THE NEBRASKA APPRAISER

News from the Nebraska Real Property Appraiser Board — Winter 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.

Happy New Year!

Each new year brings both familiarity and change. Although many of processes and tasks are similar to those of the past, the challenges and opportunities are always unique. In January, the Board elected new officers for 2025; congratulations to Cody Gerdes and Kevin Hermsen. Colby Falls was also welcomed to the staff as its new Business Programs Manager, and Karen Loll has been promoted to the Licensing Programs Manager position. The 109th Legislature is now in session and LB139 has been introduced on behalf of the Board. The Board is also following many bills of interest as the session progresses. As always, the Board is here for you, so please feel free to contact me by phone or email with any questions or comments. I hope that you enjoy this edition of The Nebraska Appraiser.

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- December 31, 2024 Financial Report

Upcoming NRPAB Meetings:

- March 20, 2025 @ NRPAB Office (Conference Room)
- April 17, 2025 @ NRPAB Office (Conference Room)
- May 15, 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.

NRPAB Quick Hits

- Congratulations to Cody Gerdes, who was elected as the Board's chairperson for 2025, and to Keven Hermsen, who was elected as the Board's vice-chairperson for 2025. Gerdes has served on the Board since 2021, and was the vice-chairperson in 2024. Hermsen has been a member on the Board since 2022. Both individuals have displayed the leadership qualities required to keep the Board's momentum going into 2025.

- Board Member Bonnie Downing's term as the 3rd congressional district certified real property appraiser representative expired on December 31, 2024. The State of Nebraska is currently accepting applications to fill this position on the Board.

  - Anyone interested in the position as the 3rd congressional district certified real property appraiser representative must hold a current certified real property appraiser credential and must currently reside in the 3rd congressional district. The term for this position will run for five years, beginning on January 1, 2025.

  - If you would like more information about this position, or what the Board does, please visit the NRPAB website at: 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 governor.nebraska.gov/. Select the dropdown titled "Constituent Services" at the top of the page, then select "Boards and Commissions."

- The Board thanks the Rocky Mountain Appraiser Association for the opportunity for Director Kohtz to provide an update to the appraiser community on issues faced by the Board, legislative changes, compliance matters, and appraiser and AMC counts. The two-hour session included updates from multiple states and The Appraisal Foundation and closed with questions asked to state representatives and TAF from the roughly 100 in attendance.

NRPAB
Nebraska Real Property Appraiser Board

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

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

NRPAB Quick Hits

- LB139 was introduced by Senator Dungan at the request of the Board on January 13, 2025. 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. The intent of the Board's regulatory program is to be educational in practice when possible. 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, a national registry of appraisers, or the AMC Registry, a national registry of AMCs. More information can be found on the Nebraska State Legislature's website at: https://nebraskalegislature.gov/bills/view_bill.php?DocumentID=59518.

- 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.

- Congratulations to Karen Loll, who has been with the Board for one year as of October 23rd.

NRPAB Staff

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Visit NRPAB on Facebook

The Appraisal Foundation

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

APPRAISAL SUBCOMMITTEE FFIEC

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

AARO

What's new at the AARO? *aaro.net*

NRPAB Quick Hits

- The Nebraska Real Property Appraiser Board retired no guidance documents, and adopted no new guidance documents, between October and December. All Guidance Documents are available for viewing on the Board's website at: https://appraiser.ne.gov/guidance_documents.html.
- Compliance Update
  - Between the months of October and December, one grievance was filed against one Nebraska credentialed real property appraiser. During this time, one disciplinary action was taken by the Board against an appraiser and one grievance was dismissed without prejudice.
  - Between the months of October and December 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.



In the Spotlight: Falls Joins NRPAB Staff as New Business Programs Manager

Colby Falls has joined the Board as its new Business Programs Manager. This position manages the day-to-day accounting and office business; provides support for the Budget Program; and assists with the agency's public information activities, board meeting preparation, and executes various directives as assigned by the executive director.

Falls, born and raised in Lincoln, Nebraska, graduated from Southeast Community College with an Associate of Applied Science degree in Business in 2020. Throughout high school and college, Falls gained valuable experience in customer service. In his free time, Falls enjoys spending time with family, attending live performances, and traveling.



