education | Nebraska Credentialed Real Property Appraisers | Supervisory Appraiser Contact List | Nebraska Registered AMCs

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 2024-25 Renewal Period:
[2024-25 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)
[2024-25 Renewal Questions & Answers \(pdf\)](#)

AMC Registration

[Appraiser Credentialing](#)

[Board Meetings](#)

[Education](#)

[Enforcement](#)

[Laws, Rules, and Regulations, and Guidance Documents](#)

[Public Information](#)

[Request Forms](#)

[USPAP Review Report Forms](#)

[2024 Nebraska Legislation of NRPAB Interest](#)

[2024-25 Renewal Applications](#)

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.