

E AND R AMENDMENTS TO LB 186

Introduced by Enrollment and Review Committee: McGill, 26,
Chairperson

1 1. Strike the original sections and all amendments
2 thereto and insert the following new sections:

3 Section 1. Section 76-2210, Revised Statutes Cumulative
4 Supplement, 2006, is amended to read:

5 76-2210 Certified general real property appraiser means
6 a person who holds a valid ~~certificate~~ credential as a certified
7 general real property appraiser issued under the Real Property
8 Appraiser Act.

9 Sec. 2. Section 76-2210.01, Revised Statutes Cumulative
10 Supplement, 2006, is amended to read:

11 76-2210.01 Certified real property appraiser means a
12 person who holds a valid ~~certificate~~ credential as a certified
13 general real property appraiser or a valid ~~certificate~~ credential
14 as a certified residential real property appraiser issued under the
15 Real Property Appraiser Act.

16 Sec. 3. Section 76-2210.02, Revised Statutes Cumulative
17 Supplement, 2006, is amended to read:

18 76-2210.02 Certified residential real property appraiser
19 means a person who holds a valid ~~certificate~~ credential as a
20 certified residential real property appraiser issued under the Real
21 Property Appraiser Act.

22 Sec. 4. Section 76-2213, Revised Statutes Cumulative
23 Supplement, 2006, is amended to read:

1 76-2213 Licensed real property appraiser ~~or licensed~~
2 ~~residential real property appraiser~~ means a person who holds a
3 valid ~~license~~ credential as a licensed real property appraiser ~~or~~
4 ~~as a licensed residential real property appraiser~~ issued under the
5 Real Property Appraiser Act.

6 Sec. 5. Section 76-2213.01, Revised Statutes Cumulative
7 Supplement, 2006, is amended to read:

8 76-2213.01 ~~National~~ Uniform Standards of Professional
9 Appraisal Practice means the standards promulgated by the Appraisal
10 Foundation, as the standards existed on January 1, ~~2006-~~ 2007.

11 Sec. 6. Section 76-2217.01, Revised Statutes Cumulative
12 Supplement, 2006, is amended to read:

13 76-2217.01 Registered real property appraiser means a
14 person who holds a valid ~~registration~~ credential as a registered
15 real property appraiser as provided in section 76-2229.01.

16 Sec. 7. Section 76-2219, Revised Statutes Cumulative
17 Supplement, 2006, is amended to read:

18 76-2219 Valuation assignment means (1) an appraisal that
19 estimates the value of identified real estate or identified real
20 property at a particular point in time or (2) a valuation service
21 provided as a consequence of an agreement between a real property
22 appraiser and a client.

23 Sec. 8. Section 76-2223, Revised Statutes Cumulative
24 Supplement, 2006, is amended to read:

25 76-2223 The board shall administer and enforce the Real
26 Property Appraiser Act and may:

27 (1) Receive applications for credentialing under the act,

1 process such applications and regulate the issuance of credentials
2 to qualified applicants, and maintain a directory of the names and
3 addresses of persons who receive credentials under the act;

4 (2) Hold meetings, public hearings, informal conferences,
5 and administrative hearings, prepare or cause to be prepared
6 specifications for all appraiser classifications, solicit bids and
7 enter into contracts with one or more educational testing services
8 or organizations for the preparation of a bank of questions and
9 answers for examinations, and administer or contract for the
10 administration of examinations in such places and at such times as
11 deemed appropriate;

12 (3) Develop the specifications for credentialing
13 examinations, including timing, location, and security necessary to
14 maintain the integrity of the examinations;

15 (4) Review from time to time the procedure for selecting
16 individual questions from the bank of questions for use in
17 connection with each scheduled examination and review from time
18 to time the questions in the bank of questions and the related
19 answers to ascertain that they meet the specifications established
20 by the board;

21 (5) Collect all fees required or permitted by the act.
22 The board shall remit all such receipts to the State Treasurer for
23 credit to the Real Property Appraiser Fund. In addition, the board
24 may collect and transmit to the appropriate federal authority any
25 fees established under the Financial Institutions Reform, Recovery,
26 and Enforcement Act of 1989, as the act existed on January 1, 2006;

27 (6) Establish appropriate administrative procedures for

1 disciplinary proceedings conducted pursuant to the Real Property
2 Appraiser Act;

