



Memo from the Board to Nebraska Real Property Appraisers

October 10, 2013

NEBRASKA REAL PROPERTY APPRAISER BOARD 2014 LEGISLATION

By Tyler Kohtz, Director

The Nebraska Real Property Appraiser Board (“Board”) intends to have three legislative bills introduced during the 2014 legislative session to address a multitude of issues concerning the Real Property Appraiser Act and the Appraisal Management Company Registration Act.

Each legislative bill, along with an in-depth summary of the drafted changes to the Real Property Appraiser Act and Appraisal Management Company Registration Act, can be found on the Board’s website at www.appraiser.ne.gov, by opening the hyperlink named “2014 Legislation” found under the heading “Links” on the right hand side of the main page.

As Nebraska credentialed appraisers, this legislation affects you and your profession. The Board welcomes, and encourages, each of you to review the three legislative bills and provide any comments that you may have back to the Board’s director, Tyler Kohtz, at tyler.kohtz@nebraska.gov. The Board will receive comments through November 1, 2013. If you have any questions or concerns, please feel free to contact the Board’s office.

Board Members

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Certified Residential Appraiser
3rd District Representative
Term Expires: January 1, 2015

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Term Expires: January 1, 2017

Board Member

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Certified General Appraiser
Licensed Real Estate Broker Rep
Term Expires: January 1, 2018



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The following is a brief summary of each legislative bill:

REQ03544 (Real Property Appraiser Act 2015 AOB Changes)

The purpose of this bill is to update the act to be in compliance with the real property appraiser qualification criteria that becomes effective January 1, 2015. The Board must adhere to the criteria to meet the requirements promulgated by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council, which has been charged with enforcing Title XI of the Financial Institutions reform, Recovery, and Enforcement Act of 1989.

REQ03543 (Real Property Appraiser Act General Cleanup)

The purpose of this bill is to address a multitude of issues concerning the administration and enforcement of act, along with inconsistencies found throughout the act. The Board also intends to develop definitions that more closely reflect those found in the Uniform Standards of Professional Appraisal Practice ("USPAP"). Over the years, the definitions and applications of USPAP have changed and this has resulted in inconsistent definitions and terms, and difficulty establishing cohesiveness between the standards and the act. The Board intends to eliminate as much of the inconsistent language as possible.

REQ03545 (Appraisal Management Company Registration Act)

The AMC Registration Act has been in effect for one year now, and the intended changes are to address issues confronted by the board during the initial enforcement and administration of the act.