



# THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board

Summer 2025

## 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.*

### Hit it!

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 future. I always refer to the purpose of this meeting as laying the road map for the next fiscal year. The conclusion of strategic planning reminds me of the iconic scene in The Blues Brothers movie where Jake and Elwood jump in the car under the bridge to go to Chicago. Although it is usually not dark, we never wear sunglasses, and no cigarettes are involved, we do have a full tank of gas and adventure in front of us. The Board's hard work and dedication during this meeting is appreciated. If you happen to cross paths with a member of the Board, please thank them for their hard work. Also in June, Governor Pillen approved the latest changes to Title 298 of the Nebraska Administrative Code. The Board has been busy implementing these changes into forms and procedures. Finally, the Board opened up the 2026-27 real property appraiser renewal applications at the beginning of July and is fully prepared to process your submissions. You can find additional information about these items and much more in this edition of The Nebraska Appraiser. 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.

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### Upcoming NRPAB Meetings:

- ♦ September 18, 2025 @ NRPAB Office (Conference Room)
- ♦ October 23, 2025 @ NRPAB Office (Conference Room)
- ♦ November 20, 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.

# 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, February 20, 2025 for proposed changes to Title 298 to 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 burdens and remove barriers to entry into the real property appraiser profession. Governor Pillen approved the adopted changes to Title 298 on June 18, 2025.

LB992 was passed by the Nebraska Legislature on March 7, 2024 and signed by Governor Pillen on March 12, 2024. The changes to Title 298 harmonize the language in Title 298 with the changes made to the Act through LB992. The following changes were made to Title 298 for this purpose:

- The random fingerprint audit program for real property appraiser renewal applicants, along with the requirement for a real property appraiser renewal applicant to pay a criminal history record check fee for maintenance of the random fingerprint audit program, are removed from the real property appraiser renewal requirements in Chapter 4;
- The qualifying education requirements for the trainee, licensed residential, certified residential, and certified general classifications are amended to include eight hours of valuation bias and fair housing laws and regulations after December 31, 2025, and eight hours of appraisal subject matter electives are removed for the certified residential and certified general classifications in Chapter 2;
- The continuing education requirements are amended to include that, beginning January 1, 2026, both the seven-hour National Uniform Standards of Professional Appraisal Practice Continuing Education Course and the valuation bias and fair housing laws and regulations course must be completed once every two years in Chapter 4 (the seven-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has not successfully completed the eight-hour valuation bias and fair housing laws and regulations course required to qualify for a credential as a real property appraiser and the four-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has successfully completed the seven-hour valuation bias and fair housing laws and regulations course or the qualifying education eight-hour valuation bias and fair housing laws and regulations course);
- An exception to the qualifying education fifteen-hour minimum length requirement is made for the eight-hour valuation bias and fair housing laws and regulations course in Chapter 6;
- The four-hour valuation bias and fair housing laws and regulations course, and the seven-hour valuation bias and fair housing laws and regulations course, are added to continuing education activities that shall be approved by the Appraiser Qualifications Board of The Appraisal Foundation through its Course Approval Program in Chapter 6;
- The four-hour valuation bias and fair housing laws and regulations course is added to seven-hour Uniform Standards of Professional Practice Continuing Education Course as expiring on the date that the approval by the Appraiser Qualifications Board expires in Chapter 6;

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

- The examination requirements in Chapter 2 are updated to allow for the National Uniform Licensing and Certification Examination to be completed within twenty-four months, with the results remaining valid for twenty-four months;
- A fee schedule is implemented for the credential application fee in Chapter 2, the renewal credentialing fee in Chapter 4, and the temporary credential application fee and temporary credentialing fee in Chapter 3; and
- The National Uniform Standards of Professional Appraisal Practice Update Course is renamed to the National Uniform Standards of Professional Appraisal Practice Continuing Education Course and the seven-hour Instructor Recertification course is renamed the Instructor Recertification Course throughout.

LB989 was passed by the Nebraska Legislature on March 7, 2024 and signed by Governor Pillen on March 11, 2024. The changes to Title 298 harmonize the language in Title 298 with the changes made to the AMC Registration Act through LB989. Specifically, a fee schedule is implemented for the AMC registration renewal fee in Chapter 7.

LB16 was passed by the Nebraska Legislature on February 19, 2024 and signed by Governor Pillen on March 5, 2024. This bill updated the Occupational Board Reform Act. The preliminary criminal history review requirements no longer apply to the Board. The changes to Title 298 harmonize the language in Title 298 with the changes made to the Occupational Board Reform Act. Specifically, the procedures for administration of the preliminary criminal history review are removed in Chapter 1.

It is the Board's priority to reduce unnecessary regulatory burdens and remove barriers to entry into the real property appraiser profession. In addition to updating examination requirements to allow for the National Uniform Licensing and Certification Examination to be completed within, and valid for, twenty-four months, and the removal of the random fingerprint audit program for real property appraiser renewal applicants, allowable real property appraisal practice experience obtained in another jurisdiction for credentialing is increased from 50% to 100% in Chapter 2.

During the drafting of the Title 298 changes, emphasis was placed on the effectiveness of existing regulations, the clarity and applicability of the language, and the public's rights and welfare. The following changes were made to Title 298 for this purpose:

- The definition of course is updated to clarify that an activity offered in a conference setting is not a course in Chapter 1;
- Language is added to clarify that a person who obtains real property appraisal practice experience through participation in a PAREA program is not required to be a credential holder in Nebraska in Chapter 2;
- The requirements for experience obtained in another jurisdiction do not apply to a person who obtains real property appraisal practice experience through participation in a PAREA program in Chapter 2;
- The signature and attribution requirements do not apply to a person who obtains real property appraisal practice experience through participation in a PAREA program in Chapter 2;



**Blooming Soapweed (*Yucca glauca*) along Cheyenne Butte Trail at Fort Robinson State Park in Sioux County and Dawes County. Photo credit: Nebraskaland Magazine/Nebraska Game and Parks Commission**