3 (7) Issue subpoenas to compel the attendance of witnesses
4 and the production of books, documents, records, and other papers,
5 administer oaths, and take testimony and require submission of and
6 receive evidence concerning all matters within its jurisdiction. In
7 case of disobedience of a subpoena, the board may make application
8 to the district court of Lancaster County to require the attendance
9 and testimony of witnesses and the production of documentary
10 evidence. If any person fails to obey an order of the court, he or
11 she may be punished by the court as for contempt thereof;

12 (8) Deny, censure, suspend, or revoke an application or
13 credential if it finds that the applicant or credential holder has
14 committed any of the acts or omissions set forth in section 76-2238
15 or otherwise violated the act. Any disciplinary matter may be
16 resolved through informal disposition pursuant to section 84-913;

17 (9) Take appropriate disciplinary action against a
18 credential holder if the board determines that a credential holder
19 has violated any provision of the act or the ~~National~~ Uniform
20 Standards of Professional Appraisal Practice;

21 (10) Enter into consent decrees and issue cease and
22 desist orders upon a determination that a violation of the act has
23 occurred;

24 (11) Promote research and conduct studies relating to
25 the profession of real property appraisal, sponsor real property
26 appraisal educational activities, and incur, collect fees for, and
27 pay the necessary expenses in connection with activities which

1 shall be open to all credential holders;

2 (12) Establish and annually adopt minimum standards for
3 appraisals as required under section 76-2237;

4 (13) Adopt and promulgate rules and regulations to
5 carry out the act. The rules and regulations may include
6 provisions establishing minimum standards for schools, courses, and
7 instructors. The rules and regulations shall be adopted pursuant to
8 the Administrative Procedure Act; and

9 (14) Do all other things necessary to carry out the Real
10 Property Appraiser Act.

11 Sec. 9. Section 76-2226, Revised Statutes Cumulative
12 Supplement, 2006, is amended to read:

13 76-2226 There is hereby created the Real Property
14 Appraiser Fund. The board may use the fund for the administration
15 and enforcement of the Real Property Appraiser Act and to meet
16 the necessary expenditures of the board. The fund shall include
17 a sufficient cash fund balance as determined by the board. The
18 expense of administering and enforcing the act shall not exceed the
19 money collected by the board under the act. ~~Any money remaining~~
20 ~~in the Real Estate Appraiser Fund on July 14, 2006, shall be~~
21 ~~transferred to the Real Property Appraiser Fund on such date.~~ Any
22 money in the fund available for investment shall be invested by the
23 state investment officer pursuant to the Nebraska Capital Expansion
24 Act and the Nebraska State Funds Investment Act.

25 Sec. 10. Section 76-2227, Revised Statutes Cumulative
26 Supplement, 2006, is amended to read:

27 76-2227 (1) Applications for credentials, including

1 authorization to take the appropriate examination, and for renewal
2 of credentials shall be made in writing to the board on forms
3 approved by the board. The payment of the appropriate fee fixed
4 by the board pursuant to section 76-2241 shall accompany all
5 applications.

6 (2) At the time of filing an initial or renewal
7 application for credentials, the applicant shall sign a pledge
8 that he or she has read and will comply with the ~~National~~ Uniform
9 Standards of Professional Appraisal Practice. Each applicant shall
10 also certify that he or she understands the types of misconduct for
11 which disciplinary proceedings may be initiated.

12 (3) Credentials shall be issued only to persons who have
13 a good reputation for honesty, trustworthiness, integrity, and
14 competence to perform assignments in such manner as to safeguard
15 the interest of the public and only after satisfactory proof of
16 such qualification has been presented to the board upon request.

17 (4) No credential shall be issued to a corporation,
18 partnership, limited liability company, firm, or group.

19 Sec. 11. Section 76-2228, Revised Statutes Cumulative
20 Supplement, 2006, is amended to read:

21 76-2228 (1) Prior to January 1, 2008, there shall be
22 four classes of credentials issued to real property appraisers as
23 follows:

24 (a) Registered real property appraiser, which
25 classification shall consist of those persons who meet the
26 requirements ~~for registration~~ set forth in section 76-2229.01;

27 (b) Licensed real property appraiser, which

1 classification shall consist of those persons who meet the
2 requirements ~~for licensure~~ set forth in section 76-2230;

3 (c) Certified residential real property appraiser, which
4 classification shall consist of those persons who meet the
5 requirements ~~for residential certification~~ set forth in section
6 76-2231.01; and

7 (d) Certified general real property appraiser, which
8 classification shall consist of those persons who meet the
9 requirements ~~for general certification~~ set forth in section
10 76-2232.

