

TITLE 298 NAC - NEBRASKA REAL PROPERTY APPRAISER BOARD

Effective May 26, 2012

CHAPTER 1 DEFINITIONS; APPLICABILITY; EFFECTIVE DATE

- 001** Definitions of terms used in this Title, unless the context otherwise requires, shall be as stated in the Real Property Appraiser Act (hereinafter referred to as “the Act”), the Uniform Standards of Professional Appraisal Practice, and further definitions shall be as follows:
- 001.01** Board means the Real Property Appraiser Board;
- 001.02** Broker’s price opinion shall mean an analysis, opinion, or conclusion prepared by a person licensed under the Nebraska Real License Act in the ordinary course of his or her business relating to the price of specified interests in or aspects of identified real estate or identified real property for the purpose of listing, purchase, or sale.
- 001.03** Credential means any registration, license, or certificate associated with becoming an appraiser trainee, registered appraiser, licensed residential appraiser, certified residential appraiser, or certified general appraiser.
- 001.04** Negligence means failure to meet reasonable standards of performance and act with prudent care; omission through thoughtlessness or imprudence.
- 001.05** Real estate or real property appraisal practice means the valuation services performed by an individual acting as an appraiser, including but not limited to appraisal, appraisal review, or appraisal consulting; and means an opinion of value, the act or process of developing an opinion of value, or pertains to appraising and related functions such as appraisal practice or appraisal services.
- Comment: These three terms, appraisal, appraisal review, or appraisal consulting, are intentionally generic, and not mutually exclusive. For example, an opinion of value may be required as part of an appraisal review and is required as a component of the analysis in an appraisal consulting assignment. The use of other nomenclature for an appraisal, appraisal review, or appraisal consulting assignment (e.g., analysis, counseling, evaluation, study, submission, or valuation) does not exempt an appraiser from adherence to the Uniform Standards of Professional Appraisal Practice.*
- 002** References in this Title to §76-2201, et seq., refer to sections of the Act, as contained in the Neb. Rev. Stat., as amended.
- 003** Standards and regulations set forth in this Title apply to every person who engages in any real property appraisal activity in the State of Nebraska, except as exempted under §76-2221.
- 004** This Title applies to all persons providing real property appraisal services, and to all real property appraisal activities in the State of Nebraska from and after January 1, 2010.

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CHAPTER 2 STANDARDS OF PRACTICE

- 001** Pursuant to NEB. REV. STAT. § 76-2237, the Board shall adopt and promulgate rules and regulations which may conform to the Uniform Standards of Professional Appraisal Practice. Under the authority of NEB. REV. STAT. § 76-2223 (12) (13) the Board shall review, establish, and adopt such rules and regulations annually. The 2010-2011 edition of the Uniform Standards of Professional Appraisal Practice is adopted and attached as the formal rules and regulations governing professional appraisal practice in the State of Nebraska and incorporated herein by reference as Attachment A. A copy of such standards will be supplied with the issuance of each new resident registered, licensed residential, certified residential or certified general credential. Every real property appraiser shall comply with these rules and regulations. Certified copies of the Uniform Standards of Professional Appraisal Practice are on file and available for public inspection in the office of the Real Property Appraiser Board and may be examined in the office of the Secretary of State.
- 002** Every credential holder in the State of Nebraska shall keep the Board informed of his or her principal place of doing business and shall notify the Board in writing within ten (10) days of any change of such address or telephone number. Non compliance of this section shall result in the credential holder remitting an administrative processing fee of \$50 as part of his or her subsequent credential renewal.
- 003** No advertisement by a credential holder in the State of Nebraska shall use a name of a credential holder other than as stated on the appraiser's credential; and no advertisement shall state any address other than the principal place of business as provided by the appraiser to the Board.

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**CHAPTER 3
APPRAISER TRAINEES**

The requirements formerly found in Chapter 3 have been transferred to other appropriate chapters in Title 298.

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CHAPTER 4 EDUCATION ACTIVITIES; APPROVAL; RESTRICTIONS

001 Only educational courses and activities approved by the Board pursuant to this Title shall qualify for inclusion in the number of classroom hours required by the Act for eligibility for or renewal of a credential.

001.01 Credit for the classroom hour requirement, may be obtained from colleges or universities, community or technical colleges, private post secondary career schools, real property appraisal or real property-related organizations, state or federal agencies or commissions, proprietary schools, other providers approved by the state certification/licensing agency, or other approved provider subscribing to the Appraiser Qualifications Board (AQB) Course Approval Program.

002 Each course of study to be included in the number of hours required for a credential must be conducted by an accredited university, college, technical community college; private post secondary career school, an appraisal society, institute, or association; or such other educational provider as may be approved by the Board. Additionally, providers of such courses of study must comply with the Nebraska Private Postsecondary Career Schools Act, NEB.REV.STAT § 85-1601, et seq.

003 Approval of instructors of appraisal courses of study shall take place every five (5) years. Criteria for approval of instructors of appraisal courses of study shall be as follows:

003.01 All instructors must meet the qualifications established pursuant to any other applicable law and the qualification standards as established by the Board and cited herein:

003.01A A Masters degree or higher, which is directly related to the subject matter being taught.

OR

003.01B A Bachelors degree or higher, provided the degree is in an area traditionally associated with the subject matter of appraisal, including related courses such as Business, Economics, Marketing, Accounting, Finance; and experience in real property appraisal as evidenced by a valid appraiser's credential or three years of real property appraisal experience, such as fee and staff appraisal, appraisal analysis, ad valorem tax appraisal, review appraisal, feasibility analysis or study.

OR

003.01C A highly qualified professional with a generally recognized professional designation from a professional appraisal organization and two years of education from a post secondary institution.

OR

003.01D A Bachelors or higher degree in education and valid teacher certification in the individual's resident jurisdiction and appraisal experience as evidenced by a valid appraiser's credential, or three years of real property appraisal experience such as fee and staff appraisal, appraisal analysis, ad valorem tax appraisal, review appraisal, feasibility analysis or study.

OR

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003.01E Instructional background in real property appraisal education and expertise in course being taught. In addition, instructor must have experience in real property appraisal as evidenced by a valid appraiser's credential or three years of real property appraisal experience such as fee and staff appraisal, appraisal analysis, ad valorem tax appraisal, review appraisal, feasibility analysis or study.

OR

003.01F There may be circumstances under which experience not requiring a real property appraiser credential could be substituted in the standards for instructors.

OR

003.01G Obtain prior approval from the Nebraska Department of Education for appropriate coursework approved by the Board.

003.02 Temporary approval of an instructor may be granted in an emergency situation.

003.03 The Board may not approve, may not re-approve, or may withdraw approval of instructors for, but not limited to, the following reasons:

- 1) Falsification of information on the application forms;
- 2) Loss of appraiser's credential when needed as part of approval;
- 3) Incompetence.

003.04 Approval of instructors may take place after a review of information supplied on forms issued by the Board. Renewal of instructor approval will take place every five years beginning with date of approval or on appropriate dates as determined by the Board. Renewal may take place after a review of information supplied on forms issued by the Board. These forms will request appropriate information regarding the instructional and other professional activities of the preceding five years.

003.05 Each instructor of the 15-hour National Uniform Standards of Professional Appraisal Practice Course and the seven-hour National Uniform Standards of Professional Appraisal Practice Update Course must be certified as such by the Appraiser Qualifications Board and must be a state certified real property appraiser in good standing. Termination of qualifying instructor credentials by the Appraiser Qualifications Board automatically terminates the approval of the instructor by the Nebraska Real Property Appraiser Board.