Colby Falls

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 October and December of 2025

Trainee Real Property Appraisers

Brandt, Sean, Lincoln, NE – T2024005

Licensed Real Property Appraisers

Hansen, Katrina, Superior, NE – L2024002

Certified Residential Real Property Appraisers

Baker Basler, Christopher, San Jaun Capistrano, CA – CR2024008R
Gutschenritter, Mitchell, Lincoln, NE – CR2024009
Nelsen, Russell, Blair, NE – CR2024010
Gregory, Jared, Urbandale, IA – CR2024011R
Moore, Melissa, Ocala, FL – CR2024012R

Certified General Real Property Appraisers

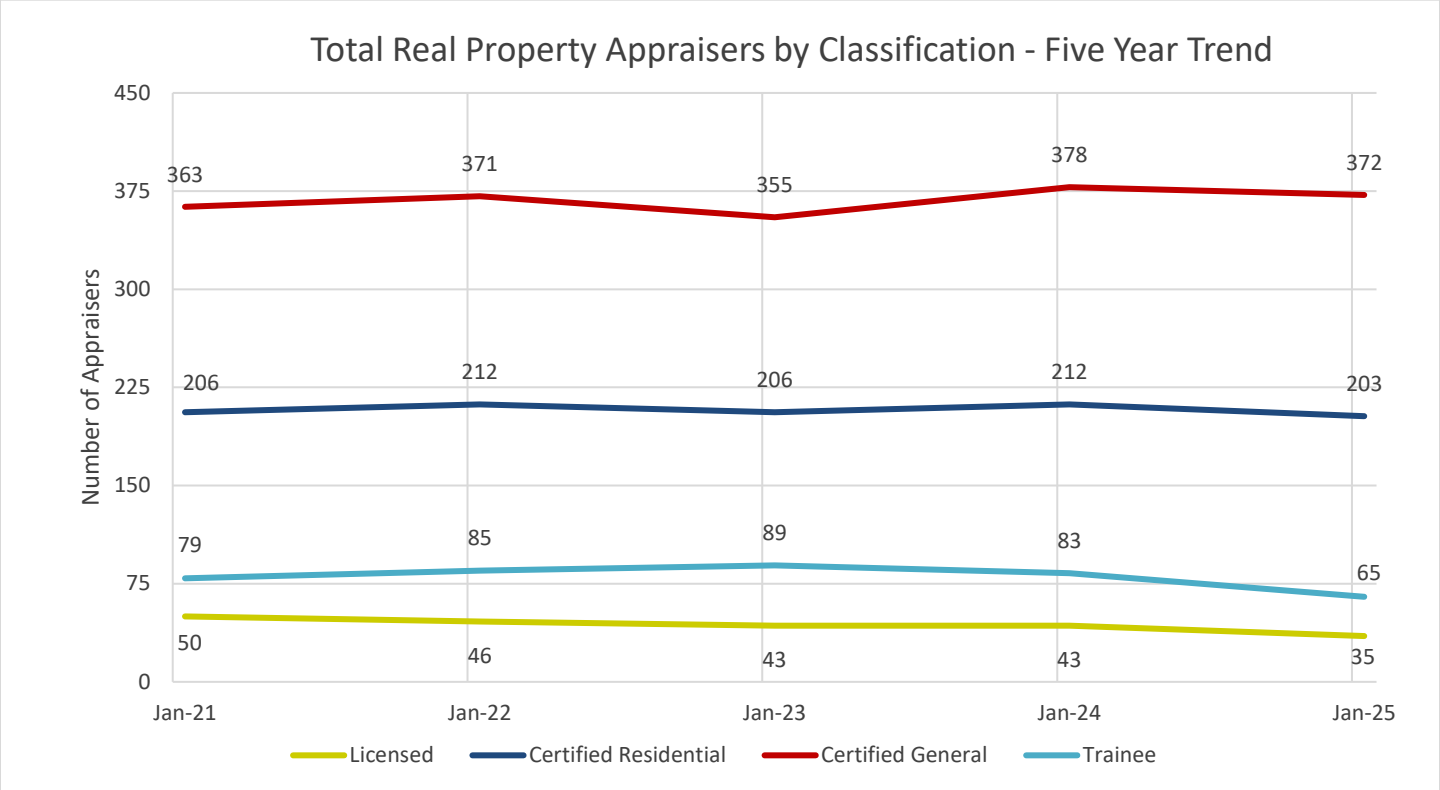
Singleton, David, Atlanta, GA – CG2024022R
Rex, Randall, Orlando, FL – CG2024023R
Flynn, Ryan, Broken Bow, NE – CG2024024
Reed, Krista, Houston TX – CG2024026R