11 (2) On and after January 1, 2008, there shall be five
12 classes of credentials issued to real property appraisers as
13 follows:

14 (a) Trainee real property appraiser, which classification
15 shall consist of those persons who meet the requirements ~~for~~
16 ~~credentialing~~ set forth in section 76-2228.01;

17 (b) Registered real property appraiser, which
18 classification shall consist of those persons who meet the
19 requirements ~~for registration~~ set forth in section 76-2229.01;

20 (c) Licensed ~~residential~~ real property appraiser, which
21 classification shall consist of those persons who meet the
22 requirements ~~for licensure~~ set forth in section 76-2230;

23 (d) Certified residential real property appraiser, which
24 classification shall consist of those persons who meet the
25 requirements ~~for residential certification~~ set forth in section
26 76-2231.01; and

27 (e) Certified general real property appraiser, which

1 classification shall consist of those persons who meet the
2 requirements ~~for general certification~~ set forth in section
3 76-2232.

4 Sec. 12. Section 76-2228.01, Revised Statutes Cumulative
5 Supplement, 2006, is amended to read:

6 76-2228.01 (1) On and after January 1, 2008, to qualify
7 for a credential as a trainee real property appraiser, an applicant
8 shall:

9 (a) Be at least nineteen years of age;

10 (b) Hold a high school diploma or a certificate of high
11 school equivalency or have education acceptable to the board;

12 (c) Have successfully completed no fewer than
13 seventy-five class hours in board-approved courses of study
14 which relate to appraisal and which include completion of the
15 fifteen-hour National Uniform Standards of Professional Appraisal
16 Practice Course, or its equivalent as approved by the Appraiser
17 Qualifications Board. The fifteen-hour course shall be taught by
18 a ~~National~~ Uniform Standards of Professional Appraisal Practice
19 Instructor who is certified by the Appraiser Qualifications Board
20 and who is a state-certified appraiser in good standing. The
21 courses of study shall be conducted by an accredited university,
22 college, community college, or junior college, an appraisal
23 society, institute, or association, a state or federal agency
24 or commission, a proprietary school, or such other educational
25 provider as may be approved by the board and shall be, at a
26 minimum, fifteen class hours in length. Each course shall include
27 an examination pertinent to the material presented. The applicant

1 shall have completed the class hours within the five-year period
2 immediately preceding submission of the application and shall
3 have completed the fifteen-hour National Uniform Standards of
4 Professional Appraisal Practice Course within the two-year period
5 immediately preceding submission of the application;

6 (d) Be subject to direct supervision by a supervising
7 appraiser or appraisers who are certified residential real property
8 appraisers or certified general real property appraisers in good
9 standing. The supervising appraiser shall be responsible for the
10 training and direct supervision of the trainee by accepting
11 responsibility for the appraisal report by signing and certifying
12 the report is in compliance with the ~~National~~ Uniform Standards
13 of Professional Appraisal Practice, reviewing the trainee appraisal
14 reports, and personally inspecting each appraised property with the
15 trainee until the supervising appraiser determines the trainee is
16 competent in accordance with the competency rule of the ~~National~~
17 Uniform Standards of Professional Appraisal Practice. The trainee
18 shall maintain an appraisal log for each supervising appraiser in
19 accordance with standards set by rule and regulation of the board;
20 and

21 (e) Not have been convicted of any felony or, if so
22 convicted, have had his or her civil rights restored.

23 (2) If a trainee real property appraiser remains in
24 the classification in excess of two years, the trainee shall be
25 required in the third and successive years to successfully complete
26 no fewer than fourteen hours of instruction in courses or seminars
27 for each year of the period preceding the renewal and shall have

1 completed the seven-hour National Uniform Standards of Professional
2 Appraisal Practice Update Course, or its equivalent, at a minimum
3 of every two years. The courses of study shall be conducted by
4 an accredited university, college, community college, or junior
5 college, an appraisal society, institute, or association, a state
6 or federal agency or commission, a proprietary school, or such
7 other educational provider as may be approved by the board. Credit
8 may be granted for educational offerings and for participation
9 other than as a student as approved by the board.

10 (3) The application for a credential as a trainee real
11 property appraiser shall include the applicant's social security
12 number and such other information as the board may require.