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

- Language is added to clarify that real property appraisal practice experience obtained through the completion of a PAREA program must be qualified real property appraisal practice experience and is subject to the Board's review and determination of acceptability in Chapter 2;
- Language is expanded to clarify that real property appraisal practice experience obtained through participation in a PAREA program does not require a client in the traditional sense in Chapter 2;
- The real property appraisal practice experience log requirements are updated to emphasize that a description of the scope of review for supervisory real property appraiser or appraiser-in-charge is required in Chapter 2;
- Education provider requirements are updated to clarify that education providers may surrender approval of education activities without a Board action in Chapter 6;
- Education hour approval is more clearly defined to account for education activities submitted in a scheduled or non-scheduled format in chapter 6;
- The procedure for the Board to rescind approval of an education activity is streamlined to reduce the length of time needed to rescind approval of an education activity in Chapter 6;
- "Real property appraiser and client" is added to better clarify what type of communication contributes to a credential holder's development of real property appraiser related skill, knowledge, and competency for continuing education credit and "Valuation bias, fair housing, and/or equal opportunity" is amended to "Valuation bias and fair housing laws and regulations" in Chapter 6;
- Language is updated to include "an appraiser credential" to better define an instructor that holds an appraiser credential in any other jurisdiction as other jurisdictions may utilize a different name for a real property appraiser in Chapter 6;
- The instructor qualifications for those holding a credential are updated from three years to five years for the period that an instructor may not have had disciplinary action taken against their credential, or have a credential revoked, suspended, or have surrendered a credential in lieu of disciplinary action in Chapter 6; and
- Procedures are added for a person to obtain a copy of the national criminal history record if the record is the basis for the filing of a grievance against that person pursuant to N.R.S. § 76-3207 in the AMC Registration Act to ensure that the Board's procedures meet the intent of the Federal Bureau of Investigation's requirement that a person is entitled to a copy of the result and has an opportunity to dispute the result in Chapter 8.

Finally, non-substantial changes are made throughout Title 298 for the purpose of clarification or consistency. Examples include capitalizing "B" in Board, updating language to utilize a defined term where appropriate, making grammatical changes that have no effect on the application of the language, and updating statutory references.

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



Shell Lake Wildlife Management Area in the Sandhills of Cherry County. Photo credit: Nebraskaland Magazine/Nebraska Game and Parks Commission

# 2026-27 Credential Renewal Reminder and Information

By Karen Loll, Licensing Programs Manager

Real property appraiser credential renewal applications (“renewal applications”) are due November 30, 2025. If your Nebraska credential expires December 31, 2025, and you have not renewed your credential, please take note.

Yellow postcards and emails were sent in early July to all real property appraisers whose credentials expire December 31, 2025, with directions for downloading the paper renewal application form from the Board’s website at [appraiser.ne.gov](https://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 in picture on 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). Centurion was recently updated to the third-generation platform to add additional security and functionality. If you have an existing Appraiser Login account, Centurion 3 requires a conversion to the new platform. Additional information related to the Centurion 3 upgrade can be found in the Quick Hits section of this newsletter. 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).

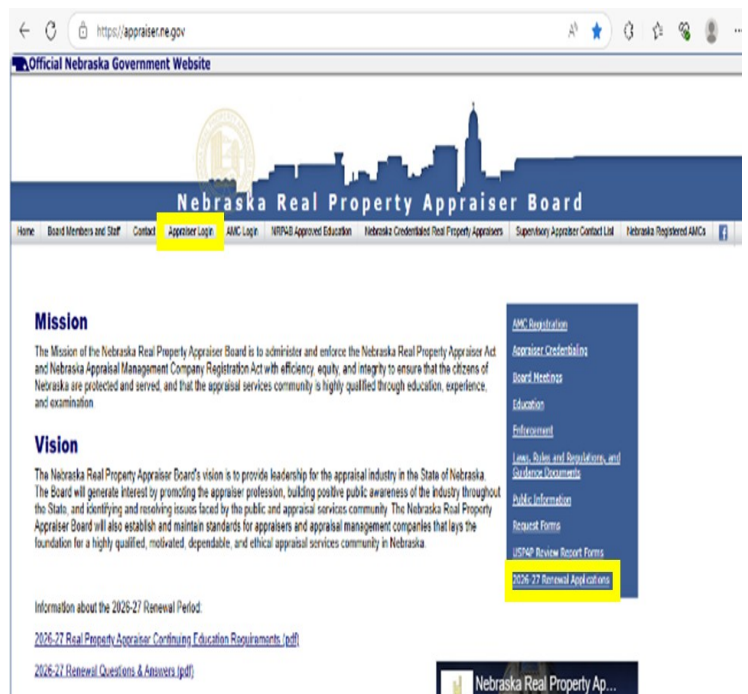
All online renewal applications must be submitted with a date stamp prior to December 1, 2025. All required continuing education completion certificates and supporting documentation must be submitted to the NRPAB through the Education Submission Portal found in Appraiser Login, or by email prior to submission of the online renewal application. All paper renewal applications, along with all required documents, must be mailed to the Board’s office and postmarked prior to December 1, 2025, to be considered timely. Paper renewal applications must include:

- A completed 2026-27 Application for Renewal of Nebraska Real Property Appraiser Credential;
- Explanations and copies of documents for all “YES” answers to disciplinary questions;
- All fees; and
- 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).

(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 or email describing the issues and explaining the next steps will be sent. The status of a renewal application can be followed in Appraiser Login.

Please note that the renewal fee has increased by \$25.00 per year (\$50.00 for a 2-year renewal application).



2026-27 Credential Renewal Reminder and Information (continued)

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.

If a complete online renewal application is not submitted with a date stamp prior to December 1, 2025, 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, 2025, a credential holder will have until July 1, 2026 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, 2025. (The late processing fee does not apply until January 1, 2026 for new or upgraded credentials issued on or after November 1, 2025.) 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.

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/).