004 Criteria for approval of appraisal courses of study for meeting the minimum qualifying education standards for a credential shall be as follows:

004.01 The provider must submit to the Board a properly completed application for approval of an education offering on forms provided by the Board and the provider must meet all other applicable laws.

004.02 The provider shall require full attendance at all sessions by all students at each class session and shall take attendance at all sessions. Full attendance shall mean attendance for 100 percent of each class session;

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- 004.03** The course of study shall cover one or more of the topics listed in Section 005 of Chapter 5 of this Title. If the course of study is intended to be a complete course to meet the requirements for a credential the course shall include all such topics and provide the hours of study as required in Chapter 5 of this Title; and
- 004.04** Each course of study shall be at least 15 hours of class time, not to exceed eight hours per day; and the student must successfully complete a closed-book examination pertinent to such course at its end.
- 004.05** In addition to courses of study directly approved by the Board, the Board may accept education obtained in courses of study held in another jurisdiction in which courses have been approved to meet the education requirements for such other jurisdiction, if that jurisdiction has adopted and enforces standards for the education of real property appraisers that are equivalent to the standards established by this Title.
- 004.06** Courses of study directly approved by the Board to meet core curriculum course requirements on or after January 1, 2008 must be in modular format and have approval from the AQB Course Approval Program. Elective qualifying education or core curriculum course requirements must be completed in a classroom setting.
- 005** Criteria for approval of continuing education activities shall be as follows:
- 005.01** The continuing education activity must contribute to the maintenance and improvement of the quality of real estate appraisal service provided to the public;
- 005.02** Each in-class continuing education activity must consist of at least two (2) in-class clock hours of instruction;
- 005.03** The provider must submit a complete application as prescribed by the Board and the provider must meet all other applicable laws;
- 005.04** The provider shall require full attendance by all students at each class session and shall take attendance at all sessions. Full attendance shall mean attendance for 100 percent of each class session;
- 005.05** The continuing education requirement may be met by taking on-line Board approved education courses not to exceed 14 hours per continuing education period. The 7-Hour National USPAP Update Course cannot be completed on-line and must be completed in a classroom setting. On-line continuing education courses must conform in all respects to the AQB's criteria pertaining to continuing education delivered in that manner and must have the appropriate on-line delivery mechanism approval as a primary and secondary provider and a copy of the course on-line delivery approval must be submitted to this office and maintained in the file;
- 005.06** The following activities shall not be used toward meeting the continuing education requirement:
- 005.06A** Those that are specifically examination preparation in nature;
- 005.06B** Those that deal with office or business skills, such as typing, speed reading, memory improvement, body language, motivation, and similar activities;
- 005.06C** Those which are completed by a challenge examination (testing out of the activity);

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- 005.06D** Meetings held in conjunction with an appraisal firm's general business;
- 005.06E** Orientation courses;
- 005.06F** Continuing education activities of the same content, or if in the opinion of the Board an activity is so similar as to be indistinguishable in content, it cannot be used for a minimum of four years after its use toward meeting the continuing education requirement;
- 005.06G** An exception to 005.05F applies to the study of the 7-hour National Uniform Standards of Professional Appraisal Practice Update Course. The 7-hour National Uniform Standards of Professional Appraisal Practice Update Course must be taken in each two-year continuing education cycle. The update course must be taught by an Appraiser Qualification Board certified USPAP instructor who is a state certified appraiser in good standing;
- 005.06H** Continuing education activities taken to make up a deficiency of the continuing education requirement from a previous continuing education period may not be used toward the current period's continuing education requirement; and
- 005.06I** Mentoring agreements for experience or disciplinary action.

- 006** In addition to continuing education activities directly approved by the Board, the Board may accept continuing education activities conducted in another jurisdiction in which the activity is approved to meet the continuing education requirements for renewal of a credential in such other jurisdiction, if that jurisdiction has adopted and enforces standards for education that are equivalent to the standards established by this Title.
- 007** All approved continuing education activities must be resubmitted for approval and reviewed every five years by the Board unless substantial changes are made in the activity prior to that time. If such changes are made, the activity must be submitted for review and approval. All materials submitted shall be retained by the Board.
- 008** For purposes of determining the qualified hours of all educational offerings, an hour means 60 minutes, at least 50 minutes of which is devoted to actual classroom instruction. At least a one-half hour break shall be given to students by no later than the end of four hours of class in any day.
- 009** Decisions of the Board to deny approval of providers or activities may be reviewed by the Board when such review is requested within 20 days of notification of denial. The Board may at any time reevaluate an approved provider or activity. If a basis for reconsideration of denial or revocation of approval is found, the Board must notify the provider by mail at least 20 days prior to holding a hearing on the denial or revocation, and such review must be held in the same manner as provided for complaints as set forth in Chapter 9 of this Title.
- 010** After initial approval, approval of a substantial change, or renewal of approval of an educational activity, the provider must submit to the Board in advance of offering the activity, a notice of the scheduling of the activity in a form prescribed by the Board.
- 011** Each provider must keep attendance records in a manner intended to insure full-time attendance by students.
- 012** A document certifying satisfactory completion must be issued to each student upon completion of the course of study or continuing education activity. The document must display all information required by the Board, including, but not be limited to, name of provider, signature of provider and/or instructor, name of course, course number, hours of credit, dates of course or education activity, pass or fail statement (if applicable), and name of student.

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- 013** Complete and accurate records must be established and maintained by each provider, as prescribed by the Board, for each individual student for five years following course presentation.
- 014** An alphabetical listing of the names and addresses of students who have met the requirements of completion at an education activity approved by the Board must be submitted to the Board within 90 days of the conclusion of the activity. Such listing shall constitute the provider's certification that the list includes only attendees who have met all attendance, completion, and examination requirements.
- 015** All providers of appraiser education courses of study related to the requirements for an initial credential must submit, with their request for approval of each course, a non-refundable fee of \$50. All providers of continuing education courses must submit, with their request for approval of each course, a non-refundable fee of \$25. A non-refundable fee of \$10 must be submitted with each application for five-year renewal of each continuing education activity.
- 016** By January 31 of each year, a provider must submit a list of all educational activities taught in Nebraska during the prior calendar year.
- 017** Education providers who fail to meet the student attendance reporting requirements to the Real Property Appraiser Board are subject to the following disciplinary actions:
- a.** Education providers shall be given a written notice delivered by certified mail that they have 30-day to meet the reporting obligations.
 - b.** Failure after the 30-day notice shall result in a 90-day suspension of all approvals for education offerings following Board approval. Publish suspension status on the NRPAB education schedule to prevent students from completing education for which they will not receive credit.
 - c.** Failure to meet obligations after suspension will result in termination of all rights and privileges following Board approval.
 - d.** The Board will forward notice of withdrawal of approval to the Department of Education.
- 018** Nothing in this Chapter shall be construed to preclude educational offerings sponsored or conducted by the Board from being accepted toward meeting the continuing education requirement of the Act.

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CHAPTER 5 EDUCATION AND EXPERIENCE REQUIREMENTS

001 To qualify for a credential as a real property appraiser trainee, registered real property appraiser, licensed residential real property appraiser, certified residential real property appraiser, or certified general real property appraiser, an applicant must complete education requirements of the core curriculum established for each classification:

001.01 To qualify for the appraiser trainee credential, the applicant must satisfactorily complete a minimum of 75 hours in courses of study that are tested and selected from a core curriculum approved by the Board. The core curriculum must include the 15-hour National Uniform Standards of Professional Appraisal Practice Course as adopted by the Board, taught by an AQB certified USPAP instructor who is a certified appraiser; 30 hours of basic appraisal principles, and 30 hours of basic appraisal procedures.