13 Sec. 13. Section 76-2229, Revised Statutes Cumulative
14 Supplement, 2006, is amended to read:

15 76-2229 (1) No person other than a registered real
16 property appraiser shall assume or use the title registered real
17 property appraiser or any title, designation, or abbreviation
18 likely to create the impression of ~~registration~~ credentialing
19 as a registered real property appraiser by this state. No
20 person other than a licensed real property appraiser shall
21 assume or use the title licensed real property appraiser or
22 any title, designation, or abbreviation likely to create the
23 impression of ~~licensure~~ credentialing as a licensed real property
24 appraiser by this state. No person other than a certified
25 residential real property appraiser shall assume or use the
26 title certified residential real property appraiser or any title,
27 designation, or abbreviation likely to create the impression of

1 ~~residential certification~~ credentialing as a certified residential
2 real property appraiser by this state. No person other than
3 a certified general real property appraiser shall assume or
4 use the title certified general real property appraiser or
5 any title, designation, or abbreviation likely to create the
6 impression of ~~general certification~~ credentialing as a certified
7 general real property appraiser by this state. A real property
8 appraiser shall state whether he or she is a registered real
9 property appraiser, licensed real property appraiser, certified
10 residential real property appraiser, or certified general real
11 property appraiser whenever he or she identifies himself or herself
12 as a real property appraiser, including on all reports which are
13 signed individually or as cosigner.

14 (2) The terms registered real property appraiser,
15 licensed real property appraiser, ~~licensed residential real~~
16 ~~property appraiser~~, certified residential real property appraiser,
17 and certified general real property appraiser may only be used
18 to refer to a person who is credentialed as such under the Real
19 Property Appraiser Act and may not be used following or immediately
20 in connection with the name or signature of a corporation,
21 partnership, limited liability company, firm, or group or in such
22 manner that it might be interpreted as referring to a corporation,
23 partnership, limited liability company, firm, or group or to anyone
24 other than the credential holder. This requirement shall not be
25 construed to prevent a credential holder from signing an appraisal
26 report on behalf of a corporation, partnership, limited liability
27 company, firm, or group if it is clear that only the individual

1 holds the credential and that the corporation, partnership, limited
2 liability company, firm, or group does not.

3 Sec. 14. Section 76-2229.01, Revised Statutes Cumulative
4 Supplement, 2006, is amended to read:

5 76-2229.01 (1) ~~For registration~~ To qualify for a
6 credential as a registered real property appraiser, an applicant
7 shall:

8 (a) Be at least nineteen years of age;

9 (b) Hold a high school diploma or a certificate of high
10 school equivalency or have education acceptable to the board;

11 (c) Have successfully completed no fewer than ninety
12 class hours in board-approved courses of study which relate
13 to appraisal and which include a ~~fifteen-hour~~ course in the
14 fifteen-hour National Uniform Standards of Professional Appraisal
15 Practice Course, or its equivalent as approved by the Appraiser
16 Qualifications Board. The courses of study shall be conducted by
17 an accredited university, college, community college, or junior
18 college, an appraisal society, institute, or association, or such
19 other educational provider as may be approved by the board and
20 shall be, at a minimum, fifteen class hours in length. Each course
21 of study shall include an examination pertinent to the material
22 presented;

23 (d) Pass an examination administered by the board which
24 demonstrates that the applicant has:

25 (i) Knowledge of technical terms commonly used in or
26 related to appraisal and the writing of appraisal reports;

27 (ii) Knowledge of depreciation theories, cost estimating,

1 methods of capitalization, market data analysis, appraisal
2 mathematics, and economic concepts applicable to real estate;

3 (iii) An understanding of the basic principles of land
4 economics, appraisal processes, and problems encountered in the
5 gathering, interpreting, and processing of data involved in the
6 valuation of real property;

7 (iv) Knowledge of the appraisal of various types of and
8 interests in real property for various functions and purposes;

9 (v) An understanding of basic real estate law;

10 (vi) An understanding of the types of misconduct for
11 which disciplinary proceedings may be initiated;

12 (vii) An understanding of the ~~National~~ Uniform Standards
13 of Professional Appraisal Practice;

14 (viii) An understanding of the recognized methods and
15 techniques necessary for the development and communication of a
16 credible appraisal; and

17 (ix) Knowledge of such other principles and procedures as
18 may be appropriate to produce a credible appraisal; and

19 (e) Not have been convicted of any felony or, if so
20 convicted, have had his or her civil rights restored.

21 (2) The application for registration shall include the
22 applicant's social security number and such other information as
23 the board may require.

24 (3) On and after January 1, 2008, the scope of practice
25 of a registered real property appraiser shall be limited to the
26 appraisal of noncomplex property having one, two, three, or four
27 residential units having a transaction value of less than two

1 hundred fifty thousand dollars.

2 ~~(3)~~ (4) On and after January 1, 2008, an applicant
3 shall receive no more than three successive annual renewals
4 for ~~registration~~ credentialing as a registered real property
5 appraiser. Notwithstanding any other provision of section 76-2228
6 to the contrary, the board shall not approve any initial
7 application for ~~registration~~ credentialing as a registered real
8 property appraiser on and after January 1, 2012.