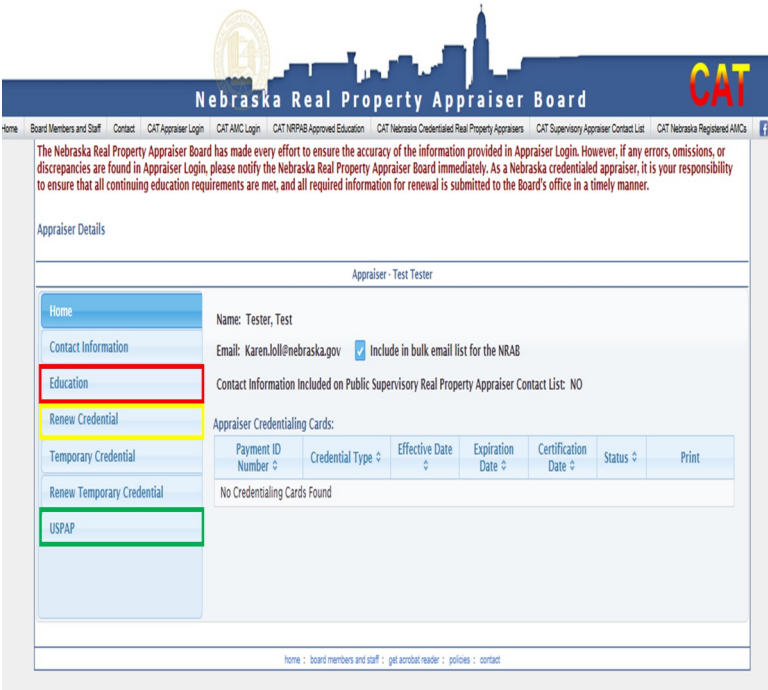
Information regarding the CE requirements is available in Appraiser Login in the Education Interface (“Education” button on the left side of the page - highlighted in red in the picture on this page). Log into Appraiser Login and select the “Nebraska Real Property Appraiser Continuing Education Requirements” 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.) Certificates of completion may also be emailed to [nrpab.education@nebraska.gov](mailto:nrpab.education@nebraska.gov), and staff will upload them.

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 green 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.



# 2025 NRPAB Strategic Planning Meeting Summary

By Tyler Kohtz, Director

The Board held its strategic planning meeting on June 17, 2025. 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 identified the following as accomplishments for the 2024-2025 fiscal year:

- LB139 was passed by the Legislature. LB139 updates the Real Property Appraiser Act and the Appraisal Management Company Registration Act to allow the use of a conditional dismissal in lieu of disciplinary action. This option will be available to the Board beginning September 2, 2025.
- The adopted changes to Title 298, which harmonizes 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, add a fee schedule, and incorporates changes made to the Real Property Appraiser Qualification and CAP Guidelines, were approved by Governor Pillen on June 18, 2025 and are effective as of June 23, 2025.
- The Board applied for and was awarded an ASC SARAS Grant in the amount of \$58,033.00 for the Director's AARO Conference attendance and development of an online temporary application with review interface in the NRPAB Database. This new application went live on July 1, 2025.
- The ASC compliance review of the Board's programs was completed in March of this year; the Appraiser Program and AMC Program, were each awarded the ASC Finding of "Excellent."
- The Board obtained a second Special Assistant Attorney General. Jim Titus and Eric Knutson of Peetz, Koerwitz, and Lafleur, PC LLO entered into a contract with the Board and were appointed by the Attorney General's Office.

- Real property appraiser renewals were once again completed with a significant period of being short staffed. There was no disruption to the public or the real property appraiser community during this period.
- The Board received full funding as requested in its 2025-2027 Biennial Budget Request for the next biennium.

The Board also had many productive discussions concerning the future and the goals and objectives for the 2025-2026 fiscal year. The Board's short-term goals and objectives include:

- Adopt Title 298 changes to implement the Real Property Appraiser Qualification Criteria effective January 1, 2026 for real property appraisers credentialed prior to January 1, 2026, that upgrade to a higher classification after January 1, 2026, and to implement the CHRC Fee changes as increased by the Nebraska State Patrol;
- For real property appraiser and AMC applications available online, explore offering paper applications upon request only for processing fee;
- Explore use of SARAS Grant to increase the number of Nebraska resident real property appraisers;
- Explore separate fee structure for credentialing through reciprocity;
- Review current AMC fees;
- Reach out to Nebraska community colleges with real estate degree programs to gauge interest in obtaining AQB CAP Approval;
- Populate the Disciplinary History Search with all real property appraiser and AMC disciplinary action history for active credential and registration holders;

# Meeting

## 2025 NRPAB Strategic Planning Meeting Summary (Continued)

- Utilize SARAS Grant for development and implementation of online real property appraiser reciprocity application and NRPAB Database interface, and development and of online education applications and NRPAB Database interface; and
- Submit Budget Deficit Request for \$12,263.00 deficit to Health Insurance Expenses for FY2025-26, and for \$12,876.00 deficit to Health Insurance Expenses for FY2026-27, due to 18.5% cost of insurance increase to the agency as notified by DAS on June 13, 2025.

Finally, the Board reviewed its long-term goals and objectives for the 2025-2026 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 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;
- Continue to adopt Guidance Documents for public advisement concerning interpretation of statutes and rules, and retire Guidance Documents that are no longer relevant;
- 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;
- 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 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;

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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)

## 2025 NRPAB Strategic Planning Meeting Summary (Continued)

- 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, Facebook posts, and The Nebraska Appraiser articles that contain facts of interest to the appraiser community;
- Continue utilizing the NRPAB website, NRPAB Facebook page, The Nebraska Appraiser, and Memos from the Board 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 utilization of Memos from the Board to disseminate important information in a timely manner that should not be held for the next release of The Nebraska Appraiser;
- Continue releasing new issues of The Nebraska Appraiser on a quarterly basis to disseminate important information to the appraisal business community and the general public in an effective and efficient manner;
- Continue utilization of the NRPAB Facebook page to disseminate important information in a timely manner that that appraisal business community and general public would otherwise not be aware of, such as documents posted to the NRPAB website, meeting information, and NRPAB policy and business information;
- Continue to monitor the effectiveness of current NRPAB website, repair bugs, and make improvements and add enhancements needed to address functionality or use;
- 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;
- Continue to monitor the effectiveness of current NRPAB database, repair bugs, and make improvements and add enhancements needed to address program or use changes;
- Explore online real property appraiser through E,E,&E initial applications, AMC initial application, and other services that require payment of a fee;
- Explore use of AI for business functions to automate tasks and for data analysis; and
- Explore use of SARAS Grant to develop application in NRPAB Database to accept credit card payments through credit card vendor for online applications.