001.01A Appraisers holding a valid appraiser credential may satisfy the education requirements for a trainee real property appraiser credential based on the following criteria:

- a.** Holding a valid registered real property appraiser credential earned under requirements effective January 1, 2008, satisfies the education requirements. Appraisers holding a valid registered real property appraiser credential earned prior to January 1, 2008 must meet the core curriculum education requirements effective January 1, 2008.
- b.** Holding a valid licensed real property appraiser credential earned under requirements effective January 1, 2008, satisfies the education requirements.
- c.** Holding a valid certified residential real property appraiser credential earned under requirements effective January 1, 2008, satisfies the education requirements.
- d.** Holding a valid certified general real property appraiser credential earned under requirements effective January 1, 2008, satisfies the education requirements.

001.01B All appraiser trainees shall work under the direct supervision of a real property appraiser in good standing who holds a credential as a certified real property appraiser issued by the Board. The supervising certified real property appraiser shall not be subject to any disciplinary action within the last two years.

001.01C Any advertising in the name of the supervising certified real property appraiser with whom the appraiser trainee is associated which lists the names of real property appraisers may include the name of an appraiser trainee so long as it clearly identifies such person as an appraiser trainee. Appraiser trainees may not otherwise advertise.

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- 001.01D** The scope of practice for the appraiser trainee credential is the appraisal of those properties that the supervising certified appraiser is permitted by his or her current credential and that the supervising certified appraiser is qualified and competent to appraise. Any existing credential holder acting as an appraiser trainee on a specific assignment is limited to the scope of practice for the supervising appraiser.
- 001.01E** The appraiser trainee shall be entitled to obtain copies of appraisal reports he or she prepared. The supervising certified appraiser shall keep copies of appraisal reports for a period of five years, or at least two years after final disposition of any judicial proceedings in which the appraiser provided testimony related to the assignment, whichever period expires last.
- 001.01F** All appraiser trainees must comply with the Competency Rule of the Uniform Standards of Professional Appraisal Practice (USPAP).
- 001.01G** There is no examination requirement for the appraiser trainee credential, but the trainee shall pass examinations in the prerequisite courses in order to earn credit for core education courses.
- 001.01H** As the prerequisite for application, an applicant must have completed 75 creditable class hours of qualifying education as specified in the required core curriculum. Additionally, applicants must pass the core curriculum examinations in the prerequisite required courses in order to earn credit for core education courses.
- 001.01I** No experience is required as a prerequisite for the appraiser trainee credential.
- 001.01J** The appraiser trainee shall be subject to direct supervision by a supervising appraiser in good standing who shall be state certified. The supervising certified appraiser shall be responsible for the training, guidance, and direct supervision of the appraiser trainee by:
- a.** Accepting responsibility for the appraisal report by signing and certifying that the report complies with USPAP;
 - b.** Reviewing and signing the appraiser trainee's appraisal report(s); and
 - c.** Personally inspecting each appraised property, if such inspection is required or appropriate, with the appraiser trainee until the supervising certified appraiser determines the appraiser trainee is competent, in accordance with the Competency Rule of USPAP for the property type.
- 001.01K** The appraiser trainee is permitted to have more than one supervising certified appraiser, but a supervising certified appraiser may not supervise more than three (3) appraiser trainees at one time, unless a state program in the licensing jurisdiction provides for progress monitoring, supervising certified appraiser qualifications, and supervision and oversight requirements for supervising appraisers.

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001.01L An appraisal log shall be maintained by the appraiser trainee and the supervising certified appraiser jointly. Both trainee and supervisor must sign the Board approved log. At a minimum, the appraisal log must include the following information:

- a. Type of property;
- b. Date of report;
- c. Address of appraised property;
- d. Description of work performed by the trainee and scope of the review and supervision of the supervising certified appraiser;
- e. Number of actual work hours by the trainee on the assignment; and
- f. The signature and state certification number of the supervising appraiser.

Separate appraisal logs shall be maintained for each supervising certified appraiser if applicable.

001.01M A trainee real property appraiser who remains in the classification in excess of two years shall be required in the third and successive years to successfully complete no fewer than fourteen hours of instruction in qualifying education courses or continuing education courses for each year of the period preceding the renewal and shall have completed the seven-hour National Uniform Standards of Professional Appraisal Practice Update Course, or its equivalent, at a minimum of every twenty-four months.

001.01N A trainee real property appraiser will be required to immediately file with the Real Property Appraiser Board a Supervisor/Trainee form for each supervisor.

001.02 To qualify for the registered real property appraiser credential, the applicant must satisfactorily complete at least 90 class hours in courses of study that are tested and selected from a core curriculum approved by the Board. The core curriculum must include the 15-hour National Uniform Standards of Professional Appraisal Practice Course as adopted by the Board, taught by an AQB certified USPAP instructor who is a certified appraiser, 30 hours of basic appraisal principles, 30 hours of basic appraisal procedures and 15 hours of Residential Report Writing and Case Studies.

001.02A Appraisers holding a valid appraiser credential may satisfy the education requirements for a registered real property appraiser credential based on the following criteria:

- a. Holding a valid trainee real property appraiser credential may satisfy the education requirements by completing the following core curriculum education: 15 hours of Residential Report Writing and Case Studies,
- b. Holding a valid licensed residential real property appraiser credential, a valid certified residential real property appraiser credential or a valid certified general real property appraiser credential satisfies the education requirements.

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001.02B The scope of practice for the registered real property appraiser credential shall be limited to the appraisal of non-complex one to four residential units having a transaction value less than two hundred fifty thousand dollars (\$250,000).

001.02C An applicant for the registered real property appraiser credential, shall receive no more than three successive annual renewals as a registered credential. The Board shall not approve any initial application for the registered real property appraiser credential on and after January 1, 2012.

001.03 To qualify for the licensed residential real property appraiser credential, the applicant must satisfactorily complete at least 150 class hours in courses of study that are tested and selected from a core curriculum approved by the Board. The core curriculum must include the 15-hour National Uniform Standards of Professional Appraisal Practice Course, as adopted by the Board, taught by an AQB certified USPAP instructor who is a certified appraiser; a minimum 30 hours of study in basic appraisal principles; a minimum 30 hours of study in basic appraisal procedures; a minimum 15 hours of study in residential market analysis and highest and best use; a minimum 15 hours of study in residential appraiser site valuation and cost approach; a minimum 30 hours of study in sales comparison and income approaches; and at least 15 hours of study in residential report writing and case studies.

001.03A Appraisers holding a valid appraiser credential may satisfy the education requirements for a licensed residential real property appraiser credential based on the following criteria:

- a.** Holding a valid trainee real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of Residential Market Analysis and Highest and Best Use; 15 hours of Residential Site Valuation and Cost Approach; 30 hours of Residential Sales Comparison and Income Approaches; and 15 hours of Residential Report Writing and Case Studies,
- b.** Holding a valid registered real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of Residential Market Analysis and Highest and Best Use; 15 hours of Residential Site Valuation and Cost Approach; 30 hours of Residential Sales Comparison and Income Approaches,
- c.** Holding a valid certified residential real property appraiser credential or a valid certified general real property appraiser credential satisfies the education requirements.

001.03B The scope of practice for the licensed residential real property appraiser credential, shall be limited to the appraisal of noncomplex property having one, two, three or four residential units with a transaction value of less than one million dollars (\$1,000,000) and complex property having one, two, three, or four residential units with a transaction value of less than two hundred fifty thousand dollars (\$250,000).