9 Sec. 15. Section 76-2230, Revised Statutes Cumulative
10 Supplement, 2006, is amended to read:

11 76-2230 (1) Prior to January 1, 2008, to qualify for
12 a license credential as a licensed real property appraiser, an
13 applicant shall:

14 (a) Be at least nineteen years of age;

15 (b) Hold a high school diploma or a certificate of high
16 school equivalency or have education acceptable to the board;

17 (c) Have successfully completed no fewer than ninety
18 class hours, which may include the class hours set forth in
19 section 76-2229.01, in board-approved courses of study which relate
20 to appraisal and which include a ~~fifteen-hour course in the~~
21 fifteen-hour National Uniform Standards of Professional Appraisal
22 Practice Course, or its equivalent as approved by the Appraiser
23 Qualifications Board. The courses of study shall be conducted by
24 an accredited university, college, community college, or junior
25 college, an appraisal society, institute, or association, or such
26 other educational provider as may be approved by the board and
27 shall be, at a minimum, fifteen class hours in length. Each course

1 shall include an examination pertinent to the material presented;

2 (d) Have no fewer than two years of experience in
3 any combination of the following: Fee and staff appraisal;
4 ad valorem tax appraisal; review appraisal; appraisal analysis;
5 highest-and-best-use analysis; or feasibility analysis or study.

6 The required experience shall not be limited to the listed items
7 but shall be acceptable to the board and subject to review
8 and determination as to conformity with the ~~National~~ Uniform
9 Standards of Professional Appraisal Practice. The experience shall
10 include a total of at least two thousand hours and shall have
11 occurred over at least a twenty-four-month period. If requested,
12 evidence acceptable to the board concerning the experience shall be
13 presented by the applicant in the form of written reports or file
14 memoranda;

15 (e) Pass an examination administered by the board which
16 demonstrates that the applicant has:

17 (i) Knowledge of technical terms commonly used in or
18 related to appraisal and the writing of appraisal reports;

19 (ii) Knowledge of depreciation theories, cost estimating,
20 methods of capitalization, market data analysis, appraisal
21 mathematics, and economic concepts applicable to real estate;

22 (iii) An understanding of the principles of land
23 economics, appraisal processes, and problems encountered in the
24 gathering, interpreting, and processing of data involved in the
25 valuation of real property;

26 (iv) Knowledge of the appraisal of various types of and
27 interests in real property for various functions and purposes;

1 (v) An understanding of basic real estate law;

2 (vi) An understanding of the types of misconduct for
3 which disciplinary proceedings may be initiated;

4 (vii) An understanding of the ~~National~~ Uniform Standards
5 of Professional Appraisal Practice;

6 (viii) An understanding of the recognized methods and
7 techniques necessary for the development and communication of a
8 credible appraisal; and

9 (ix) Knowledge of such other principles and procedures as
10 may be appropriate to produce a credible appraisal; and

11 (f) Not have been convicted of any felony or, if so
12 convicted, have had his or her civil rights restored.

13 (2) On and after January 1, 2008, to qualify for a
14 credential as a licensed ~~residential~~ real property appraiser, an
15 applicant shall:

16 (a) Be at least nineteen years of age;

17 (b) Hold a high school diploma or a certificate of high
18 school equivalency or have education acceptable to the board;

19 (c) Have successfully completed no fewer than one
20 hundred fifty class hours, which may include the class hours set
21 forth in section 76-2229.01, in board-approved courses of study
22 which relate to appraisal and which include completion of the
23 fifteen-hour National Uniform Standards of Professional Appraisal
24 Practice Course, or its equivalent as approved by the Appraiser
25 Qualifications Board. The fifteen-hour course shall be taught by
26 a ~~National~~ Uniform Standards of Professional Appraisal Practice
27 Instructor who is certified by the Appraiser Qualifications Board

1 and who is a state-certified appraiser in good standing. The
2 courses of study shall be conducted by an accredited university,
3 college, community college, or junior college, an appraisal
4 society, institute, or association, a state or federal agency
5 or commission, a proprietary school, or such other educational
6 provider as may be approved by the board and shall be, at a
7 minimum, fifteen class hours in length. Each course shall include a
8 closed-book examination pertinent to the material presented;

