

**NOTICE OF PUBLIC MEETING**  
**Thursday, November 17, 2016, 9:00 a.m.**  
**Nebraska Real Property Appraiser Board Office, First Floor, Nebraska State Office Building**  
**301 Centennial Mall South, Lincoln, Nebraska**

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**AGENDA**

**A. Opening 9:00 a.m.**

**B. Notice of Meeting (Adopt Agenda)**

*The Nebraska Real Property Appraiser Board will meet in executive session for the purpose of reviewing applicants for credentialing; applicants for appraisal management company registration; investigations; pending litigation, or litigation which is imminent as evidenced by communication of a claim or threat of litigation; and employee performance evaluation. The Board will exit executive session at 11:00 am. If needed, the Board will re-enter executive session at the conclusion of the public agenda items discussion to complete review of the above mentioned items. The Board will not take action on agenda items C, D, E, and F until executive session is completed.*

**C. Credentialing as a Nebraska Real Property Appraiser ..... 1-24**

**D. Registration as an Appraisal Management Company ..... 1-7**

**E. Consideration of Disciplinary Actions/Enforcement Matters ..... 1-79**

**F. Consideration of Other Executive Session Items: None**

**G. Welcome and Chair’s Remarks (*Public Agenda 11:00 am*)**

**H. Board Meeting Minutes**

1. Approval of October 18, 2016 Meeting Minutes ..... 1-12

**I. Director’s Report**

1. Appraiser Count Report ..... 1-4

2. Temporary Permit Report ..... 5

3. AMC Count Report ..... 6

4. Credential Renewal Progress Report ..... 7

**J. Financial Report and Considerations**

1. October Financial Report

a. Budget Status Report ..... 1-3

b. MTD General Ledger Detail ..... 4-11

c. Financial Charts ..... 12-14

2. Per Diems

**K. General Public Comments**

**L. Consideration of Education/Instructor Requests ..... 1-18**

**M. Unfinished Business**

- 1. Board Member Recognition
- 2. Renewal Season Intern Employees
- 3. Open 2nd Congressional District Certified Real Property Appraiser Representative

**N. New Business**

- 1. AMC Fee Payment for Completed Report Time Requirement ..... 1
- 2. Fannie Mae Enhanced Property Inspection Waiver ..... 2-3
- 3. UNO Real Estate Program Appearance ..... 4-5

**O. Legislative Report and Business**

- 1. AMC Registration Act Update ..... 1-25

**P. Board Policies and Procedures**

- 1. Board Policies
  - a. Current Board Policies ..... 1-16
  - b. Attorney General Memo Concerning LB867 Changes to the APA ..... 17-21
- 2. Appraiser Forms and Procedures
  - a. 1000 Hour Trainee Real Property Appraiser Courtesy Review Program ..... 22-26
- 3. Compliance Forms and Procedures
  - a. SME/Standard 3 Reviewer Training and Evaluation Program

**Q. Other Business**

- 1. Board Meetings
- 2. Conferences/Education
  - a. Kohtz Fall AARO Conference Report ..... 1-7
- 3. Memos From the Board
- 4. Quarterly Newsletter
- 5. Appraisal Subcommittee
- 6. The Appraisal Foundation
  - a. NRPAB Response to Appraiser Qualifications Board Second Exposure Draft of Proposed Changes to the Real Property Appraiser Qualification Criteria ..... 8-9
  - b. Appraisal Standards Board Public Meeting Summary Concerning the Second Exposure Draft of Proposed Changes for the 2018-19 Uniform Standards of Professional Appraisal Practice ..... 10
  - c. Appraisal Practices Board Valuation Advisory #8: Collection and Verification of Residential Data in the Sales Comparison Approach ..... 11-58
  - d. Appraisal Standards Board USPAP Q&A: September 13, 2016 ..... 59-60
- 7. In The News

**R. Adjourn**