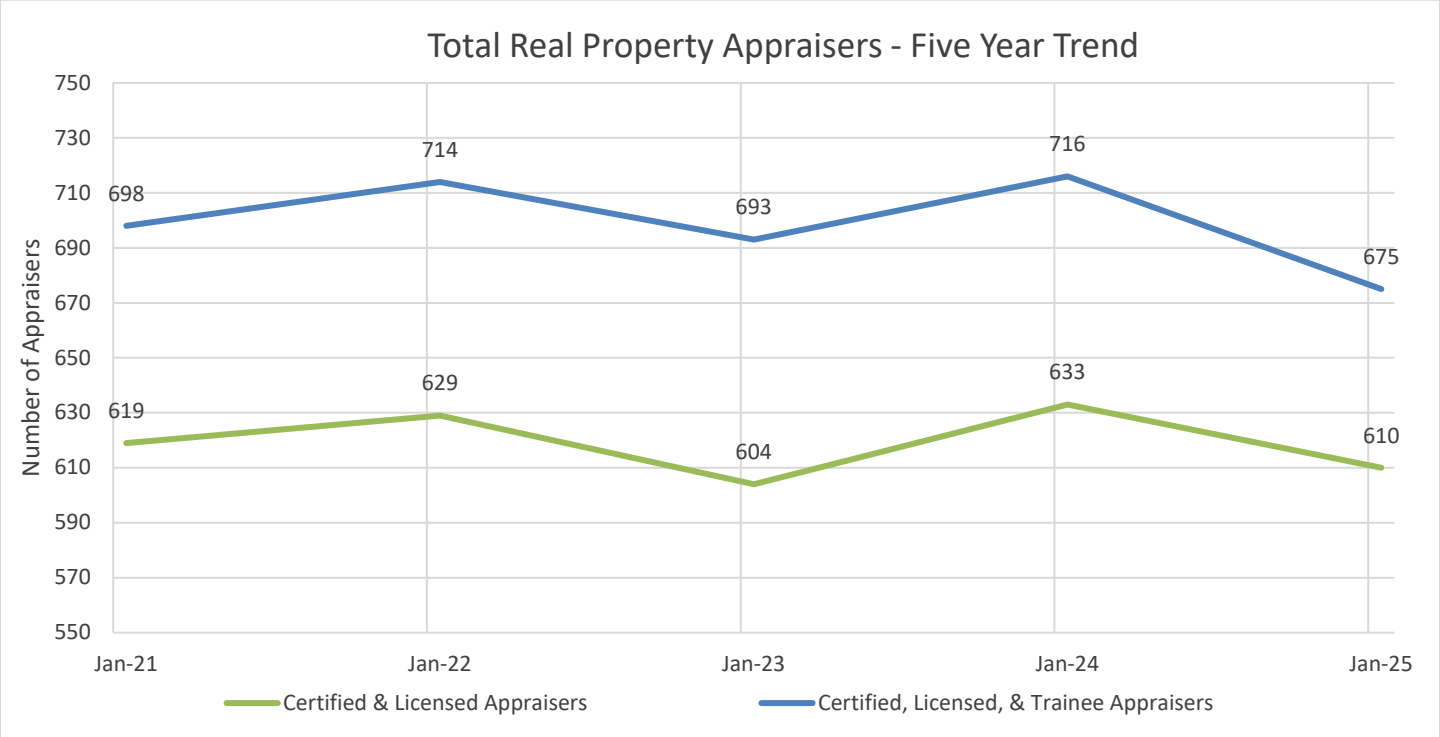
Appraisal Management Companies

Appraisal Links, Inc., Hazlet, NJ – NE2024001
LenderVend, LLC, Santa Rosa, CA – NE2024002
AMC Encore, LLC, Leawood, KS – NE2024003