9 (d) Have no fewer than two thousand hours of experience
10 in any combination of the following: Fee and staff appraisal;
11 ad valorem tax appraisal; condemnation appraisal; technical
12 review appraisal; appraisal analysis; real estate consulting;
13 highest-and-best-use analysis; and feasibility analysis or study.
14 The required experience shall not be limited to the listed items
15 but shall be acceptable to the board and subject to review
16 and determination as to conformity with the ~~National~~ Uniform
17 Standards of Professional Appraisal Practice. The experience shall
18 have occurred during a period of no fewer than twelve months.
19 If requested, evidence acceptable to the board concerning the
20 experience shall be presented by the applicant in the form of
21 written reports or file memoranda;

22 (e) Within the twenty-four months following approval
23 of the applicant by the board, pass a closed-book examination
24 administered by the board which demonstrates that the applicant
25 has:

26 (i) Knowledge of technical terms commonly used in or
27 related to appraisal and the writing of appraisal reports;

1 (ii) Knowledge of depreciation theories, cost estimating,
2 methods of capitalization, market data analysis, appraisal
3 mathematics, and economic concepts applicable to real estate;

4 (iii) An understanding of the principles of land
5 economics, appraisal processes, and problems encountered in the
6 gathering, interpreting, and processing of data involved in the
7 valuation of real property;

8 (iv) Knowledge of the appraisal of various types of and
9 interests in real property for various functions and purposes;

10 (v) An understanding of basic real estate law;

11 (vi) An understanding of the types of misconduct for
12 which disciplinary proceedings may be initiated;

13 (vii) An understanding of the ~~National~~ Uniform Standards
14 of Professional Appraisal Practice;

15 (viii) An understanding of the recognized methods and
16 techniques necessary for the development and communication of a
17 credible appraisal; and

18 (ix) Knowledge of such other principles and procedures as
19 may be appropriate to produce a credible appraisal; and

20 (f) Not have been convicted of any felony or, if so
21 convicted, have had his or her civil rights restored.

22 (3) On and after January 1, 2008, the scope of practice
23 for a licensed ~~residential~~ real property appraiser shall be limited
24 to the appraisal of noncomplex property having one, two, three, or
25 four residential units with a transaction value of less than one
26 million dollars and complex property having one, two, three, or
27 four residential units with a transaction value of less than two

1 hundred fifty thousand dollars.

2 (4) If an applicant is applying for renewal of a
3 credential as a licensed ~~residential~~ real property appraiser on
4 and after January 1, 2008, the applicant shall have successfully
5 completed no fewer than fourteen hours of instruction in courses
6 or seminars for each year of the two-year continuing education
7 period during which the application is submitted and shall have
8 completed the seven-hour National Uniform Standards of Professional
9 Appraisal Practice Update Course, or its equivalent as approved
10 by the Appraiser Qualifications Board, at a minimum of every
11 two years. The seven-hour course shall be taught by a ~~National~~
12 Uniform Standards of Professional Appraisal Practice Instructor
13 who is certified by the Appraiser Qualifications Board and who
14 is a state-certified appraiser in good standing. Credit toward a
15 classroom hour requirement may be granted only when the length
16 of the educational offering is at least two hours. The courses
17 of study shall be conducted by an accredited university, college,
18 community college, or junior college, an appraisal society,
19 institute, or association, a state or federal agency or commission,
20 a proprietary school, or such other educational provider as may
21 be approved by the board. Credit may be granted for educational
22 offerings and for participation other than as a student as approved
23 by the board.

24 (5) If, prior to January 1, 2008, an applicant for
25 a credential as a licensed ~~residential~~ real property appraiser
26 has satisfied the requirements for education, experience, or
27 examination, as the requirements for each component are described

1 in subdivisions (1)(c), (d), and (e) of this section, respectively,
2 the board shall deem the applicant to have met the requirements for
3 that component for purposes of credentialing. If the applicant has
4 not met the requirements for a component prior to January 1, 2008,
5 the applicant shall be required to meet the applicable requirements
6 for that component as described in subdivision (2)(c), (d), or (e)
7 of this section.

8 (6) The application for the ~~license~~ credential as a
9 licensed real property appraiser shall include the applicant's
10 social security number and such other information as the board may
11 require.

