



Memo from the Board to Nebraska Real Property Appraisers

January 29, 2014

NEBRASKA REAL PROPERTY APPRAISER BOARD 2013 REVIEW

By Tyler Kohtz, Director

Another year has come and gone. The Nebraska Real Property Appraiser Board ("Board") had a productive 2013, which included many changes to staffing and credentialing requirements.

2013 began with some notable changes to the Board and its structure. At the January 2013 meeting, Philip Barkley was elected as the Board's Chairman, and Tomas Kubert was elected as the Board's Vice-Chair. Board member Bradford Moore's term ended in February when Chris Langemeier was appointed by Governor Heineman to fill the At-Large Licensed Real Estate Broker/Credentialed Appraiser Board Member position on the Board.

In addition to changes to the Board, the staff also went through a transformation. Longtime Staff Assistant, Kirsten Casburn, resigned from her position with the Board, and Gail Parris has been temporarily filling this role since January 4, 2013. Ms. Parris has been a wonderful addition to the team, and has helped transition this position into the newly defined Business and Education Specialist position, which will be filled in early 2014. In addition to Ms. Parris, Joya Weir, joined the Board's staff as its Compliance and Licensing Specialist in March of 2013. Ms. Weir's impact on the Board's operations was felt immediately, as she hit the ground running from day one. The Compliance and Licensing Specialist position was newly created, so the work done by Ms. Weir to develop the position has been outstanding. On a more somber note, 2013 also marked the passing of longtime director, Marilyn Hasselbalch.

Board Members

Chairman of the Board

Philip R. Barkley, North Platte
Certified Residential Appraiser
3rd District Representative
Term Expires: January 1, 2015

Vice Chairman of the Board

Thomas W. Kubert, Lincoln
Certified General Appraiser
1st District Representative
Term Expires: January 1, 2016

Board Member

Marc V. Woodle, Omaha
Certified General Appraiser
2nd District Representative
Term Expires: January 1, 2017

Board Member

Chris R. Langemeier, Schuyler
Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2018

Board Member

Larry D. Saxton, Omaha
Certified General Appraiser
Financial Institutions Rep
Term Expires: January 1, 2019



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2013 included two major changes to how the Board interprets the Real Property Appraiser Act. First, all credential holders are now required to meet the continuing education requirements in Nebraska. The Board's previous interpretation allowed non-resident credential holders to meet the continuing education requirements of his or her resident state. Also, mandatory credentialing for real property appraiser experience credit went into effect. Upon completion of an audit by the Appraisal Subcommittee ("ASC"), one of the Policy Managers for the ASC brought attention to the language found in the Real Property Appraiser Act, and questioned the Board's practice of not requiring a credential for experience credit awarded to an applicant for credentialing as a licensed, certified residential, or certified general real property appraiser. After researching the language, the Board agreed that credentialing is required for experience credit to obtain a credential. The Board also implemented fourteen new policies, and retired seven existing policies.



*2013 Nebraska Real Property Appraiser Board
(From left: Tom Kubert, Chris Langemeier, Eldon Terrell,
Philip Barkley, Marc Woodle)*

In the office, the staff continued to develop its policies and procedures, and work to increase efficiencies. The addition of the Compliance and Licensing Specialist has resulted in quicker more thorough investigations, and the Agency continued the process of updating its database to be more flexible and useful; this work will continue into 2014. The Agency also worked to streamline the renewal process. In 2013, the review process was split between two employees. Staff Assistant Parris reviewed the education submissions for compliance with the Nebraska Real Property Appraiser Act, and Compliance and Licensing Specialist Weir reviewed personal information and questions. Although the Agency will revisit this process again in 2014, the 2013 structure resulted in the most accurate review ever conducted by the Board.



*2013 Nebraska Real Property Appraiser Board Staff
(From left: Joya Weir, Compliance and Licensing Specialist,
Tyler Kohtz, Director, and Gail Parris, Staff Assistant)*

2013 was also a busy year for investigations. 27 Grievances were filed with the Board's office; of the 27 Grievances, 26 were filed against individual appraisers, and 1 was filed against an Appraisal Management Company. 8 Grievances were dismissed by the Board, 4 were settled by Consent Agreement, 3 resulted in the filing of formal charges and 1 lead to an administrative hearing. Additionally, one Grievance forwarded to the Lancaster County Attorney gave rise to a conviction of a Class III Misdemeanor in Lancaster County Court for violation of Neb. Rev. Stat. §76-2246.

Much of the Board's energy in 2013 was focused on rewriting the statutes in the Real Property Appraiser Act and the AMC Registration Act. The Appraisal Foundation released the new credentialing requirements that will become effective no later than January 1, 2015. While the Board was making these changes, it decided to also address many other administrative and enforcement issues faced by the Board during the past two years. Initial drafting began in May, with the Board's first official review taking place at the August 22, 2013 meeting. A panel composed of appraisers and others that represent various entities with interest in the real property appraiser laws completed a review of the drafts in October. The Board completed its final review at the November 21, 2013 meeting. LB684, LB685, and LB717 were introduced on Wednesday, January 8, 2014, the first day of the 2nd Session of the 103rd Nebraska Legislature.



Chairman Barkley (right) presenting Board Member Terrell (left) with his service award

The appraisal profession is forever changing, which makes it important that board members and staff are well educated in the issues affecting the industry; 2013 was no exception. Board Member Kubert and Compliance and Licensing Specialist Weir attended the Association of Appraiser Regulatory Officials Investigator I training, June 27th – 29th in Denver, and Investigator II training, August 13th – 17th in Chicago. Both found the training to be helpful and enlightening. In addition to investigator training, Compliance and Licensing Specialist Weir also completed the 15-Hour National USPAP course in June, Basic Appraisal Principals in September, and Basic Appraisal Procedures in December. Board Member Barkley, Board Member Kubert, and Compliance and Licensing Specialist Weir also attended the Association of Appraiser Regulatory Officials Washington, D.C. Fall Conference in October. The Association of Appraiser Regulatory Officials conferences are a wonderful opportunity to discuss issues facing the appraiser industry at the national level.

The end of every year brings the end of another board member's term. 2013 marked the final year of Board Member Terrell's term. Mr. Terrell was recognized for his service at the December 19, 2013 meeting; his efforts and contribution to the Board will be missed.

With a full agenda in 2014, the Nebraska Real Property Appraiser Board hopes to maintain the momentum gained in 2013. The Board wishes that each of you have a successful 2014 as well.