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001.04 To qualify for the certified residential real property appraiser credential, the applicant must satisfactorily complete at least 200 class hours in courses of study which are tested and selected from a core curriculum approved by the Board. The core curriculum must include the 15-hour National Uniform Standards of Professional Appraisal Practice course, as adopted by the Board, taught by an AQB certified USPAP instructor who is a certified appraiser, as adopted by the Board; a minimum 30 hours of study in basic appraisal principles; a minimum 30 hours of study in basic appraisal procedures; a minimum 15 hours of study in residential market analysis and highest and best use; a minimum 15 hours of study in residential appraiser site valuation and cost approach; a minimum 30 hours of study in sales comparison and income approaches; a minimum 15 hours of study in residential report writing and case studies; a minimum 15 hours of study in statistics, modeling and finance; a minimum 15 hours of study in advanced residential applications and case studies; and a minimum 20 hours of study in appraisal subject matter electives.

In addition, the applicant must hold either:

- i)** an Associate degree, or higher, from an accredited college, community college, or university, or
- ii)** successfully pass 21 semester credit hours or the equivalent in the following collegiate subject matter courses from an accredited college, community college, or university: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry, or higher mathematics; Statistics; Introduction to Computers – Word Processing/ Spreadsheets; and Business or Real Estate Law. If an accredited college or university (accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education) accepts the College Level Examination Program® (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

001.04A Appraisers holding a valid appraiser credential may satisfy the education requirements for a certified residential real property appraiser credential based on the following criteria:

- a.** Holding a valid trainee real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of Residential Market Analysis and Highest and Best Use; 15 hours of Residential Site Valuation and Cost Approach; 30 hours of Residential Sales Comparison and Income Approaches; 15 hours of Residential Report Writing and Case Studies; 15 hours of Advanced Residential Applications and Case Studies; 15 hours of Statistics, Modeling and Finance; and 20 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.04i or 001.04ii, must be satisfied.
- b.** Holding a valid registered real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of Residential Market Analysis and Highest and Best Use; 15 hours of Residential Site Valuation and Cost Approach; 30 hours of Residential Sales Comparison and Income Approaches; 15 hours of Residential Report Writing and Case Studies; 15 hours of Advanced Residential Applications and Case Studies; 15 hours of Statistics, Modeling and Finance; and 20 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.04i or 001.04ii, must be satisfied.

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- c.** Holding a valid licensed residential real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of Advanced Residential Applications and Case Studies; 15 hours of Statistics, Modeling and Finance; and 20 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.04i or 001.04ii, must be satisfied.
- d.** Holding a Certified General Real Property Appraiser credential satisfies the education requirements.

001.04B The scope of practice of certified residential real property appraiser shall be limited to the appraisal of property having one, two, three, or four residential units without regard to transaction value or complexity.

001.05 To qualify for general certification the certified general real property appraiser credential, the applicant must satisfactorily complete at least 300 class hours in courses of study which are tested and selected from a core curriculum approved by the Board. The core curriculum must include the 15-hour National Uniform Standards of Professional Appraisal Practice Course, as adopted by the Board, taught by an AQB certified USPAP instructor who is a certified appraiser, as adopted by the Board; a minimum 30 hours of study in basic appraisal principles; a minimum 30 hours of study in basic appraisal procedures; a minimum 30 hours of study in general appraiser market analysis and highest and best use; a minimum 15 hours of study in statistics, modeling and finance; a minimum 30 hours of study in general appraiser sales comparison approach; a minimum 30 hours of study in general appraiser site valuation and cost approach; a minimum 60 hours of study in general appraiser income approach; a minimum 30 hours of study in general appraiser report writing and case studies; and a minimum 30 hours of study in appraisal subject matter electives.

In addition, the applicant must either hold:

- i)** a Bachelors degree, or higher, from an accredited college, community college, or university, or
- ii)** In lieu of the Bachelors degree a candidate must successfully pass 30 semester credit hours the equivalent in the following collegiate subject matter courses from an accredited college, community college, or university: English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry, or higher mathematics; Statistics; Introduction to Computers – Word Processing/ Spreadsheets; Business or Real Estate Law; and two elective courses in accounting, geography, agricultural economics, business management, or real estate. If an accredited college or university (accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education) accepts the College Level Examination Program® (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

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001.05A

Appraisers holding a valid appraiser credential may satisfy the education requirements for a certified general real property appraiser credential based on the following criteria:

- a.** Holding a valid trainee real property appraiser credential may satisfy the education requirements by completing the following education hours: 30 hours of General Appraiser Market Analysis and Highest and Best Use; 30 hours of General Appraiser Site Valuation and Cost Approach; 30 hours of General Appraiser Sales Comparison Approach; 60 hours of Income Approach; 30 hours of General Appraiser Report Writing and Case Studies; 15 hours of Statistics, Modeling and Finance; and 30 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.05i or 001.05ii, must be satisfied.
- b.** Holding a valid registered real property appraiser credential may satisfy the education requirements by completing the following education hours: 30 hours of General Appraiser Market Analysis and Highest and Best Use; 30 hours of General Appraiser Site Valuation and Cost Approach; 30 hours of General Appraiser Sales Comparison Approach; 60 hours of Income Approach; 30 hours of General Appraiser Report Writing and Case Studies; 15 hours of Statistics, Modeling and Finance; and 30 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.05i or 001.05ii, must be satisfied.
- c.** Holding a valid licensed residential real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of General Appraiser Market Analysis and Highest and Best Use; 15 hours of General Appraiser Site Valuation and Cost Approach; 15 hours of General Appraiser Sales Comparison Approach; 45 hours of Income Approach; 15 hours of General Appraiser Report Writing and Case Studies; 15 hours of Statistics, Modeling and Finance; and 30 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.05i or 001.05ii, must be satisfied.
- d.** Holding a certified residential real property appraiser credential may satisfy the education requirements by completing the following education hours: 15 hours of General Appraiser Market Analysis and Highest and Best Use; 15 hours of General Appraiser Site Valuation and Cost Approach; 15 hours of General Appraiser Sales Comparison Approach; 45 hours of Income Approach; 10 hours of General Appraiser Report Writing and Case Studies; and 10 hours of an appraisal elective qualifying education. In addition, the college-level education requirements as specified in 001.05i or 001.05ii, must be satisfied.

001.05B

The scope of practice for the certified general real property appraisal credential shall apply to the appraisal of all types of real property.

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- 001.06** To qualify for renewal of a credential, the credential holder must satisfactorily complete at least 28 hours of continuing appraisal education every two years. At any time during the two-year continuing education period the credential holder may complete all or part of the required education hours. The two-year continuing education period for all new credential holders credentialed prior to July 1 begins at the time the credential is issued and is completed on December 31 of the following year. The two year continuing education period for all new credential holders credentialed after July 1 begins with the next January 1st following the issuance of a credential. All such education must be in activities which have received prior approval of the Board.
- 001.07** At least once during every two year continuing education period, credential holders must successfully take the seven-hour National Uniform Standards of Professional Appraisal Practice Update course taught by an AQB certified USPAP instructor who is a certified appraiser.
- 001.08** At least once every four years beginning January 1, 2009 a credential holder must successfully complete a Board approved report writing and case studies update seminar for a minimum of seven hours.
- 002** Approved qualifying education core curriculum courses may be used toward meeting the continuing education requirement, except that such courses may not be retaken and counted for a period of four years. When an individual seeks a different credential than that held, credit awarded for the classroom hour requirement also may be awarded for the continuing education requirement. Also, the 15-hour National Uniform Standards of Professional Appraisal Practice Course taught by an AQB certified USPAP instructor who is a certified appraiser, when successfully taken as continuing education, may be counted subsequently as qualifying core curriculum education. The examination for such course must have been taken and passed within two years of application to count for qualifying core curriculum education. For initial credentialing the appraisal principles and appraisal procedures courses must have been completed successfully with a passing score within five years of application. No course may be counted more than once for meeting the qualifying core curriculum education requirement; and no course may be counted if it is substantially the equivalent of any other course that has been counted for such purposes.
- 003** Instructors of approved continuing education activities may use such instruction toward meeting the continuing education requirement, subject to all other restrictions set forth in this Title. No course may be counted more than once in any four year period, with the exception of instruction of the National Uniform Standards of Professional Appraisal Practice, which may be repeated in no less than 7-hour segments in each two-year continuing education cycle. No more than fifty percent (50%) of required education credit may be acquired through instruction.
- 004** Full attendance shall be required at all educational activities to be included toward either the qualifying core curriculum education or continuing education requirements. Full attendance shall mean attendance for at least 100 percent of each class session.