More information on the Board's 2025 strategic planning meeting can be found in the June 17, 2025 meeting minutes located on the Board's website at: [https://appraiser.ne.gov/meetings/minutes/2025/250617\\_Strategic\\_Planning\\_Minutes.pdf](https://appraiser.ne.gov/meetings/minutes/2025/250617_Strategic_Planning_Minutes.pdf).



## NRPAB Quick Hits

- ◆ The Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council makes awards through State Appraiser Regulatory Agencies Support (SARAS) Grants to support the efforts of eligible state agencies to comply with Title XI. 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. The Board received a Notice of Grant Award in the amount of \$58,033.00 for Fiscal Year 2024-25 that 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. The online temporary real property appraiser application and NRPAB Database has been successfully completed. The Application for Nebraska Real Property Appraiser Temporary Credential can be found on the Board's website at [https://appraiser.ne.gov/Appraiser\\_Credentialing/](https://appraiser.ne.gov/Appraiser_Credentialing/) (see picture below).

### Applications

[Apply for Nebraska Temporary Real Property Appraiser Credential](#)

Paper Application for Nebraska Real Property Appraiser Temporary Credential available upon request.

[Apply for Renewal of Nebraska Temporary Real Property Appraiser Credential](#)

Paper Application for Renewal of Nebraska Real Property Appraiser Temporary Credential available upon request.

- ◆ During the past twelve years, the Board has identified cost savings through the increased use of technology, program evaluation, and now utilization of SARAS Grants. During this time, the Board has not increased any program fees. The Board's budget has increased by an average of approximately 2% per year through 2023 (higher in 2024 due to addition of Business Programs Manager position), while the number of credentialed real property appraisers has remained static, and the number of registered AMCs has declined significantly. The Board has exercised great financial discipline (expenditures are regularly 10% below budgeted) and will continue to do so into the future. However, a decade of incremental budget increases; the static number of credentialed appraisers; the decline in registered AMCs; a spike in employee benefit costs; and the pending cash fund transfers approved by the Nebraska State Legislature of \$150,000.00 from the Appraiser Fund, and \$100,000.00 from the AMC Fund, to the State's General Fund, leaves the Board with no clear cost saving options. The changes to Title 298 that became effective on June 23, 2025, implements a fee schedule for incremental increases to the credential application fee, renewal credentialing fee, temporary credential application fee, and temporary credentialing fee, AMC registration renewal fee, qualifying education activity fee, continuing education activity fee, and supervisory real property appraiser and trainee course fee through FY2027-28. The Board is required to have a minimum cash fund balance policy for both the Appraiser Fund and the AMC Fund. The pending cash fund transfers would place both funds below this policy limit. The Board will continue to monitor cash fund balances during the next couple of years. If the cash fund balances are not restored to the policy limits, the Board must consider additional fee increases beyond FY2027-28. If you have any questions about the fee increases, or the Board's cash fund balances, please contact Director Kohtz by phone at 402-471-9015 or by email at [tyler.kohtz@nebraska.gov](mailto:tyler.kohtz@nebraska.gov).



## Board Members

*Chairperson of the Board*

**Cody Gerdes**, Lincoln

Certified General Appraiser

1<sup>st</sup> District Representative

Term Expires: January 1, 2026

*Vice-Chairperson of the Board*

**Kevin P. Hermesen**, 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

*Board Member*

**Adam Batie**, Kearney

Certified General Appraiser

3<sup>rd</sup> District Representative

Term Expires: January 1, 2030

## NRPAB Quick Hits

- ◆ Centurion was recently updated to the third generation platform to add additional security and functionality. If you have an existing Appraiser Login account, Centurion 3 requires a conversion to the new platform. There are two guidance videos located on the Appraiser Login landing page, one for existing Appraiser Login users with a Centurion profile, and one for creating a new Centurion profile to create a new Appraiser Login account. If you have an existing Appraiser Login account, Centurion will recognize the email address in Appraiser Login and convert to the new platform automatically (the email address entered when logging in must match the email address currently in Appraiser Login). It is important to note, if you have logged into Appraiser Login previously, do not create a new Centurion profile. This results in additional work for staff to remove the existing Centurion profile and link your new Centurion profile with your existing Appraiser Login account. If your email address has changed from that existing in Appraiser Login, please log in under the old email address and then change the email address to the new address in your Centurion profile and in Appraiser Login. Please contact the Board's office by phone at 402-471-9015 or by email at [nrpab.appraiserlogin@nebraska.gov](mailto:nrpab.appraiserlogin@nebraska.gov) for questions or assistance. The Centurion 3 update for the AMC Login is expected to take place at a future time during this current fiscal year.



- ◆ Compliance Update

- \* Between the months of April and June, grievances were filed against three Nebraska credentialed real property appraisers. During this time, one grievance was dismissed with prejudice.
- \* Between the months of April and June, no grievances were filed against any appraisal management companies. During this time, disciplinary action was taken against two appraisal management companies.



- ◆ The Nebraska Real Property Appraiser Board retired Guidance Document 23-01, and adopted no new guidance documents, between April and June. 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).
- ◆ On June 22, 2023, the Appraiser Qualifications Board of The Appraisal Foundation adopted modifications to the Real Property Appraiser Qualification Criteria ("Criteria") that requires all applicants for credentialing as a real property appraiser and all active real property appraisers complete valuation bias and fair housing laws and regulations courses. LB992 updated the Nebraska Real Property Appraiser Act to implement the Criteria effective on January 1, 2026. The Board is currently accepting applications from education providers for the qualifying education eight-hour valuation bias and fair housing laws and regulations course, the continuing education seven-hour valuation bias and fair housing laws and regulations course, and the continuing education four-hour valuation bias and fair housing laws and regulations course. The qualifying education courses will be made available for public consumption as soon as approved by the Board. The continuing education courses will be made available public consumption on January 1, 2026.

Any application for credentialing as a real property appraiser in Nebraska, regardless of if the application is for an initial credential or an upgrade to a higher classification, must include eight hours of valuation bias and fair housing laws and regulations qualifying education after December 31, 2025. The Board will utilize the postmark date to determine if eight hours of valuation bias and fair housing laws and regulations qualifying education is required for the application. All other requirements for approval as qualifying education apply.

