

West's Nevada Revised Statutes Annotated  
Title 54. Professions, Occupations and Businesses (Chapters 622-656A)  
Chapter 645C. Appraisers of Real Estate and Appraisal Management Companies

N.R.S. T. 54, Ch. 645C, Refs & Annos

Currentness

N. R. S. T. 54, Ch. 645C, Refs & Annos, NV ST T. 54, Ch. 645C, Refs & Annos  
Current through the 2011 76th Regular Session of the Nevada Legislature, and technical corrections received from the  
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General Provisions

N.R.S. 645C.010

645C.010. Definitions

Effective: January 1, 2010

[Currentness](#)

As used in this chapter, unless the context otherwise requires, the words and terms defined in [NRS 645C.020](#) to [645C.130](#), inclusive, have the meanings ascribed to them in those sections.

**Credits**

Added by Laws 1989, p. 822. Amended by Laws 1997, p. 300; [Laws 2009, c. 338, § 22, eff. Jan. 1, 2010](#).

N. R. S. 645C.010, NV ST 645C.010

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N.R.S. 645C.020

645C.020. "Administrator" defined

[Currentness](#)

"Administrator" means the Real Estate Administrator.

**Credits**

Added by Laws 1989, p. 822.

N. R. S. 645C.020, NV ST 645C.020

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N.R.S. 645C.030

645C.030. "Appraisal" defined

[Currentness](#)

"Appraisal" means an analysis, opinion or conclusion, whether written or oral, relating to the nature, quality, value or use of a specified interest in, or aspect of, identified real estate for or with the expectation of receiving compensation.

**Credits**

Added by Laws 1989, p. 822.

[Notes of Decisions \(1\)](#)

N. R. S. 645C.030, NV ST 645C.030

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N.R.S. 645C.032

645C.032. "Appraisal firm" defined

Effective: January 1, 2010

[Currentness](#)

"Appraisal firm" means a person, limited-liability company, partnership, association or corporation:

1. Which, for compensation, prepares and communicates appraisals;
2. Whose principal is an appraiser licensed pursuant to this chapter; and
3. Whose principal supervises, trains and reviews work product produced by the persons who produce appraisals for the person, limited-liability company, partnership, association or corporation, including, without limitation, employees and independent contractors.

**Credits**

Added by [Laws 2009, c. 338, § 5, eff. Jan. 1, 2010](#).

N. R. S. 645C.032, NV ST 645C.032

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N.R.S. 645C.034

645C.034. "Appraisal management company" defined

Effective: January 1, 2010

[Currentness](#)

1. "Appraisal management company" means a person, limited-liability company, partnership, association or corporation which for compensation:

- (a) Functions as a third-party intermediary between an appraiser and a user of real estate appraisal services;
- (b) Administers a network of appraisers performing real estate appraisal services as independent contractors;
- (c) Enters into an agreement to provide real estate appraisal services with a user of such services and one or more appraisers performing such services as independent contractors; or
- (d) Otherwise serves as a third-party broker of appraisal services.

2. The term does not include:

- (a) An appraisal firm;
- (b) Any person licensed to practice law in this State who orders an appraisal in connection with a bona fide client relationship when that person directly contracts with an independent appraiser;
- (c) Any person or entity that contracts with an independent appraiser acting as an independent contractor for the completion of appraisal assignments that the person or entity cannot complete for any reason, including, without limitation, competency, workload, scheduling or geographic location; and
- (d) Any person or entity that contracts with an independent appraiser acting as an independent contractor for the completion of a real estate appraisal assignment and, upon the completion of such an assignment, cosigns the appraisal report with the independent appraiser acting as an independent contractor.

**Credits**

Added by [Laws 2009, c. 338, § 6, eff. Jan. 1, 2010](#).

N. R. S. 645C.034, NV ST 645C.034

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N.R.S. 645C.040

645C.040. "Appraiser" defined

[Currentness](#)

"Appraiser" means a person who prepares or communicates an appraisal, but does not include anyone who merely relays an appraisal on behalf of the person who prepares it.

**Credits**

Added by Laws 1989, p. 822.