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005 To meet the education requirements for a credential, the applicant must demonstrate coverage of the following topics as appropriate for the credential being acquired:

A. Basic Appraisal Principles – 30 hours

1. Real Property Concepts and Characteristics
 - a. Basic Real Property Concepts
 - b. Real Property Characteristics
 - c. Legal Descriptions
2. Legal Consideration
 - a. Forms of Ownership
 - b. Public and Private Controls
 - c. Real Estate Contracts
 - d. Leases
3. Influences on Real Estate Values
 - a. Governmental
 - b. Economic
 - c. Social
 - d. Environmental, Geographic and Physical
4. Types of Value
 - a. Market Value
 - b. Other Value Types
5. Economic Principles
 - a. Classical Economic Principles
 - b. Application and illustrations of the Economic Principles
6. Overview of Real Estate Markets and Analysis
 - a. Market Fundamentals, Characteristics, and Definitions
 - b. Supply Analysis
 - c. Demand Analysis
 - d. Use of Market Analysis
7. Ethics and How They Apply in Appraisal Theory and Practice

B. Basic Appraisal Procedures – 30 hours

1. Overview of Approaches to Value
2. Valuation Procedures
 - a. Defining the Problem
 - b. Collecting and Selecting Data
 - c. Analyzing
 - d. Reconciling and Final Value Opinion
 - e. Communicating the Appraisal
3. Property Description
 - a. Geographic Characteristics of the Land/Site
 - b. Geologic Characteristics of the Land/Site
 - c. Location and Neighborhood Characteristics
 - d. Land/Site Considerations for Highest and Best Use
 - e. Improvements - Architectural Styles and Types of Construction
4. Residential Applications

C. The 15-Hour National USPAP Course Or Its Equivalent – 15 hours

1. Preamble and Ethics Rule
2. Standard 1
3. Standard 2
4. Standards 3 to 10
5. Statements and Advisory Opinions

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D. Residential Market Analysis And Highest And Best Use – 15 hours

1. Residential Markets and Analysis
 - a. Market Fundamentals, Characteristics and Definitions
 - b. Supply Analysis
 - c. Demand Analysis
 - d. Use of Market Analysis
2. Highest and Best use
 - a. Test Constraints
 - b. Application of Highest and Best Use
 - c. Special Considerations
 - d. Market Analysis
 - e. Case Studies

E. Residential Appraiser Site Valuation and Cost Approach – 15 hours

1. Site Valuation
 - a. Methods
 - b. Case Studies
2. Cost Approach
 - a. Concepts and Definitions
 - b. Replacement/Reproduction Cost New
 - c. Accrued Depreciation
 - d. Methods of Estimating Accrued Depreciation
 - e. Case Studies

F. Residential Sales Comparison and Income Approaches – 30 hours

1. Valuation Principles & Procedures – Sales Comparison Approach
2. Valuation Principles & Procedures – Income Approach
3. Finance and Cash Equivalency
4. Financial Calculator Introduction
5. Identification, Derivation and Measurement of Adjustments
6. Gross Rent Multipliers
7. Partial Interests
8. Reconciliation
9. Case Studies and Applications

G. Residential Report Writing and Case Studies – 15 hours

1. Writing and Reasoning Skills
2. Common Writing Problems
3. Form Reports
4. Report Options and USPAP Compliance
5. Case Studies

H. Statistics, Modeling And Finance – 15 hours

1. Statistics
2. Valuation Models (AVM's and Mass Appraisal)
3. Real Estate Finance

I. Advanced Residential Applications And Case Studies – 15 hours

1. Complex Property, Ownership and Market Conditions
2. Deriving and Supporting Adjustments
3. Residential Market Analysis
4. Advanced Case Studies

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J. General appraiser Market Analysis & Highest & Best Use – 30 hrs.

1. Real Estate Markets and Analysis
 - a. Market Fundamentals, Characteristics and Definitions
 - b. Supply Analysis
 - c. Demand Analysis
 - d. Use of Market Analysis
2. Highest and Best Use
 - a. Test Constraints
 - b. Application of Highest and Best Use
 - c. Special Considerations
 - d. Market Analysis
 - e. Case Studies

K. General Appraiser Sales Comparison Approach – 30 hours

1. Value Principles
2. Procedures
3. Identification and Measurement of Adjustments
4. Reconciliation
5. Case Studies

L. General Appraiser Site Valuation and Cost Approach – 30 hours

1. Site Valuation
 - a. Methods
 - b. Case Studies
2. Cost Approach
 - a. Concepts and Definitions
 - b. Replacement/Reproduction Cost New
 - c. Accrued Depreciation
 - d. Methods of Estimating Accrued Depreciation
 - e. Case Studies

M. General Appraiser Income Approach – 60 hours

1. Overview
2. Compound Interest
3. Lease Analysis
4. Income Analysis
5. Vacancy and Collection Loss
6. Estimating Operating Expenses and Reserves
7. Reconstructed Income and Expense Statement
8. Stabilized net Operating Income Estimate
9. Direct Capitalization
10. Discounted Cash Flow
11. Yield Capitalization
12. Partial Interests
13. Case Studies

N. General Appraiser Report Writing And Case Studies – 30 hours

1. Writing and Reasoning Skills
2. Common Writing Problems
3. Report Options and USPAP Compliance
4. Case Studies

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005 Applicants for the licensed residential credential, certified residential credential, or certified general credential must demonstrate, on forms provided by the Board, that they have met the appraisal experience requirements established in §§ 76-2230, 76-2231.01 and 76-2232. Each applicant will be required to furnish, under oath, a listing of his/her appraisal experience for each year for which experience is claimed. The Board will select a minimum of three reports from the log submission for review. Candidates for the licensed residential credential must submit at a minimum three Board selected residential appraisal reports for review. Candidates for the certified residential credential must submit Board selected residential appraisal reports, including one two-to-four unit residential property, one residence of 0 to 20 years, and one 20 years or older residence in summary or self-contained format and two reports must include at least two approaches to value. Candidates for the certified general credential must submit Board selected appraisal reports on income producing properties, two of which include all three approaches to value. Reports will not be returned. The Board may require applicants to submit additional details or to submit additional samples of appraisal reports or file memoranda prepared by the applicants, and the Board may seek verification of the applicant's experience from other persons.