*(Continued on next page)*

## NRPAB Quick Hits

Beginning January 1, 2026, the continuing education requirements for all Nebraska real property appraisers are amended to include that the valuation bias and fair housing laws and regulations course be completed once every two years. The seven-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has not successfully completed the eight-hour valuation bias and fair housing laws and regulations course required to qualify for a credential as a real property appraiser, and the four-hour valuation bias and fair housing laws and regulations course is required for any credential holder who has successfully completed the seven-hour valuation bias and fair housing laws and regulations course or the qualifying education eight-hour valuation bias and fair housing laws and regulations course. If you hold an active credential on January 1, 2026, you must successfully complete the eight-hour valuation bias and fair housing laws and regulations course or the seven-hour valuation bias and fair housing laws and regulations course on or before December 31, 2027. All other requirements for continuing education approval apply.

If you have any questions about the valuation bias and fair housing laws and regulations courses, please contact Education Program Manager Kashinda Sims by phone at 402-471-9022 or by email at [nrpab.education@nebraska.gov](mailto:nrpab.education@nebraska.gov).

## 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 2025.

### *Trainee Real Property Appraisers*

**Freeman, Dalton**, Norfolk, NE – T2025005

**Davis, Amber**, Lincoln, NE – T2025006

**Emery, Brody**, Grand Island, NE – T2025007

### *Licensed Residential Real Property Appraisers*

**Riggle, Mark**, Omaha, NE – L2025001

**Euse, Troy**, Duncan, NE – L2025002

### *Certified Residential Real Property Appraisers*

**Remer, Daniel**, Ida Grove, IA – CR2025006R

**Colling, Rebecca**, Scottsbluff, NE – CR2025007R

**Lamon, Daniel**, Omaha, NE – CR2025008

### *Certified General Real Property Appraisers*

**Chojar, Abby**, Chicago, IL – CG2025008R

**Swan, Jordan**, York, NE – CG2025009

### *Appraisal Management Companies*

**Exactus Appraisal Management, LLC**,

O'Fallon, MO—CG2025002

## *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)

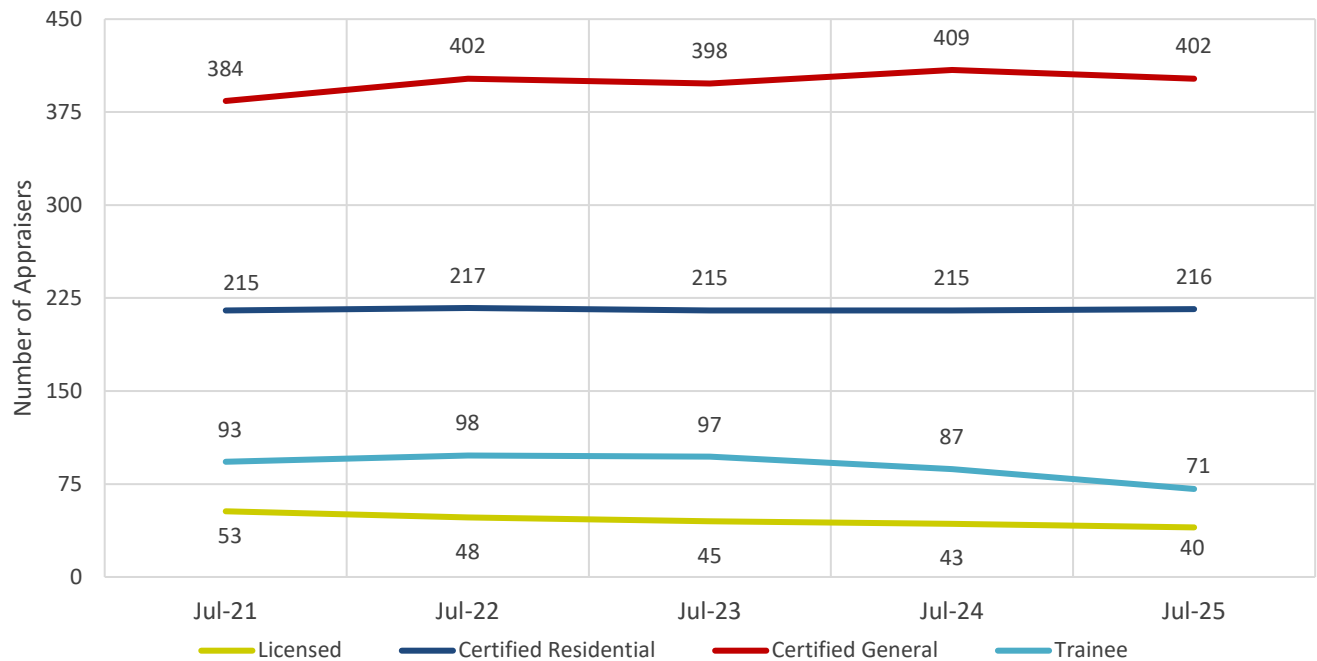
Questions related to Appraiser Login: [nrpab.AppraiserLogin@nebraska.gov](mailto:nrpab.AppraiserLogin@nebraska.gov)