N. R. S. 645C.040, NV ST 645C.040

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N.R.S. 645C.600

645C.600. Applicability

Effective: January 1, 2010

[Currentness](#)

The provisions of NRS 645C.600 to [645C.740](#), inclusive, do not apply to:

1. A person, limited-liability company, partnership, association or corporation other than an appraisal management company which, in the normal course of its business, employs persons for the performance of real estate appraisal services; or
2. An appraisal management company that enters into not more than nine contracts annually with independent contractors in this State.

**Credits**

Added by [Laws 2009, c. 338, § 9](#), eff. Jan. 1, 2010.

N. R. S. 645C.600, NV ST 645C.600

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N.R.S. 645C.610

645C.610. Disposition of money collected

Effective: January 1, 2010

[Currentness](#)

If the Commission imposes a fine or a penalty or the Division collects an amount for the registration of an appraisal management company, the Commission or Division, as applicable, shall deposit the amount collected with the State Treasurer for credit to the State General Fund. The Commission may present a claim to the State Board of Examiners for recommendation to the Interim Finance Committee if money is needed to pay an attorney's fee or the cost of an investigation, or both.

**Credits**

Added by [Laws 2009, c. 338, § 7, eff. Jan. 1, 2010](#).

N. R. S. 645C.610, NV ST 645C.610

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Registration and Practice

N.R.S. 645C.650

645C.650. Application for registration: Form and contents

Effective: January 1, 2010

[Currentness](#)

1. A person who wishes to be registered as an appraisal management company in this State must file a written application with the Division upon a form prepared and furnished by the Division and pay the fee required pursuant to [NRS 645C.680](#). An application must:

(a) State the name, residence address and business address of the applicant and the location of each principal office and branch office at which the appraisal management company will conduct business within this State;

(b) State the name under which the applicant will conduct business as an appraisal management company;

(c) List the name, residence address and business address of each person who will, if the applicant is not a natural person, have an interest in the appraisal management company as a principal, partner, officer, director or trustee, specifying the capacity and title of each such person; and

(d) Include a complete set of the fingerprints of the applicant or, if the applicant is not a natural person, a complete set of the fingerprints of each person who will have an interest in the appraisal management company as a principal, partner, officer, director or trustee, and written permission authorizing the Division to forward the fingerprints to the Central Repository for Nevada Records of Criminal History for submission to the Federal Bureau of Investigation for its report.

2. Except as otherwise provided in [NRS 645C.600](#) to [645C.740](#), inclusive, the Division shall issue a registration to an applicant as an appraisal management company if:

(a) The application is verified by the Division and complies with the requirements of [NRS 645C.600](#) to [645C.740](#), inclusive.

(b) The applicant and each general partner, officer or director of the applicant, if the applicant is a partnership, corporation or unincorporated association:

(1) Submits satisfactory proof to the Division that he or she has a good reputation for honesty, trustworthiness and integrity and displays competence to transact the business of an appraisal management company in a manner which safeguards the interests of the general public.

- (2) Has not been convicted of, or entered a plea of nolo contendere to, a felony relating to the practice of appraisal or any crime involving fraud, misrepresentation or moral turpitude.
  - (3) Has not made a false statement of material fact on his or her application.
  - (4) Has not had a license that was issued pursuant to the provisions of this chapter suspended, revoked or voluntarily surrendered in lieu of suspension or revocation within the 10 years immediately preceding the date of application.
  - (5) Has not had a professional license that was issued in any other state, district or territory of the United States or any foreign country suspended or revoked within the 10 years immediately preceding the date of application.
  - (6) Has not violated any provision of this chapter, a regulation adopted pursuant thereto or an order of the Commission or the Administrator.
- (c) The applicant certifies that he or she:
- (1) Has a process in place to verify that each independent contractor that provides services to the appraisal management company is the holder of a license in good standing to practice appraisal in this State.
  - (2) Has a process in place to review the work of each independent contractor that provides services to the appraisal management company to ensure that those services are conducted in accordance with the Uniform Standards of Professional Appraisal Practice.
  - (3) Will maintain a detailed record of each request for service it receives and the independent contractor who fulfilled that request.
- (d) The applicant discloses whether or not the company uses an appraiser fee schedule. For the purposes of this paragraph, "appraiser fee schedule" means a list of the various real estate appraisal services requested by the appraisal management company from independent contractors and the amount the company will pay for the performance of each service listed.