12 Sec. 16. Section 76-2231.01, Revised Statutes Cumulative
13 Supplement, 2006, is amended to read:

14 76-2231.01 (1) Prior to January 1, 2008, to qualify for a
15 ~~residential certificate~~ credential as a certified residential real
16 property appraiser, an applicant shall:

17 (a) Be at least nineteen years of age;

18 (b) Hold a high school diploma or a certificate of high
19 school equivalency or have education acceptable to the board;

20 (c) Have successfully completed no fewer than one hundred
21 twenty class hours, which may include the class hours set forth in
22 sections 76-2229.01 and 76-2230, in board-approved courses of study
23 which relate to appraisal and which include a ~~fifteen-hour course~~
24 ~~in the~~ fifteen-hour National Uniform Standards of Professional
25 Appraisal Practice Course, or its equivalent as approved by the
26 Appraiser Qualifications Board. The courses of study shall be
27 conducted by an accredited university, college, community college,

1 or junior college, an appraisal society, institute, or association,
2 or such other educational provider as may be approved by the
3 board and shall be, at a minimum, fifteen class hours in length.
4 Each course shall include an examination pertinent to the material
5 presented;

6 (d) Have no fewer than two years of experience in
7 any combination of the following: Fee and staff appraisal;
8 ad valorem tax appraisal; review appraisal; appraisal analysis;
9 highest-and-best-use analysis; or feasibility analysis or study.
10 The required experience shall not be limited to the listed items
11 but shall be acceptable to the board and subject to review
12 and determination as to conformity with the ~~National~~ Uniform
13 Standards of Professional Appraisal Practice. The experience shall
14 include a total of at least two thousand five hundred hours and
15 shall have occurred over no less than a twenty-four-month period.
16 If requested, evidence acceptable to the board concerning the
17 experience shall be presented by the applicant in the form of
18 written reports or file memoranda. Of the two thousand five hundred
19 hours, one thousand five hundred hours shall be in residential
20 appraisal work. For purposes of determining residential appraisal
21 work, residential appraisal work shall be the appraisal of property
22 having one to four residential units;

23 (e) Pass an examination administered by the board which
24 demonstrates that the applicant has:

25 (i) Knowledge of technical terms commonly used in or
26 related to appraisals and the writing of appraisal reports;

27 (ii) An understanding of the basic principles of land

1 economics, appraisal processes, and problems encountered in
2 gathering, interpreting, and processing of data involved in the
3 valuation of real property;

4 (iii) An understanding of the recognized methods and
5 techniques necessary for the development and communication of
6 credible appraisals as provided in the Real Property Appraiser Act;

7 (iv) An understanding of the ~~National~~ Uniform Standards
8 of Professional Appraisal Practice;

9 (v) Knowledge of depreciation theories, cost estimating,
10 methods of capitalization, appraisal mathematics, and economic
11 concepts applicable to real estate;

12 (vi) Knowledge of such other principles and procedures as
13 may be appropriate for certification;

14 (vii) An understanding of real estate law; and

15 (viii) An understanding of the types of misconduct for
16 which disciplinary proceedings may be initiated; and

17 (f) Not have been convicted of any felony or, if so
18 convicted, have had his or her civil rights restored.

19 (2) On and after January 1, 2008, to qualify for a
20 ~~residential certificate~~ credential as a certified residential real
21 property appraiser, an applicant shall:

22 (a) Be at least nineteen years of age;

23 (b) (i) Hold an associate degree, or higher, from an
24 accredited university, college, community college, or junior
25 college; or

26 (ii) Have successfully completed, as verified by the
27 board, twenty-one semester hours of coursework or its equivalent

1 from an accredited university, college, community college, or
2 junior college that shall have included English composition;
3 principles of macroeconomics or microeconomics; finance; algebra,
4 geometry, or higher mathematics; statistics; introduction to
5 computers, including word processing and spread sheets; and
6 business or real estate law;

7 (c) Have successfully completed no fewer than two hundred
8 class hours, which may include the class hours set forth in
9 sections 76-2229.01 and 76-2230, in board-approved courses of study
10 which relate to appraisal and which include completion of the
11 fifteen-hour National Uniform Standards of Professional Appraisal
12 Practice Course, or its equivalent as approved by the Appraiser
13 Qualifications Board. The fifteen-hour course shall be taught by
14 a ~~National~~ Uniform Standards of Professional Appraisal Practice
15 Instructor who is certified by the Appraiser Qualifications Board
16 and who is a state-certified appraiser in good standing. The
17 courses of study shall be conducted by an accredited university,
18 college, community college, or junior college, an appraisal
19 society, institute, or association, a state or federal agency
20 or commission, a proprietary school, or such other educational
21 provider as may be approved by the board and shall be, at a
22 minimum, fifteen class hours in length. Credit toward the class
23 hour requirement may be awarded to teachers of appraisal courses.
24 Each course shall include a closed-book examination pertinent to
25 the material presented;

26 (d) Have no fewer than two thousand five hundred hours
27 of experience in any combination of the following: Fee and staff