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

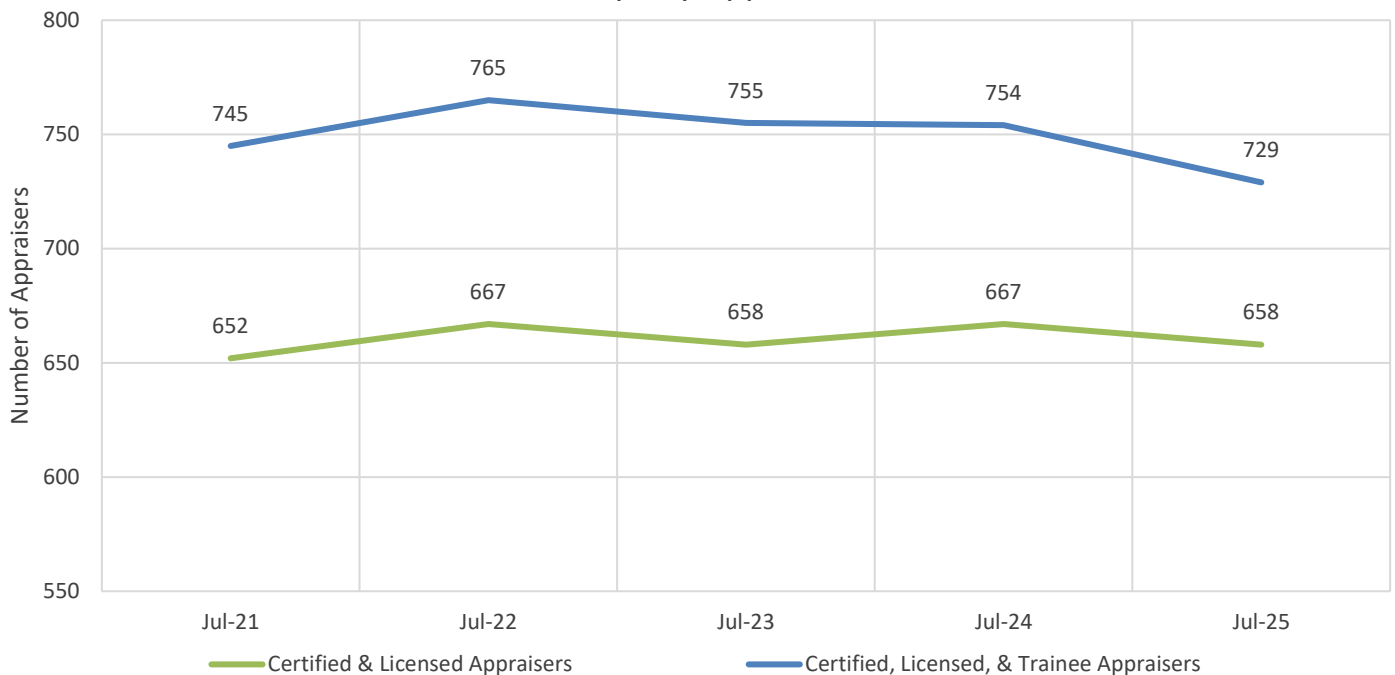
## Real Property Appraiser and AMC Numbers and Trends as of July 1, 2025

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 July 1, 2025. There are currently 658 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.