#### **Credits**

Added by [Laws 2009, c. 338, § 10, eff. Jan. 1, 2010](#).

N. R. S. 645C.650, NV ST 645C.650

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N.R.S. 645C.655

645C.655. Payment of child support: Submission of certain information by applicant; grounds for denial of registration; duty of Division

Effective: January 1, 2010

[Currentness](#)

<Section expires by limitation on the date of the repeal of the federal law requiring states to establish procedures for restricting licenses for persons with child support arrearages or related procedural noncompliance. See, also, section effective on the date of the repeal of that federal law and which expires two years after that date.>

1. In addition to any other requirements set forth in this chapter:

(a) An applicant for the issuance of a registration as an appraisal management company shall include the social security number of the applicant in the application submitted to the Division.

(b) An applicant for the issuance or renewal of a registration as an appraisal management company shall submit to the Division the statement prescribed by the Division of Welfare and Supportive Services of the Department of Health and Human Services pursuant to [NRS 425.520](#). The statement must be completed and signed by the applicant.

2. The Division shall include the statement required pursuant to subsection 1 in:

(a) The application or any other forms that must be submitted for the issuance or renewal of the registration; or

(b) A separate form prescribed by the Division.

3. A registration as an appraisal management company may not be issued or renewed by the Division if the applicant:

(a) Fails to submit the statement required pursuant to subsection 1; or

(b) Indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.

4. If an applicant indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public

agency enforcing the order for the repayment of the amount owed pursuant to the order, the Division shall advise the applicant to contact the district attorney or other public agency enforcing the order to determine the actions that the applicant may take to satisfy the arrearage.

**Credits**

Added by [Laws 2009, c. 338, § 11, eff. Jan. 1, 2010](#).

N. R. S. 645C.655, NV ST 645C.655

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N.R.S. 645C.655

645C.655. Payment of child support: Submission of certain information by applicant; grounds for denial of registration; duty of Division

Effective: January 2, 2011

[Currentness](#)

<Section effective on the date of the repeal of the federal law requiring states to establish procedures for restricting licenses for persons with child support arrearages or related procedural noncompliance and expires two years after that date. See, also, section effective until the date of the repeal of that federal law, when it expires by limitation.>

1. In addition to any other requirements set forth in this chapter, an applicant for the issuance or renewal of a registration as an appraisal management company shall submit to the Division the statement prescribed by the Division of Welfare and Supportive Services of the Department of Health and Human Services pursuant to [NRS 425.520](#). The statement must be completed and signed by the applicant.
2. The Division shall include the statement required pursuant to subsection 1 in:
  - (a) The application or any other forms that must be submitted for the issuance or renewal of the registration; or
  - (b) A separate form prescribed by the Division.
3. A registration as an appraisal management company may not be issued or renewed by the Division if the applicant:
  - (a) Fails to submit the statement required pursuant to subsection 1; or
  - (b) Indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.
4. If an applicant indicates on the statement submitted pursuant to subsection 1 that the applicant is subject to a court order for the support of a child and is not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order, the Division shall advise the applicant to contact the district attorney or other public agency enforcing the order to determine the actions that the applicant may take to satisfy the arrearage.

**Credits**

Added by [Laws 2009, c. 338, § 11, eff. Jan. 1, 2010](#). Amended by [Laws 2009, c. 338, § 12](#).

N. R. S. 645C.655, NV ST 645C.655

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N.R.S. 645C.660

645C.660. Service of process: Irrevocable consent; effect of failure to file consent; method; use; effect on continuances

Effective: January 1, 2010

[Currentness](#)