006 Each applicant's experience for the licensed residential credential, certified residential credential, or certified general credential will be based upon the number of hours of appraisal activity. To qualify for the license residential credential an applicant shall demonstrate, over no less than a 12-month period, at least 2,000 hours of appraisal experience acceptable to the Board. To qualify for the certified residential credential an applicant shall demonstrate, over no less than a 24-month period, at least 2,500 hours of appraisal experience acceptable to the Board. To qualify for the certified general credential an applicant shall demonstrate, over no less than a 30-month period, at least 3,000 hours of appraisal experience acceptable to the Board, which must include at least 1,500 hours in non-residential appraisal work.

007 An applicant's experience shall be subject to review and determination of acceptability by the Board as to hours and areas of experience. Acceptable appraisal experience may include no more than an aggregate maximum of 25% of the total number of experience hours in the following areas or a combination from the following areas:

- | | |
|------------------------------|---|
| a. mass appraisal | e. highest and best use analysis; |
| b. ad valorem tax appraisal; | f. feasibility analysis or study; |
| c. review appraisal; | g. practicum courses of study adhering to AQB guidelines and; |
| d. appraisal analysis; | h. restricted appraisal reports. |

The Board may accept other areas of experience upon demonstration by the applicant that such experience directly relates to training and improvement of skills used in the actual practice of real estate appraisal and conforms to the Uniform Standards of Professional Appraisal Practice.

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CHAPTER 6 APPLICATIONS FOR APPRAISER CREDENTIALS

- 001** Each applicant for issuance of a credential to engage in real property appraisal activities in the State of Nebraska must comply with the following requirements:
- 001.01** The applicant must submit a complete application on forms supplied by the Board, showing compliance by the applicant with all credential requirements established by the Act or by this Title.
- 001.02** The applicant must pay a non-refundable application fee of \$150.
- 001.02A** The applicant must pay any additional fees for additional costs of reviewing supplementary appraisal reports or file memoranda presented by the applicant in resubmission of the application to verify and confirm experience in conformity with the Uniform Standards of Professional Appraisal Practice. A fee for review of reports shall relate to the costs involved and shall not exceed the following:
- a.** The resubmission fee for appraisal review for the licensed residential credential shall be no more than \$450.00.
 - b.** The resubmission fee for appraisal review for the certified residential credential shall be no more than \$550.00.
 - c.** The resubmission fee for appraisal review for the certified general credential shall be no more than \$900.00.
- 001.03** Any applicant for the licensed residential credential, certified residential credential, or a certified general credential is permitted to submit only one additional request for demonstration reports to the Board. If the applicant's demonstration report(s) fail to conform with the minimum Uniform Standards of Professional Appraisal Practice after the second submission of reports, the applicant will be required to complete additional education as prescribed by the Board and begin the application process again no less than six months after completing the additional education by filing a new application and meeting any new requirements.
- 001.04** The application fee shall be valid for one full year from the date application is approved by the Board. The applicant who does not complete the application process by passing the examination and paying the appropriate annual fee within the prescribed time shall be required to file a new application, meeting any new requirements existing at the time of filing the new application.
- 001.05** Any applicant required to take an examination must pay an examination fee established by a professional examination service that has contracted with the Board to administer Appraiser Qualifications Board approved examinations for each level of credential.

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002 Before any credential will be issued or renewed, the applicant must pay an annual non-refundable fee established by the Board, not to exceed the following:

- a. Fee for appraiser trainee: \$300.00
- b. Fee for registered credential: \$300.00
- c. Fee for licensed residential credential: \$300.00
- d. Fee for certified residential credential: \$300.00
- e. Fee for certified general credential: \$300.00

plus any additional fees which may be established under the provisions of the Federal Institutions Reform, Recovery, and Enforcement Act of 1989. The appraiser trainee, registered, licensed residential, certified residential, or certified general fee shall be an annual fee.

003 All credentials shall be in effect until December 31 following the date of issuance or until December 31 of the designated year and shall expire at midnight on that date, unless revoked, suspended, or cancelled prior to such date. Renewal applications shall be submitted on forms provided by the Board with appropriate fees included and proof of continuing education as required no later than November 30 of the designated year.

004 Any credential holder who fails to submit a properly completed renewal application by November 30 of any year, but who submits such an application before the following July 1, may receive a renewal credential by submitting such application with proof of continuing education as required, the renewal fee, plus a late fee of \$25 per month or part of a month beginning with December.

005 Any credential holder who fails to submit a properly completed renewal application before July 1 following the expiration date shall not be eligible for renewal and must submit an application for a new credential, which shall include documentation of successful completion of a 15-hour National Uniform Standards of Professional Appraisal Practice course taught by an AQB certified USPAP instructor who is a certified appraiser, within two months of new application. The applicant shall be subject to the education, experience, and examination requirements of the Act and of this Title.

006 Any person who continues to perform real property appraisal activities or related activities subject to the Act following the date of expiration of a credential shall be in violation of the Act and of this Title. Such person will be subject to any restrictions and penalties provided by the Act or by this Title; and any application by such person for a credential shall be subject to all requirements for issuance of a new credential.

007 The fee for a certificate of good standing may not exceed \$10.00 as authorized by §76-2250.

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CHAPTER 7 EXAMINATIONS

- 001** The Board will provide for AQB approved examinations to be administered and graded by one or more educational testing services. The format, content, and method of administration of examinations, and passing standards, shall be as determined by the Board. The date, time, and location for examinations shall be established by the educational testing service.
- 002** Any person who is determined to have not passed an examination within twelve months following approval of the applicant by the board shall have the right to appeal such determination to the Board within 20 days of notification of failure to pass the exam, and such appeal shall be heard by the Board, in the manner set forth for Complaints in Chapter 9 of this Title.
- 003** Upon payment of the application fee and determination that the application is complete and accurate and that the applicant is qualified for examination, the applicant will be notified in writing or by electronic communication of the procedure for enrolling for the next available examination, and location of examination site. The applicant will submit the required examination fee to the test administrator.
- 003.01** A passing score must be achieved by applicants for a credential on a uniform examination approved by the Appraisal Qualifications Board.
- 003.02** A passing score on the certified general examination will be accepted as a passing score for the registered, licensed residential, certified residential or certified general examinations. A passing score on the certified residential examination will be accepted as a passing score for the certified residential, licensed residential, and registered examinations. A passing score on the licensed residential examination will be accepted as a passing score on the examination for licensed residential and registered.
- 003.03** Applicants for a credential who take the uniform examination for a similar credential in another jurisdiction must meet the minimum scoring requirements of the jurisdiction in which the examination is given.
- 004** Any applicant who does not pass the examination may submit the required fee to the test administrator and retest within one year of the date application is approved by the Board.
- 004.01** An applicant may re-take the examination no more than two (2) times within the year of the approved application.
- 004.02** If the applicant does not successfully pass the examination within one year of the Board approved application date, he or she must begin again the application process to the Board for the credential.
- 005** Each applicant shall follow the rules imposed by the administrator of the examination. No applicant shall receive or give any assistance during an examination. Violation of these rules shall be reason for denial of a credential.
- 006** In compliance with the Americans with Disabilities Act, reasonable accommodation will be provided all applicants; and the Board may authorize an examination to be administered to an individual orally or by other technique.