### Total Real Property Appraisers by Classification - Five Year Trend

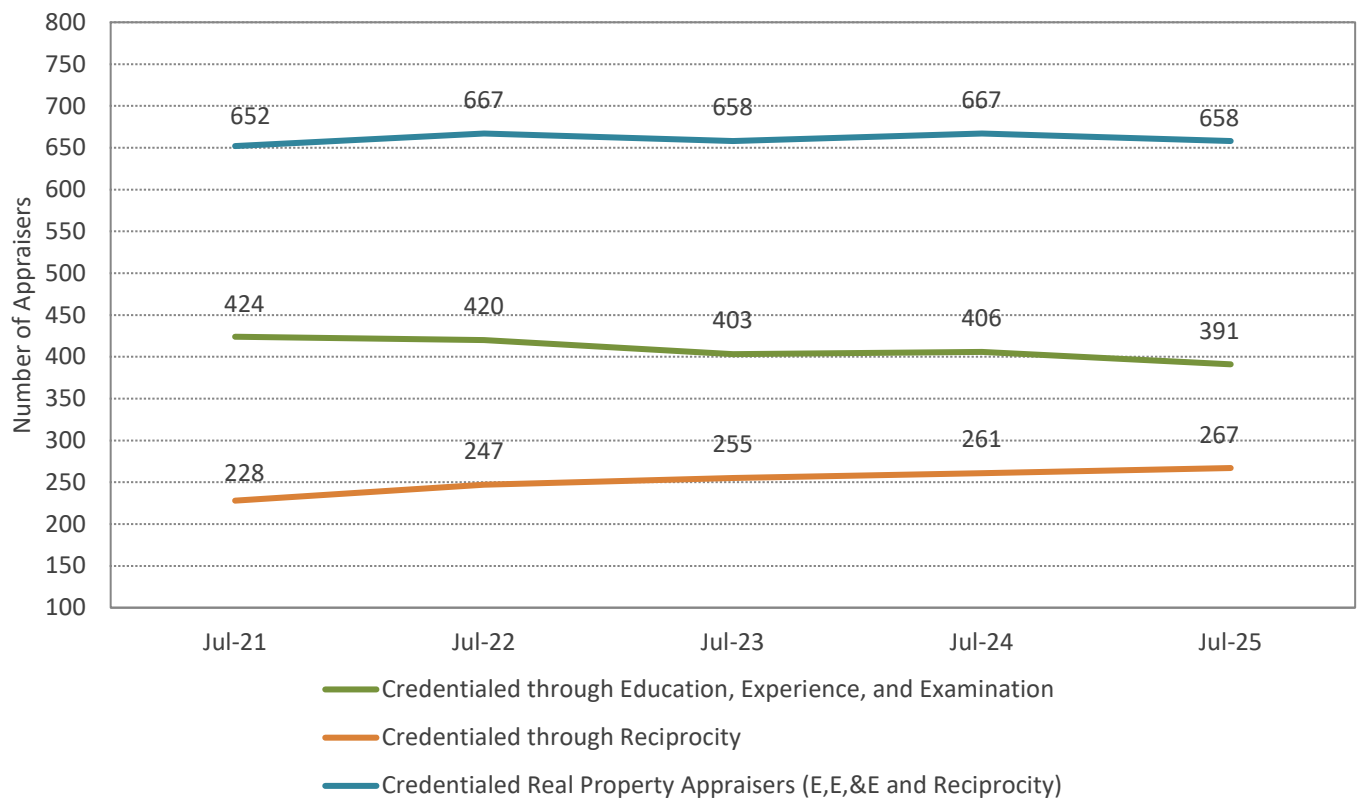


### Total Real Property Appraisers - Five Year Trend

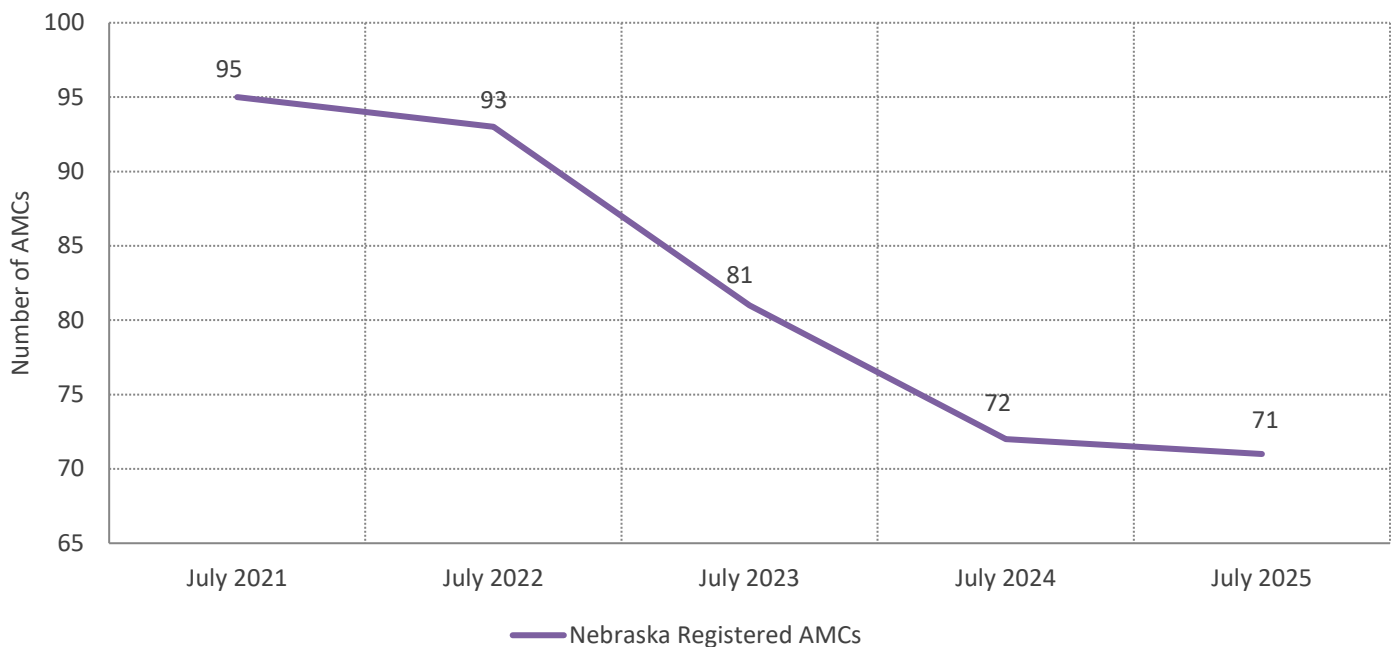


## Real Property Appraiser and AMC Numbers and Trends as of July 1, 2025 (Continued)

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



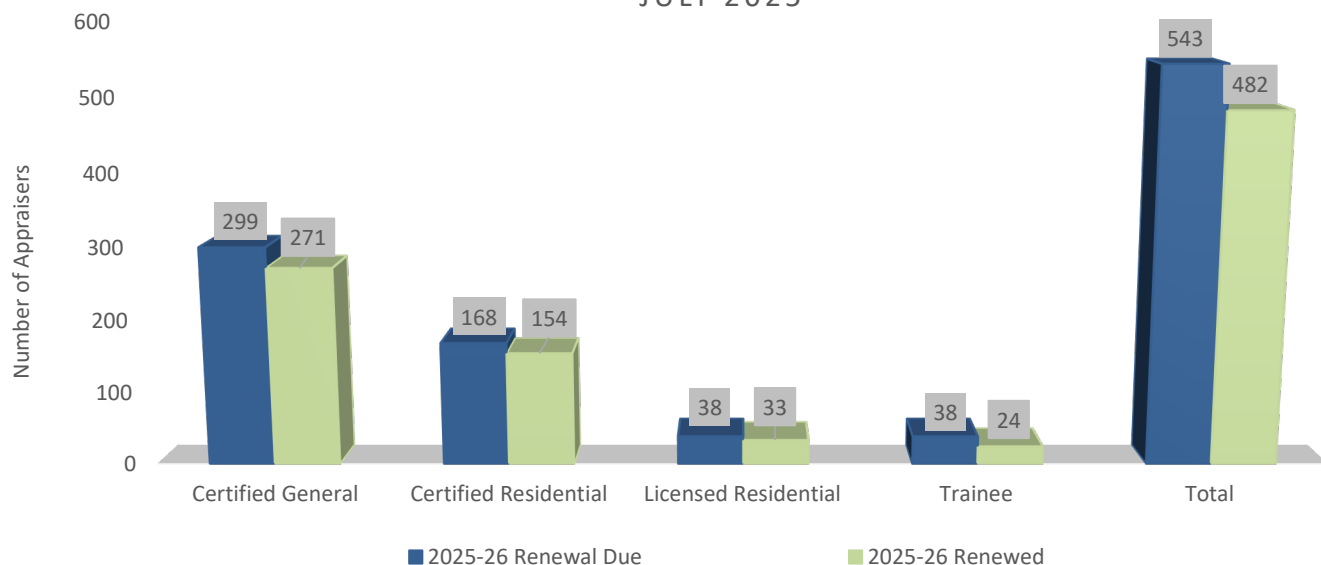
### Appraisal Management Companies - Five Year Trend



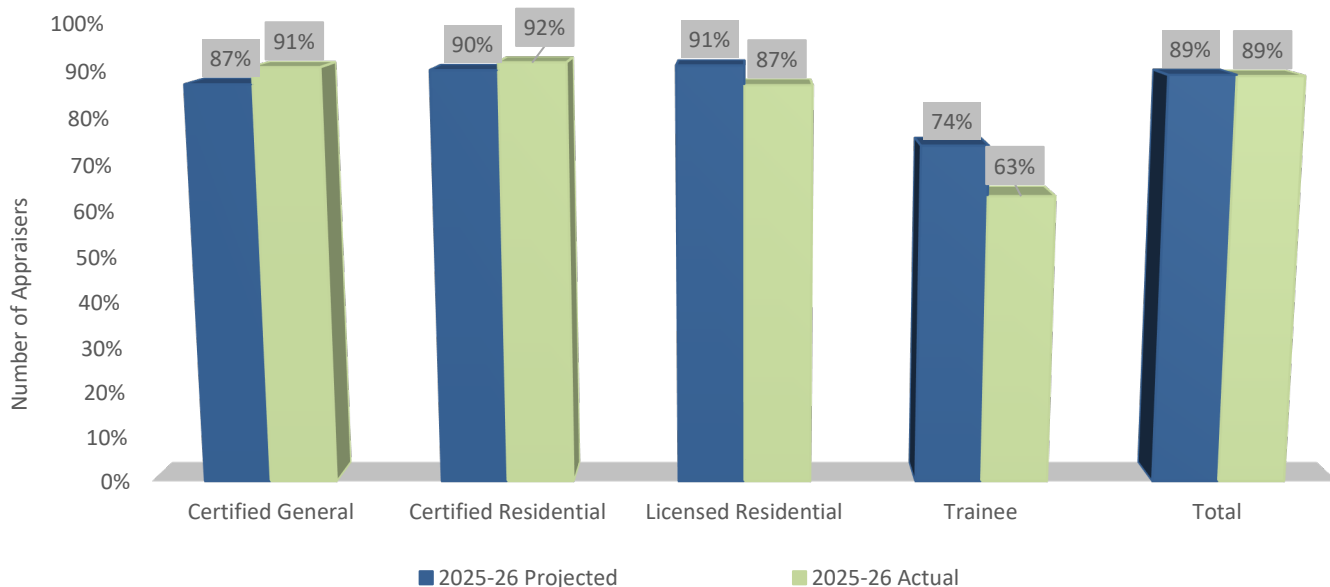
## Real Property Appraiser Renewal Counts and Percentages as of July 2025