1. An applicant for registration under [NRS 645C.600](#) to [645C.740](#), inclusive, shall file with the Division, in a form prescribed by regulation, an irrevocable consent appointing the Administrator his or her agent for service of process in a noncriminal proceeding against the applicant, a successor or personal representative which arises under [NRS 645C.600](#) to [645C.740](#), inclusive, or a regulation or order of the Commission after the consent is filed, with the same force and validity as if served personally on the person filing the consent.
2. A person who has filed a consent complying with subsection 1 in connection with a previous application for registration need not file an additional consent.
3. If a person, including a nonresident of this State, engages in conduct prohibited or made actionable by [NRS 645C.600](#) to [645C.740](#), inclusive, or a regulation or order of the Commission and the person has not filed a consent to service of process under subsection 1, engaging in the conduct constitutes the appointment of the Administrator as the person's agent for service of process in a noncriminal proceeding against the person, a successor or personal representative which grows out of the conduct.
4. Service under subsection 1 or 3 may be made by leaving a copy of the process in the Office of the Administrator, but it is not effective unless:
  - (a) The plaintiff, who may be the Administrator, sends notice of the service and a copy of the process by registered or certified mail, return receipt requested, to the defendant or respondent at the address set forth in the consent to service of process or, if no consent to service of process has been filed, at the last known address, or takes other steps which are reasonably calculated to give actual notice; and
  - (b) The plaintiff files an affidavit of compliance with this subsection in the proceeding on or before the return day of the process, if any, or within such further time as the court, or the Administrator in a proceeding before the Administrator, allows.
5. Service as provided in subsection 4 may be used in a proceeding before the Administrator or by the Administrator in a proceeding in which the Administrator is the moving party.

6. If the process is served under subsection 4, the court, or the Administrator in a proceeding before the Administrator, may order continuances as may be necessary to afford the defendant or respondent reasonable opportunity to defend.

**Credits**

Added by [Laws 2009, c. 338, § 13, eff. Jan. 1, 2010](#).

N. R. S. 645C.660, NV ST 645C.660

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N.R.S. 645C.665

645C.665. Registration: Expiration; renewal

Effective: January 1, 2010

[Currentness](#)

A registration issued pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive, expires each year on the date of its issuance, unless it is renewed. To renew such a registration, the registrant must submit to the Division on or before the expiration date:

1. An application for renewal;
2. The fee required to renew the registration pursuant to [NRS 645C.680](#); and
3. All information required to complete the renewal.

**Credits**

Added by [Laws 2009, c. 338, § 14, eff. Jan. 1, 2010](#).

N. R. S. 645C.665, NV ST 645C.665

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N.R.S. 645C.670

645C.670. Appraisal management company that is not natural person to designate natural person as qualified employee; regulations

Effective: January 1, 2010

[Currentness](#)

1. If an appraisal management company is not a natural person, the company must designate a natural person as a qualified employee to act on behalf of the appraisal management company.
  
2. The Commission shall adopt regulations regarding a qualified employee, including, without limitation, regulations that establish:
  - (a) A definition for the term “qualified employee”;
  
  - (b) Any duties of a qualified employee; and
  
  - (c) Any requirements regarding a qualified employee.

**Credits**

Added by [Laws 2009, c. 338, § 16, eff. Jan. 1, 2010](#).

N. R. S. 645C.670, NV ST 645C.670

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N.R.S. 645C.675

645C.675. Termination of association between appraisal management company and independent contractor:  
Duties of appraisal management company; rights of aggrieved independent contractor

Effective: January 1, 2010

[Currentness](#)

1. If an appraisal management company terminates its association with an independent contractor for any reason, the appraisal management company shall, not later than the third business day following the date of termination, deliver to the independent contractor or send by certified mail to the last known residence address of the independent contractor a written statement which advises the independent contractor of the termination.
2. An independent contractor who is aggrieved by a termination may lodge a complaint with the Commission. The Commission may consider whether the appraisal management company violated the provisions of [NRS 645C.600](#) to [645C.740](#), inclusive, and may revoke, suspend or deny renewal of a registration in the manner set forth in [NRS 645C.500](#) to [645C.550](#), inclusive.

**Credits**

Added by [Laws 2009, c. 338, § 19](#), eff. Jan. 1, 2010.

N. R. S. 645C.675, NV ST 645C.675

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N.R.S. 645C.680

645C.680. Fees: Registration; investigation; renewal

Effective: January 1, 2010

[Currentness](#)

A person must pay the following fee to be issued or to renew a registration as an appraisal management company pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive:

1. To be issued a registration, the applicant must pay a fee set by the Division by regulation of not more than \$2,500 for the principal office and not more than \$100 for each branch office. The person must also pay such additional expenses incurred in the process of investigation as the Division deems necessary.
2. To renew a registration, the applicant must pay a fee set by the Division by regulation of not more than \$500 for the principal office and not more than \$100 for each branch office.