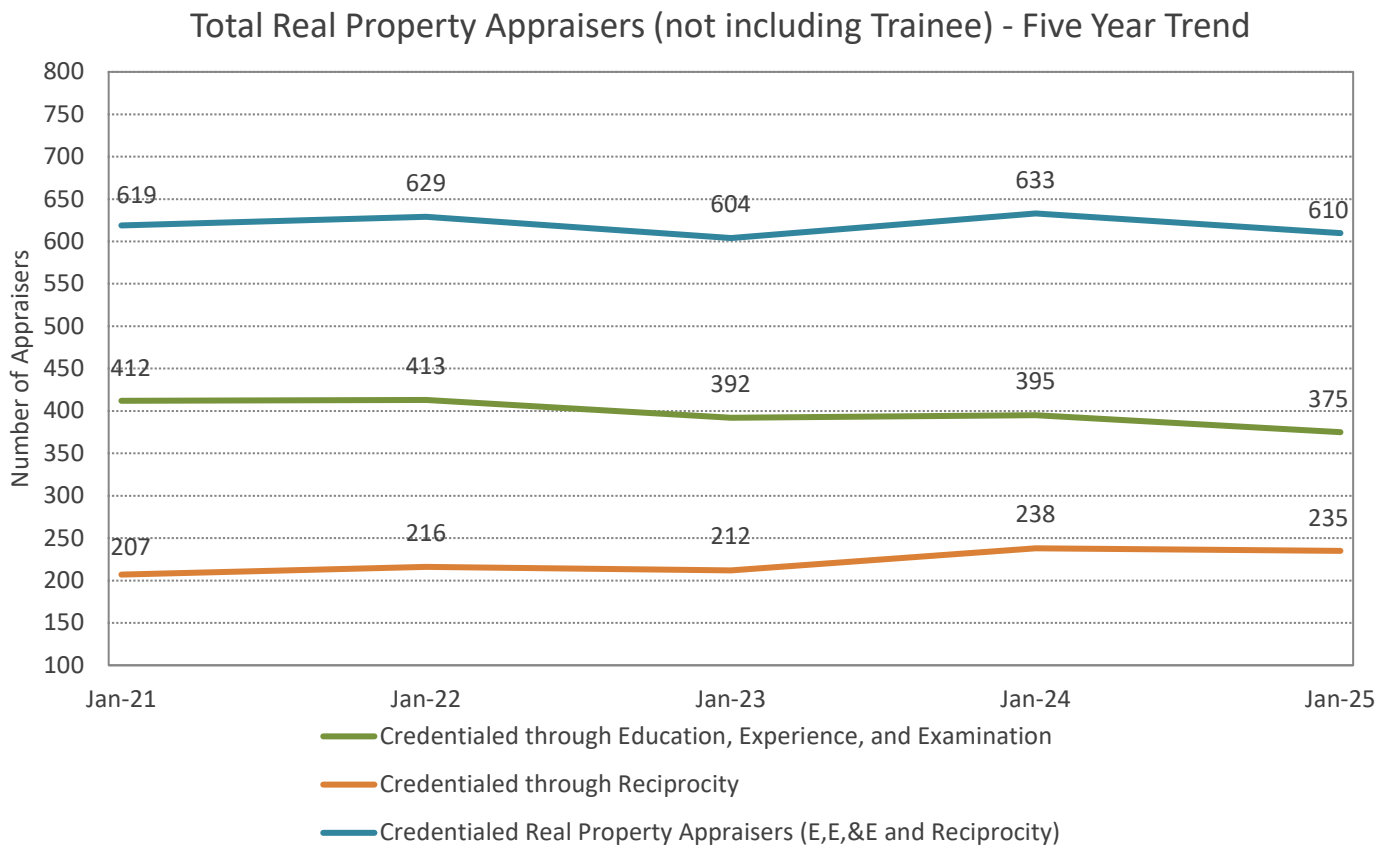
Real Property Appraiser and AMC Numbers and Trends as of January 1, 2025