The charts below outline the real property appraiser renewal counts and percentages as of July 2025. There were 543 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 482 credentials were renewed.

2025-26 REAL PROPERTY APPRAISER RENEWAL PROGRESS REPORT - JULY 2025

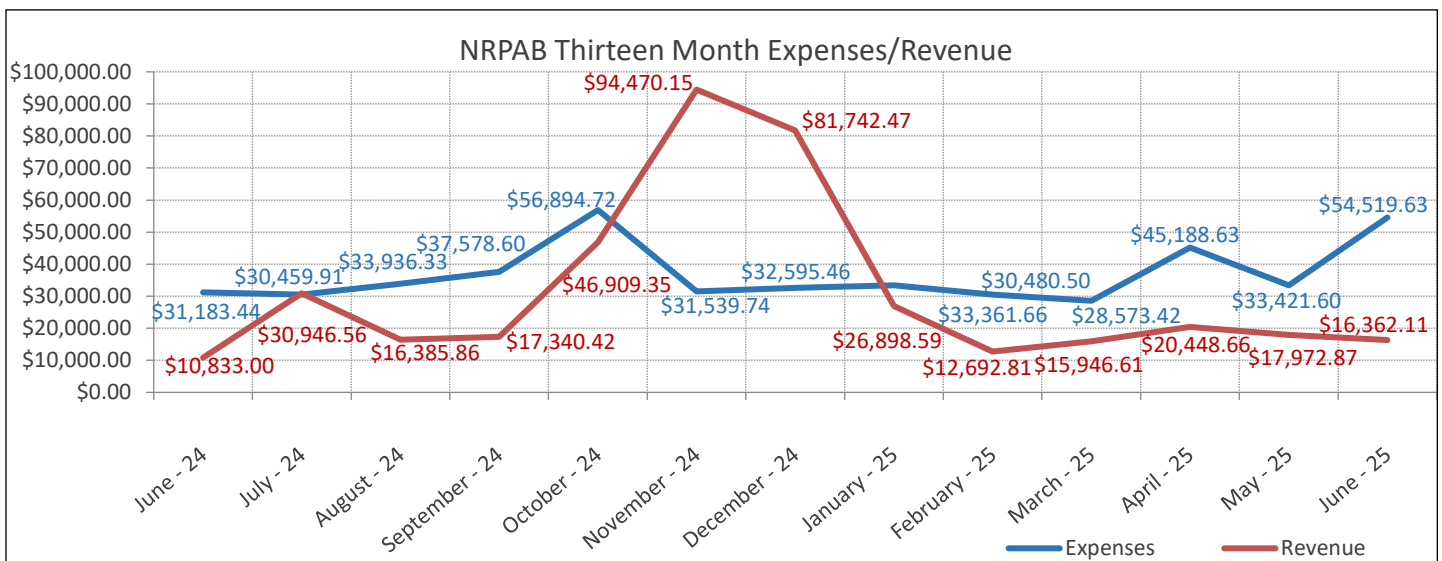


2025-26 PERCENTAGE PROJECTIONS/ACTUALS RENEWAL PROGRESS REPORT - JULY 2025



## NRPAB Financial Snapshot as of June 30, 2025

The 2024-25 Fiscal Year ended with \$448,550.20 in expenditures and \$398,116.46 in receivables. As of the end of June, actual expenses registered at 86.82% of the budgeted expenditures; revenues finished at 105.89% of projected revenues. The fiscal year ended with most expenditures within the projected budget range. However, cost savings are attributed to low expenditures for a few accounts finishing below budget; Office supplies (21.56%) due low purchase volume; CIO charges (69.33%) due to efficient technology project development and implementation; legal services (19.48%) and legal related expenditures (1%) due to the reduced need to utilize the Board's Special Assistant Attorney General because of the Board's effective compliance program; and travel costs (63.73%) due to reduced board member travel between December and March. Other contractual services (106.67%) exceeded budget projections due to increased appraiser applicant review service fees for complex appraisal review assignments. Overall, revenues finished strong. AMC Program revenues were particularly strong with new AMC registrations (300%), AMC application fees (300%), and AMC renewals (101.52%). The certified general classification (107.11%) led to real property appraiser renewal fees finishing above projections for the Appraiser Program. Real property appraiser new fees were within projections and education activity revenues finished below projections; qualifying education courses (53.13%), new continuing education activities (86%), and continuing education renewals (60%). More details regarding the Board's fiscal year end can be found in the July 17, 2025 meeting minutes located on the Board's website at <https://appraiser.ne.gov/meetings/minutes/index.html>



← ↻ 🔒 <https://appraiser.ne.gov>

**Official Nebraska Government Website**

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[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 2026-27 Renewal Period:

[2026-27 Real Property Appraiser Continuing Education Requirements \(pdf\)](#)

[2026-27 Renewal Questions & Answers \(pdf\)](#)

**Appraiser Login**

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

[Public Information](#)

[Request Forms](#)

[USPAP Review Report Forms](#)

[2026-27 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.**