**Credits**

Added by [Laws 2009, c. 338, § 15, eff. Jan. 1, 2010](#).

N. R. S. 645C.680, NV ST 645C.680

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Enforcement; Penalties

N.R.S. 645C.700

645C.700. Suspension of registration for failure to pay child support or comply with certain subpoenas or warrants; reinstatement of registration

Effective: January 1, 2010

[Currentness](#)

<Section expires by limitation two years after the date of the repeal of the federal law requiring states to establish procedures for restricting licenses for persons with child support arrearages or related procedural noncompliance. >

1. If the Division receives a copy of a court order issued pursuant to [NRS 425.540](#) that provides for the suspension of all professional, occupational and recreational licenses, certificates and permits issued to a holder of a registration, the Division shall deem the registration to be suspended at the end of the 30th day after the date the court order was issued unless the Division receives a letter issued to the holder of the registration by the district attorney or other public agency pursuant to [NRS 425.550](#) stating that the holder of the registration has complied with the subpoena or warrant or has satisfied the arrearage pursuant to [NRS 425.560](#).

2. The Division shall reinstate a registration that has been suspended by a district court pursuant to [NRS 425.540](#) if the Division receives a letter issued by the district attorney or other public agency pursuant to [NRS 425.550](#) to the holder of the registration stating that the holder of the registration has complied with the subpoena or warrant or has satisfied the arrearage pursuant to [NRS 425.560](#).

**Credits**

Added by [Laws 2009, c. 338, § 20, eff. Jan. 1, 2010](#).

N. R. S. 645C.700, NV ST 645C.700

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Enforcement; Penalties

N.R.S. 645C.710

645C.710. Administrative fines: Grounds; amount

Effective: January 1, 2010

[Currentness](#)

1. For each violation committed by an applicant for a registration issued pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive, whether or not the applicant is issued a registration, the Commission may impose upon the applicant an administrative fine of not more than \$10,000 if the applicant:

- (a) Has knowingly made or caused to be made to the Commission any false representation of material fact;
- (b) Has suppressed or withheld from the Commission any information which the applicant possesses and which, if submitted by the applicant, would have rendered the applicant ineligible to be registered pursuant to the provisions of [NRS 645C.600](#) to [645C.740](#), inclusive; or
- (c) Has violated any provision of [NRS 645C.600](#) to [645C.740](#), inclusive, a regulation adopted pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive, or an order of the Commission in completing and filing the application for a registration or during the course of the investigation of the application for a registration.

2. For each violation committed by an appraisal management company, the Commission may impose upon the appraisal management company an administrative fine of not more than \$10,000, may suspend, revoke or place conditions on the registration or may do both, if the appraisal management company, whether or not acting as such:

- (a) Is grossly negligent or incompetent in performing any act for which the appraisal management company is required to be registered pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive;
- (b) Does not conduct its business in accordance with the law or has violated any provision of this chapter, a regulation adopted pursuant thereto or an order of the Commission;
- (c) Has made a material misrepresentation in connection with any transaction governed by this chapter;
- (d) Has suppressed or withheld from a client any material facts, data or other information relating to any transaction governed by the provisions of this chapter which the appraisal management company knew or, by the exercise of reasonable diligence, should have known;



(e) Has knowingly made or caused to be made to the Commission any false representation of material fact or has suppressed or withheld from the Commission any information which the appraisal management company possesses and which, if submitted by the appraisal management company, would have rendered the appraisal management company ineligible to be registered pursuant to the provisions of [NRS 645C.600](#) to [645C.740](#), inclusive;

(f) Has been convicted of, or entered a plea of nolo contendere to, a felony relating to the practice of appraisal or any crime involving fraud, misrepresentation or moral turpitude; or

(g) Has engaged in any other conduct constituting a deceitful, fraudulent or dishonest business practice.

**Credits**

Added by [Laws 2009, c. 338, § 21, eff. Jan. 1, 2010](#).

N. R. S. 645C.710, NV ST 645C.710

Current through the 2011 76th Regular Session of the Nevada Legislature, and technical corrections received from the Legislative Counsel Bureau (2012).