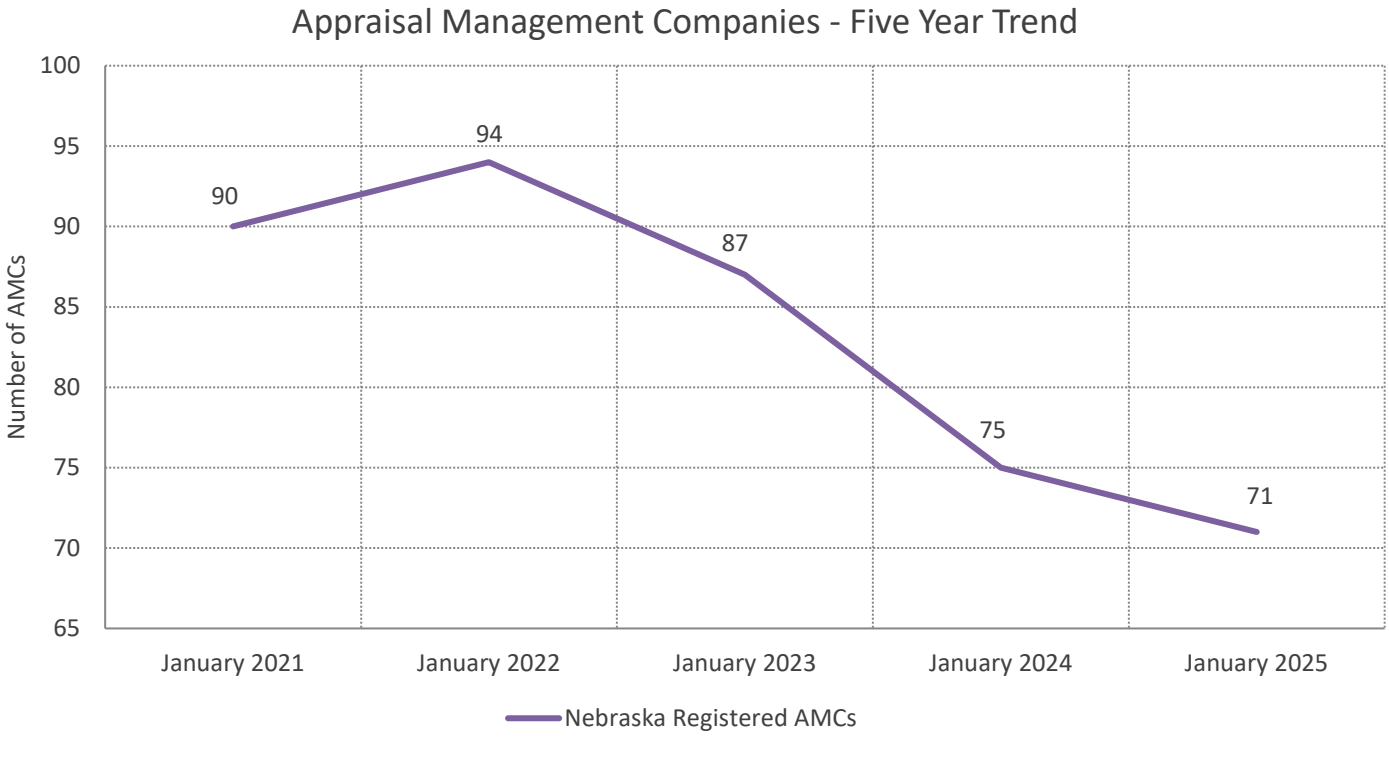
The charts below outline the five-year trend for the number of Nebraska credentialed real property appraisers and Nebraska registered appraisal management companies as of January 1, 2025. There are currently 610 licensed residential, certified residential, and certified general real property appraisers in Nebraska, and 65 credentialed trainee real property appraisers. In addition, there are currently 71 appraisal management companies registered in Nebraska.