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CHAPTER 8 NONRESIDENT AND TEMPORARY APPRAISER CREDENTIALS

- 001** A nonresident seeking or holding a credential to engage in appraisal activities in the State of Nebraska shall comply with all requirements of this Act and this Title, except as specifically provided in this Title.
- 002** A nonresident credential will be issued to an individual who maintains a credential or is otherwise authorized to appraise real estate and real property under the laws in his/her resident state, territory, or district for a minimum of two years upon completion of the following:
- a.** Submitting a properly completed application on forms provided by the Board, together with the non-refundable application fee equal to the application fee of the resident credential; and
 - b.** Furnishing a verification letter to the Board from the regulatory authority of such person's state of domicile showing that:
 - i.** The nonresident maintains a valid credential in the resident state, territory, or district or other jurisdiction; and
 - ii.** The nonresident's credential is in good standing and no complaint against such person is pending, or states the nature and status of any pending disciplinary proceeding; and
 - iii.** Sufficient proof that resident state, territory, or district enforces appraisal activity requirements that are substantially equivalent to the requirements of the State of Nebraska; and
 - c.** Paying the credential fee in the same amount as established by the Board under Section 002 of Chapter 6 of this Title.
- 003** Any nonresident may be issued a licensed residential credential, certified residential credential, or certified general credential in this state with a licensed residential credential, certified residential credential, or a certified general credential issued by any other jurisdiction upon meeting all application requirements of the Act and of this Title.
- 004** A nonresident may obtain a temporary credential to engage in real estate or real property appraisal activities in the State of Nebraska for a specific assignment for a period not exceeding six months from the date of issuance, upon submitting a properly completed application on forms provided by the Board. The applicant shall submit, with the application, a non-refundable application fee of \$100.00. Before the temporary credential will be issued, the applicant must pay a non-refundable pocket card fee established by the Board, not to exceed the following:
- i.** Fee for temporary licensed residential credential: \$50.00
 - ii.** Fee for temporary certified residential credential: \$50.00
 - iii.** Fee for temporary certified general credential: \$50.00
- 005** A non-resident temporary credential may be granted one six-month extension upon written request to the Board.
- 006** A non-resident temporary applicant's credential status from their resident state will be verified by utilizing The Appraisal Subcommittee National Registry.

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CHAPTER 9 APPRAISER INVESTIGATIONS AND DISCIPLINARY PROCEEDINGS

- 001** The Board will not enter into disputes solely concerning the valuation or evaluation of any property.
- 002** All credentialed real property appraisers and all applicants for a credential in the State of Nebraska shall be subject to the complaint procedures established by this Chapter for any alleged violations of the standards established by this Title, or for any violation of §76-2238 or any other provisions of the Act or of this Title. Such procedure shall not suspend or preclude any other proceedings otherwise allowed by the Act or by other law.
- 003** Grievances shall be in writing and signed, setting forth in clear and concise language the alleged violations of the Act or the Rules and Regulations of the Board.
- 004** The Board may, upon its own motion, and must, upon receipt of a written grievance of any aggrieved person, investigate the actions of the credentialed real property appraiser or applicant for a credential as a real property appraiser against whom the grievance is made to determine whether or not there is evidence of a violation. The Board may obtain technical or investigatory assistance. All persons appointed to assist with investigating and hearing the matter shall report their findings, in writing, to the Board for final determination by the Board.
- 005** In conducting an investigation, and prior to a formal hearing on the grievance, the Board may, in its discretion, request the person who is under investigation to answer the charges in writing or to appear before the Board or its designee to voluntarily and informally discuss the alleged violation.
- 006** If the investigation reveals that there is not good cause to believe that the credential holder has violated the Act or the Rules and Regulations promulgated by the Board, the matter will be dismissed and no formal complaint will be initiated by the Board.
- 007** If the investigation discloses a probability that the actions of the person under investigation constitute a violation of the Act or the Rules and Regulations, a formal complaint may be prepared by the Board.
- 007.01** If the investigation reveals that the credential holder has violated the Act or the Rules and Regulations, a formal complaint may be prepared by the Board.
- 008** All disciplinary hearings for any violation of the Act or this Title will be governed by the Administrative Procedures Act and 297 NAC 4.
- 009** The Board may enter into a consent agreement or negotiated settlement at any time before or after filing a formal complaint. Voluntary surrender or nonrenewal of a credential to avoid or expedite enforcement or disciplinary action does not preclude any enforcement action or sanction for any alleged violation and will prohibit any consideration for subsequent reinstatement or credentialing.
- 010** All investigations or disciplinary actions that are not formally dismissed will be published on the website when a disposition has been determined by the Board.
- 011** Disciplinary actions that may be taken include but are not limited to revocation, suspension, probation, admonishment, letter of reprimand, letter of advisory, and formal censure, of the credentialed real property appraiser and may or may not include an education requirement.
- 012** Nothing in this Chapter shall limit or preclude the Board in the performance of its investigatory duties under the Act.

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CHAPTER 10 APPRAISAL MANAGEMENT COMPANIES

- 001** This Chapter applies to all Appraisal Management Companies operating in the State of Nebraska on and after January 1, 2012.
- 002** The following definitions apply to Appraisal Management Companies:
- 002.01** Act means the Nebraska Appraisal Management Company Registration Act, Neb. Rev. Stat. §§76-3201 to 76-3220.
- 002.02** Appraisal management company means, in connection with valuing real property collateralizing mortgage loans, mortgages, or trust deeds incorporated into a securitization, any external third party that oversees a network or panel of more than fifteen certified or licensed appraisers in this state or twenty-five or more certified or licensed appraisers nationally within a given year and that is authorized, either by a creditor of a consumer credit transaction secured by a consumer's principal dwelling or by an underwriter of or other principal in the secondary mortgage markets:
- (a)** To recruit, select, and retain appraisers;
 - (b)** To contract with certified or licensed appraisers to perform real property appraisal activity;
 - (c)** To manage the process of having an appraisal performed, including providing administrative duties such as receiving appraisal orders and appraisal reports, submitting completed appraisal reports to creditors and underwriters, collecting fees from creditors and underwriters for appraisal services provided, and reimbursing appraisers for appraisal services performed; or
 - (d)** To review and verify the work of appraisers;
- 002.03** Appraisal review means the act or process of developing and communicating an opinion about the quality of another appraiser's work that was performed as part of a real property appraisal activity, except that a quality control examination of an appraisal report shall not be an appraisal review;
- 002.04** Appraisal services means residential valuation assignments performed by an individual acting as an appraiser, including, but not limited to appraisal, appraisal review, or consulting services;
- 002.05** Appraiser means an individual who holds a license or certification as an appraiser and is expected to perform valuation assignments competently and in a manner that is independent, impartial, and objective;
- 002.06** Appraiser panel means a group of licensed or certified independent appraisers that have been selected to perform appraisal services for a third party;
- 002.07** Board means the Real Property Appraiser Board;
- 002.08** Controlling person means:
- (a)** An officer or director of, or owner of greater than a ten percent interest in, a corporation, partnership, or other business entity seeking to act or acting as an appraisal management company in this state;

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- (b) An individual employed, appointed, or authorized by an appraisal management company that has the authority to enter into a contractual relationship with other persons for the performance of services requiring registration as an appraisal management company and that has the authority to enter into agreements with appraisers for the performance of appraisals; or
- (c) An individual who possesses, directly or indirectly, the power to direct or cause the direction of the management or policies of an appraisal management company;

002.9 Federal financial institution regulatory agency means the Board of Governors of the Federal Reserve System, the Federal Deposit Insurance Corporation, the Office of the Comptroller of the Currency, the Office of Thrift Supervision, the National Credit Union Administration, or the successor of any of such agencies;

002.10 Federally related transaction means any real estate-related financial transaction which:

- (a) A federal financial institution regulatory agency or the Resolution Trust Corporation engages in, contracts for, or regulates; and
- (b) Requires the services of an appraiser;

002.11 Owned and controlled means direct or indirect ownership or control of more than twenty-five percent of the voting shares of an appraisal management company;

002.12 Person means an individual, firm, partnership, limited partnership, limited liability company, association, corporation, or other group engaged in joint business activities, however organized.