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West's Nevada Revised Statutes Annotated  
Title 54. Professions, Occupations and Businesses (Chapters 622-656A)  
Chapter 645C. Appraisers of Real Estate and Appraisal Management Companies (Refs & Annos)  
Appraisal Management Companies  
Enforcement; Penalties

N.R.S. 645C.720

645C.720. Unlawful to conduct business of appraisal management company without registration

Effective: January 1, 2010

[Currentness](#)

Except as otherwise provided in [NRS 645C.600](#), it is unlawful for any person, limited-liability company, partnership, association or corporation to engage in the business of, act in the capacity of, advertise or assume to act as an appraisal management company without first obtaining a registration from the Division pursuant to [NRS 645C.600](#) to [645C.740](#), inclusive.

**Credits**

Added by [Laws 2009, c. 338, § 8](#), eff. Jan. 1, 2010.

N. R. S. 645C.720, NV ST 645C.720

Current through the 2011 76th Regular Session of the Nevada Legislature, and technical corrections received from the Legislative Counsel Bureau (2012).

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Appraisal Management Companies  
Enforcement; Penalties

N.R.S. 645C.730

645C.730. Unlawful to influence or attempt to influence appraisal

Effective: January 1, 2010

[Currentness](#)

1. It is unlawful for an employee, director, officer or agent of an appraisal management company to influence or attempt to influence the development, reporting or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or other means, including, without limitation:

- (a) Withholding or threatening to withhold timely payment for an appraisal in order to influence or attempt to influence an appraisal;
- (b) Withholding or threatening to withhold future business for an independent appraiser;
- (c) Terminating an agreement with an independent contractor without prior written notice;
- (d) Directly or indirectly promising future business for or increased compensation to an independent contractor;
- (e) Conditioning a request for appraisal services or the payment of any compensation on the opinion, conclusion or valuation to be reached or on a preliminary estimate or opinion requested from an independent contractor;
- (f) Requesting an independent contractor to provide an estimated, predetermined or desired valuation in an appraisal report or providing estimated values or comparable sales at any time before the completion of appraisal services by the independent contractor;
- (g) Providing to an independent contractor an anticipated, estimated or desired value for a subject property or proposed or target amount to be loaned to a borrower, other than a copy of the sales contract for purchase transactions;
- (h) Providing an independent contractor or a person or entity associated with the independent contractor stock or other financial or nonfinancial benefits;
- (i) Obtaining, using or paying for a second or subsequent appraisal or ordering an automated valuation model in connection with a loan secured by a lien on real property unless:

- (1) There is a reasonable basis to believe that the initial appraisal was incorrect and such basis is disclosed in writing to the borrower; or
- (2) The second or subsequent appraisal or automated valuation model is performed pursuant to a bona fide appraisal review or quality control process;
- (j) Accepting a fee for performing appraisal management services if the fee is contingent on:
  - (1) An appraisal report having a predetermined analysis, opinion or conclusion;
  - (2) The analysis, opinion, conclusion or valuation reached in an appraisal report; or
  - (3) The consequences resulting from an appraisal assignment; or
- (k) Any other act or practice that impairs or attempts to impair an appraiser's independence, objectivity or impartiality.

2. Nothing in this section shall be construed as prohibiting an appraisal management company from requesting that an independent contractor provide additional information regarding the basis for a valuation or correct objective factual errors in an appraisal report.

**Credits**

Added by [Laws 2009, c. 338, § 17, eff. Jan. 1, 2010](#).

N. R. S. 645C.730, NV ST 645C.730

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Chapter 645C. Appraisers of Real Estate and Appraisal Management Companies (Refs & Annos)  
Appraisal Management Companies  
Enforcement; Penalties

N.R.S. 645C.740

645C.740. Unlawful to change appraisal submitted by independent contractor

Effective: January 1, 2010

[Currentness](#)

It is unlawful for an appraisal management company to alter, modify or revise a completed appraisal report submitted by an independent contractor, including, without limitation, removing the signature of the appraiser.

**Credits**

Added by [Laws 2009, c. 338, § 18, eff. Jan. 1, 2010](#).

N. R. S. 645C.740, NV ST 645C.740

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