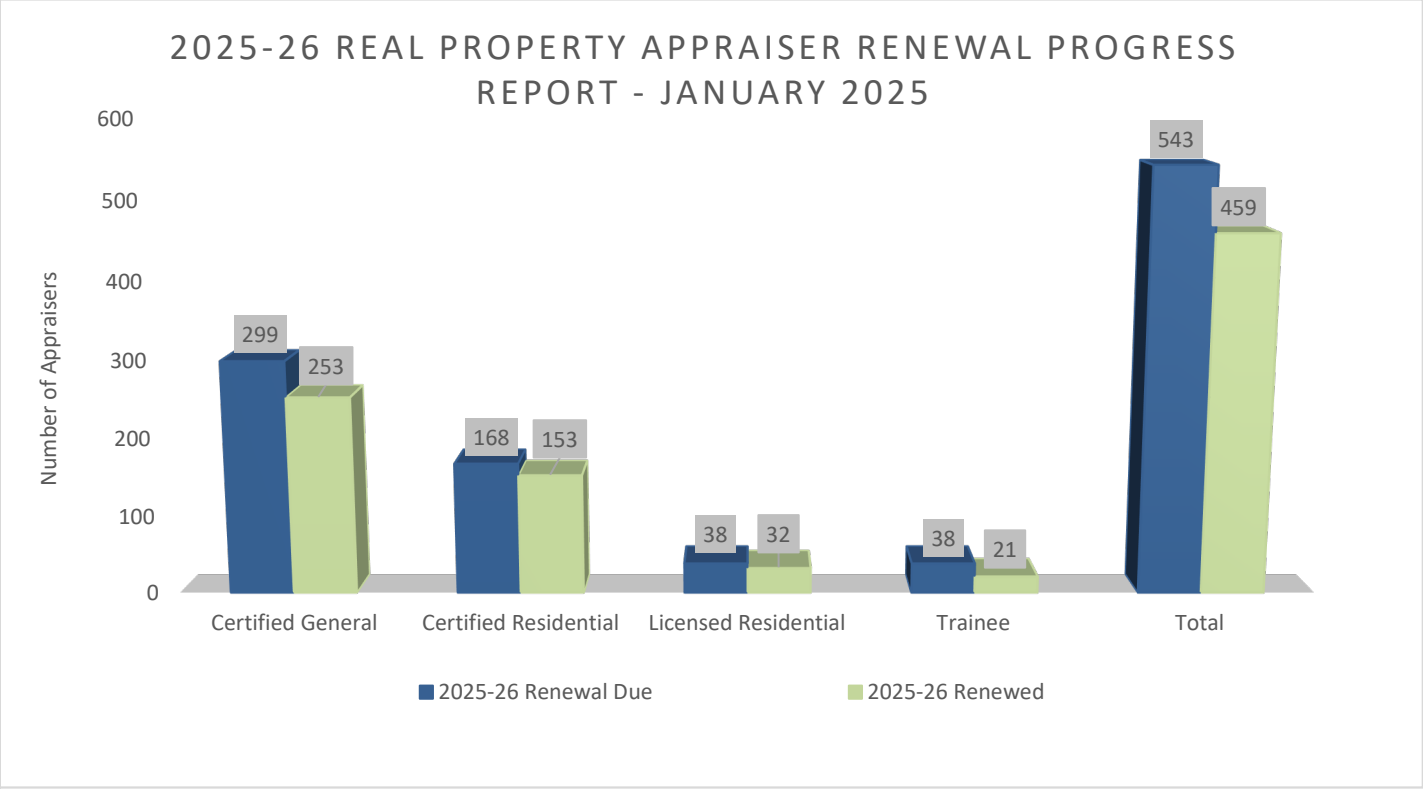
Real Property Appraiser and AMC Numbers and Trends as of January 1, 2025 (Continued)