002.13 Quality control examination means an examination of an appraisal report for compliance and completeness, including grammatical, typographical, or other similar errors;

002.14 Real estate-related financial transaction means any transaction involving:

- (a) The sale, lease, purchase, investment in, or exchange of real property, including interests in real property or the financing thereof;
- (b) The refinancing of real property or interests in real property; or
- (c) The use of real property or interests in real property as security for a loan or investment, including mortgage-backed securities;

002.15 Relocation management company means a business entity in which the preponderance of its business services include relocation of employees as an agent or contracted service provider to the employer for the purposes of determining an anticipated sales price for the residence of an employee being relocated by the employer;

003 Each Appraisal Management company applying for registration and renewal of registration to engage in appraisal management activities in the State of Nebraska must comply with the following requirements:

003.01 The applicant must submit a complete application on forms supplied by the Board showing compliance by the applicant with all registration requirements established by the Act or by this Title with appropriate fees as provided in Section 004 of this Chapter. The application will require the AMC to:

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- (a) Certify that the person seeking registration has a system and process in place to verify that an appraiser selected to the appraiser panel holds a credential in good standing in this state pursuant to the Real Property Appraiser Act.
- (b) Certify that the person seeking registration requires appraisers completing appraisal services to comply with the Uniform Standards of Professional Appraisal Practice.
- (c) Certify that the person seeking registration has a system in place to verify that only licensed or certified appraisers are used for federally related transactions.
- (d) Certify that the person seeking registration has a system in place to require that appraisals are conducted independently and free from inappropriate influence and coercion as required by the appraisal independence standards established under section 129E of the federal Truth in Lending Act, as amended, including the requirements for payment of a reasonable and customary fee to appraisers when the appraisal management company is providing appraisal services for a consumer credit transaction secured by the principal dwelling of a consumer.
- (e) Certify that the person seeking registration maintains a detailed record of each request for appraisal services that it receives and the appraiser that performs the residential real estate appraisal services for the appraisal management company. The detailed record must include, at minimum, the following information:
 - i. Date of agreement with appraiser to provide the service;
 - ii. Name of client and intended user(s);
 - iii. Name and credential number of appraiser;
 - iv. Type and scope of service;
 - v. Address of the property that is the subject of the service;
 - vi. Fees paid to the appraiser;
 - vii. Date of service completion;
 - viii. Date payment-in-full was made to the appraiser;
 - ix. Appraiser's signed consent to subsequent, specified, report modifications, if applicable;
 - x. Verification that the appraiser is in good standing;
 - xi. Record of quality control or USPAP compliance.
- (f) Documentation of surety bond in the amount of twenty-five thousand dollars.
- (g) Any information required by the board which is reasonably necessary to comply the Nebraska Appraisal Management Registration Act.

004 The Appraisal Management Company will submit, as established by the Board, a non-refundable application fee for registration of \$350.00 and a non-refundable initial registration fee of \$2,000.00.

005 All Appraisal Management Company registrations shall be in effect for two years from the date of issuance and shall expire at midnight on such date, unless revoked, suspended, or cancelled prior to such date.

006 All Appraisal Management Company renewal applications shall be submitted on forms provided by the Board with a non-refundable fee for renewal of \$1,500.00 included and documentation, including the surety bond, as required no later than 30 days prior to expiration of the current registration.

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- 007** Any Appraisal Management Company who fails to submit a properly completed renewal application by the deadline specified in 006, but who submits such an application within six months of expiration of the registration, may receive a renewal registration by submitting such application with documentation as required, by the Board, the renewal fee, plus a late fee of \$25 for each month or portion of a month the renewal application is late for up to six successive months from the registration expiration date.
- 008** Any Appraisal Management Company who fails to submit a properly completed renewal application within six months of the renewal deadline shall not be eligible for renewal and must submit an application for a new registration.
- 009** Any person(s) who continues to perform as an Appraisal Management Company or related activities subject to the Act following the date of expiration of a registration shall be in violation of the Act and of this Title. Such person will be subject to any restrictions and penalties provided by the Act or by this Title; and any application by such person for a registration shall be subject to all requirements for issuance of a new registration.
- 010** Every Appraisal Management Company registered in the State of Nebraska shall keep the Board informed of his or her principal place of doing business and shall notify the Board in writing within ten (10) days of any change of such address or telephone number.
- 011** Each person seeking registration as an appraisal management company in the state that is not domiciled in this state shall submit an irrevocable consent that service of process upon each person may be made by delivery of the process to the director of the Nebraska Real Property Appraiser Board if the plaintiff cannot, in the exercise of due diligence, effect personal service upon the person in an action against the applicant in a court of this state arising out of the person's activities in this state.

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CHAPTER 11 APPRAISAL MANAGEMENT COMPANY INVESTIGATIONS AND DISCIPLINARY PROCEEDINGS

- 001** The Board will not enter into disputes solely concerning the valuation or evaluation of any property.
- 002** All registered Appraisal Management Companies and all applicants for a registration as an Appraisal Management Company in the State of Nebraska shall be subject to the complaint procedures established by this Chapter for any alleged violations of the standards established by this Title, or for any violation of The Nebraska Appraisal Management Company Registration Act (“Act”) or any other provisions of the Act or of this Title. Such procedure shall not suspend or preclude any other proceedings otherwise allowed by the Act or by other law.
- 003** Grievances shall be in writing and signed, setting forth in clear and concise language the alleged violations of the Act or the Rules and Regulations of the Board.
- 004** The Board may, upon its own motion, and must, upon receipt of a written grievance of any aggrieved person, investigate the actions of the registered Appraisal Management Company or applicant for a Appraisal Management Company registration against whom the grievance is made to determine whether or not there is evidence of a violation. The Board may obtain technical or investigatory assistance. All persons appointed to assist with investigating and hearing the matter shall report their findings, in writing, to the Board for final determination by the Board.
- 005** In conducting an investigation, and prior to a formal hearing on the grievance, the Board may, in its discretion, request the person who is under investigation to answer the charges in writing or to appear before the Board or its designee to voluntarily and informally discuss the alleged violation.
- 006** If the investigation reveals that there is not good cause to believe that the registered Appraisal Management Company has violated the Act or the Rules and Regulations promulgated by the Board, the matter will be dismissed and no formal complaint will be initiated by the Board.
- 007** If the investigation discloses a probability that the actions of the person under investigation constitute a violation of the Act or the Rules and Regulations, a formal complaint may be prepared by the Board.
- 008** All disciplinary hearings for any violation of the Act or this Title will be governed by the Administrative Procedures Act and 297 NAC 4.
- 009** The Board may enter into a consent agreement or negotiated settlement at any time before or after filing a formal complaint. Voluntary surrender or nonrenewal of a registration to avoid or expedite enforcement or disciplinary action does not preclude any enforcement action or sanction for any alleged violation and will prohibit any consideration for subsequent reinstatement or registration.
- 010** All investigations or disciplinary actions that are not formally dismissed will be published on the website when a disposition has been determined by the Board.
- 011** The Board may take disciplinary action to include but are not limited to censure, conditionally or unconditionally suspend or revocation of the registration issued to an appraisal management company under the Act or levy fines or impose civil penalties. The board may issue an admonishment, letter of reprimand, letter of advisory, and formal censure of the registered Appraisal Management Company. Any such order may also include the imposition of reasonable costs to be paid by the person subjected to such discipline.
- 012** Nothing in this Chapter shall limit or preclude the Board in the performance of its investigatory duties under the Act.