

NEBRASKA REAL PROPERTY APPRAISER

SCOPE OF PRACTICE

With the implementation of the 2008 AQB Criteria, it is important to note the new scope of practice for real property appraisers. LB186 was approved by Governor Heineman on February 14, 2007 and became effective September 1, 2007. The adoption of LB186 in the Second Session of the 99th Legislature made some significant changes to the Real Property Appraiser Act by defining the scope of practice for the trainee, registered, license, and certified credentials in accordance with the 2008 AQB Criteria. Each level of credential is limited to a specific scope. As a credentialed appraiser in Nebraska, you are obligated by statute and regulation to comply with the scope of practice for the designated credential you have earned and in all cases comply with the Competency Rule of USPAP.

The scope of practice defines the type of property that is permitted for each real property credential. **The Registered credential is not recognized by FIRREA and is not valid for appraisal of federally-related transactions.**

TRAINEE REAL PROPERTY APPRAISER

The SCOPE OF PRACTICE for the Appraiser Trainee Credential is the appraisal of **ONLY** those properties which the supervising certified real property appraiser is permitted by his/her current credential and that the supervising appraiser is qualified to appraise. §76-2228.01(d)

An appraiser trainee **is not allowed** to practice without the supervision of a certified real property appraiser. The supervising appraiser is responsible for the appraisal report by signing and certifying the report is in compliance. **All appraisals must be signed by the supervising appraiser.** The scope of practice of the trainee for that assignment will be the same as the scope of practice for the supervising real property appraiser and shall be that allowed by the credential for which he/she has demonstrated competency.

All Appraiser Trainees and Supervising Certified Real Property Appraisers must comply with the Competency Rule of USPAP.

REGISTERED REAL PROPERTY APPRAISER

The SCOPE OF PRACTICE for the Registered Real Property Appraiser credential includes **ONLY** the appraisal of non-complex one, two, three, or four residential units having a transaction value of less than \$250,000. §76-2229(3)

Complex one to four family residential property appraisal means one in which the relevant characteristics of the property to be appraised, the form of ownership, the type of value, or the market conditions are atypical.

All Registered appraisers must comply with the Competency Rule of USPAP.

The scope of practice is limited **ONLY** to that which is described for Registered real property appraisers. **The scope of practice only includes residential as the type of property.** The appraiser **CANNOT** appraise any other type of property or perform any assignment involving a federally-related financial transaction above the federal *de minimus* threshold of \$250,000 or secondary mortgage market entities. This means a Registered real property appraiser **CANNOT** appraise agricultural, commercial or industrial properties, or subdivisions. In addition, the scope of practice is limited to that which he/she has demonstrated competency.

The scope of practice defines the type of property that is permitted for each real property credential.

LICENSED REAL PROPERTY APPRAISER

The SCOPE OF PRACTICE for the Licensed Real Property Appraiser credential includes **ONLY** the appraisal of non-complex property having one, two, three, or four residential units with a transaction value less than \$1,000,000 and complex property with one, two, three, or four residential units having a transaction value less than \$250,000 (transaction value shall mean market value). §76-2230(3)

Complex one to four family residential property appraisal means one in which the relevant characteristics of the property to be appraised, the form of ownership, the type of value, or the market conditions are atypical.

The classification includes the appraisal of vacant or unimproved land that is utilized for one to four family purposes or for which the highest and best use is for one to four family purposes. It **DOES NOT** include the appraisal of subdivisions for which a development analysis/appraisal is necessary.

All Licensed Real Property Appraisers

must comply with the Competency Rule of USPAP.

The scope of practice is limited only to that which is described for Licensed real property appraisers. **The scope of practice only includes residential as the type of property.** The appraiser **CANNOT** appraise any other type of property. This means a Licensed real property appraiser **CANNOT** appraise agricultural, commercial or industrial properties, or subdivisions. In addition, the scope of practice is limited to that which he/she has demonstrated competency.

The scope of practice defines the type of property that is permitted for each real property credential.

CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

The SCOPE OF PRACTICE for the Certified Residential Real Property Appraiser credential includes **ONLY** the appraisal of one, two, three, or four residential units without regard to transaction value or complexity. §76-2231.01(3)

This includes the appraisal of vacant or unimproved land that is utilized for one to four family purposes or for which the highest and best use is for one to four family purposes. It **DOES NOT** include the appraisal of subdivisions for which a development analysis/appraisal is necessary.

*All Certified Residential Real Property Appraisers
must comply with the Competency Rule of USPAP.*

The scope of practice is limited only to that which is described for Certified Residential real property appraisers. **The scope of practice only includes residential as the type of property.** The appraiser **CANNOT** appraise any other type of property. This means a Certified Residential real property appraiser **CANNOT** appraise agricultural, commercial or industrial properties, or subdivisions. In addition, the scope of practice is limited to that which he/she has demonstrated competency.

The scope of practice defines the type of property that is permitted for each real property credential.

CERTIFIED GENERAL REAL PROPERTY APPRAISER

The SCOPE OF PRACTICE for the Certified General Real Property Appraiser credential includes the appraisal of all types of property. However, the scope of practice for the Certified General real property appraiser credential is limited to that which he/she has demonstrated competency.

*All Certified General Appraisers
must comply with the Competency Rule of USPAP.*