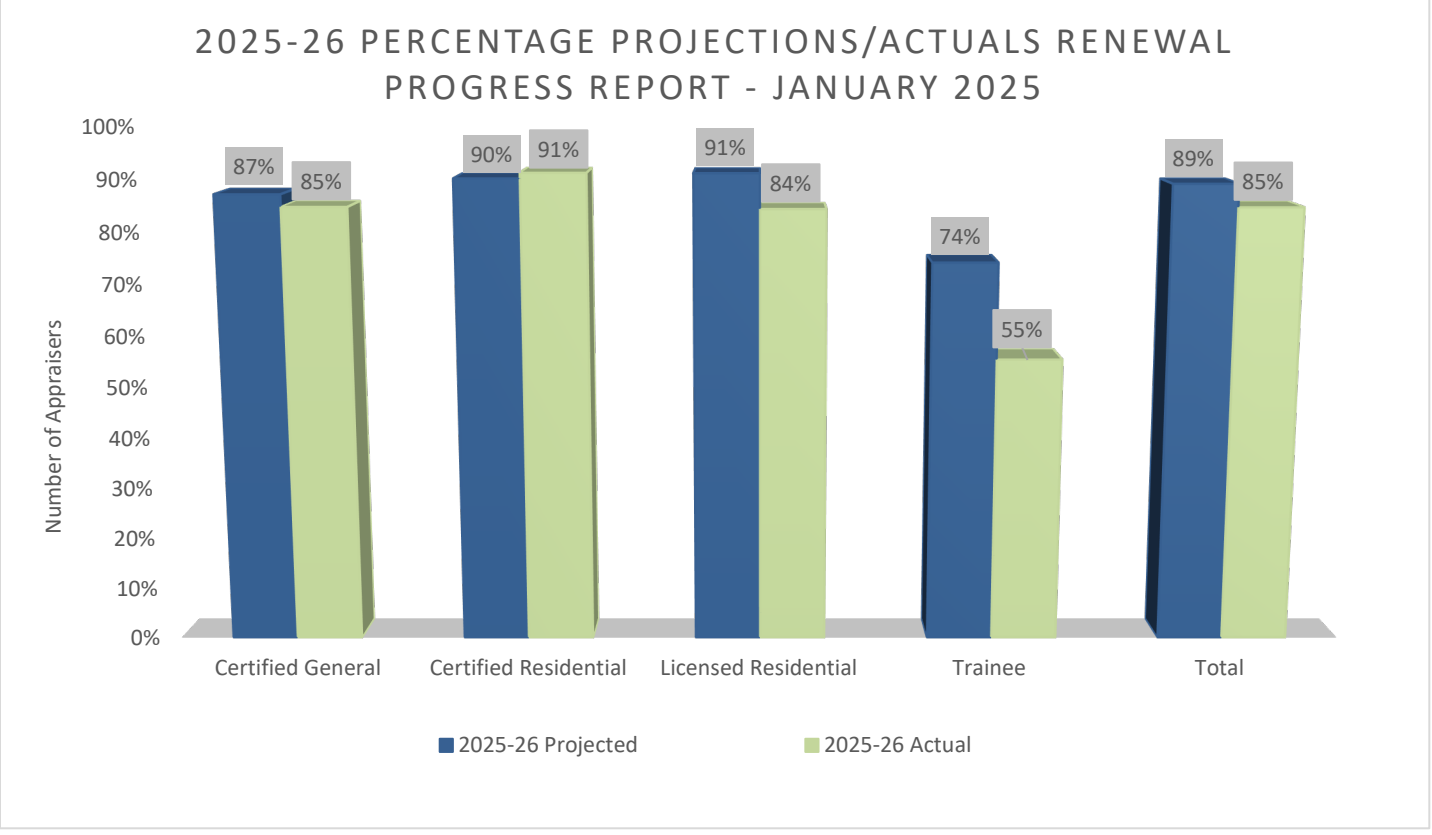




Real Property Appraiser Renewal Counts and Percentages as of January 2025

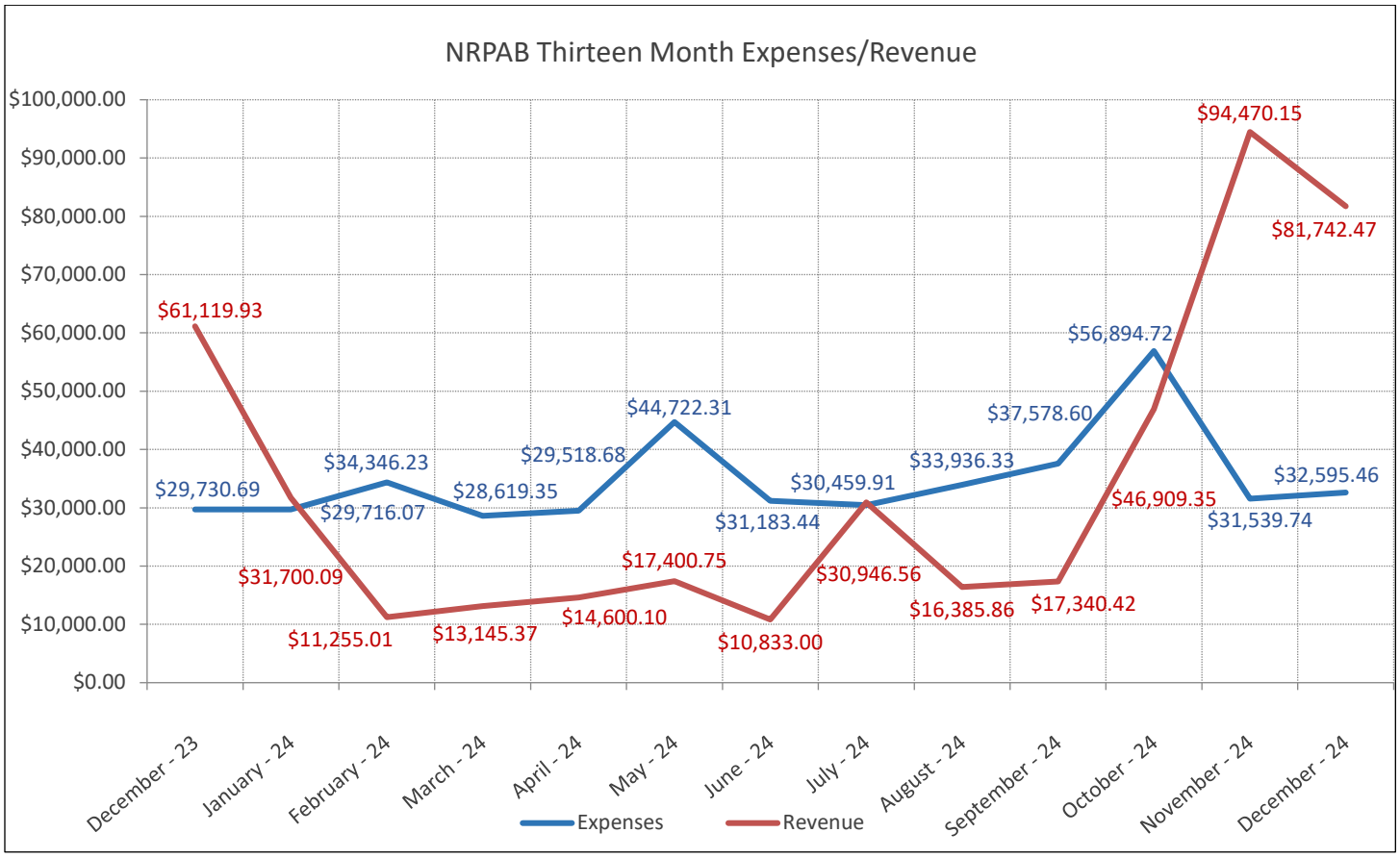
The charts below outline the real property appraiser renewal counts and percentages as of January 2025. There were 543 trainee, licensed residential, certified residential, and certified general real property appraiser renewals due, and 459 credentials were renewed.





NRPAB Financial Snapshot as of December 31, 2024

For the Real Property Appraiser Program, which includes both the appraiser fund and the AMC fund, a total of $223,004.76 in expenditures and $287,794.81 in revenues were recorded as of December 31, 2024. Actual expenses registered at 43.17 percent of the budgeted expenditures for the fiscal year; 50.41 percent of the fiscal year has passed.





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.