1 appraisal; ad valorem tax appraisal; condemnation appraisal;
2 technical review appraisal; appraisal analysis; real estate
3 consulting; highest-and-best-use analysis; and feasibility analysis
4 or study. The required experience shall not be limited to the
5 listed items but shall be acceptable to the board and subject to
6 review and determination as to conformity with the ~~National~~ Uniform
7 Standards of Professional Appraisal Practice. The experience shall
8 have occurred during a period of no fewer than twenty-four months.
9 If requested, evidence acceptable to the board concerning the
10 experience shall be presented by the applicant in the form of
11 written reports or file memoranda;

12 (e) Within the twenty-four months following approval
13 of the applicant by the board, pass a closed-book examination
14 administered by the board which demonstrates that the applicant
15 has:

16 (i) Knowledge of technical terms commonly used in or
17 related to appraisal and the writing of appraisal reports;

18 (ii) Knowledge of depreciation theories, cost estimating,
19 methods of capitalization, market data analysis, appraisal
20 mathematics, and economic concepts applicable to real estate;

21 (iii) An understanding of the principles of land
22 economics, appraisal processes, and problems encountered in the
23 gathering, interpreting, and processing of data involved in the
24 valuation of real property;

25 (iv) Knowledge of the appraisal of various types of and
26 interests in real property for various functions and purposes;

27 (v) An understanding of basic real estate law;

1 (vi) An understanding of the types of misconduct for
2 which disciplinary proceedings may be initiated;

3 (vii) An understanding of the ~~National~~ Uniform Standards
4 of Professional Appraisal Practice;

5 (viii) An understanding of the recognized methods and
6 techniques necessary for the development and communication of a
7 credible appraisal; and

8 (ix) Knowledge of such other principles and procedures as
9 may be appropriate to produce a credible appraisal; and

10 (f) Not have been convicted of any felony or, if so
11 convicted, have had his or her civil rights restored.

12 (3) On and after January 1, 2008, the scope of practice
13 of a certified residential real property appraiser shall be
14 limited to the appraisal of property having one, two, three,
15 or four residential units without regard to transaction value or
16 complexity.

17 (4) If an applicant is applying for renewal of a
18 ~~residential certificate~~ credential as a certified residential real
19 property appraiser on and after January 1, 2008, the applicant
20 shall have successfully completed no fewer than fourteen hours
21 of instruction in courses or seminars for each year of the
22 two-year continuing education period during which the application
23 is submitted and shall have completed the seven-hour National
24 Uniform Standards of Professional Appraisal Practice Update Course,
25 or its equivalent as approved by the Appraiser Qualifications
26 Board, at a minimum of every two years. The seven-hour course
27 shall be taught by a ~~National~~ Uniform Standards of Professional

1 Appraisal Practice Instructor who is certified by the Appraiser
2 Qualifications Board and who is a state-certified appraiser in
3 good standing. Credit toward a classroom hour requirement may
4 be granted only if the length of the educational offering is
5 at least two hours. The courses of study shall be conducted by
6 an accredited university, college, community college, or junior
7 college, an appraisal society, institute, or association, a state
8 or federal agency or commission, a proprietary school, or such
9 other educational provider as may be approved by the board. Credit
10 may be granted for educational offerings and for participation
11 other than as a student as approved by the board.

12 (5) If, prior to January 1, 2008, an applicant for a
13 ~~residential certificate~~ credential as a certified residential real
14 property appraiser has satisfied the requirements for education,
15 experience, or examination, as the requirements for each component
16 are described in subdivisions (1)(c), (d), and (e) of this section,
17 respectively, the board shall deem the applicant to have met the
18 requirements for that component for purposes of credentialing.
19 If the applicant has not met the requirements for a component
20 prior to January 1, 2008, the applicant shall be required to meet
21 the applicable requirements for that component as described in
22 subdivision (2)(c), (d), or (e) of this section.

23 (6) The application for a ~~residential certificate~~
24 credential as a certified residential real property appraiser shall
25 include the applicant's social security number and such other
26 information as the board may require.

27 Sec. 17. Section 76-2232, Revised Statutes Cumulative

1 Supplement, 2006, is amended to read:

2 76-2232 (1) Prior to January 1, 2008, to qualify for a
3 ~~general certificate~~ credential as a certified general real property
4 appraiser, an applicant shall:

5 (a) Be at least nineteen years of age;

6 (b) Hold a high school diploma or a certificate of high
7 school equivalency or have education acceptable to the board;

8 (c) Have successfully completed no fewer than one hundred
9 eighty class hours, which may include the class hours set forth
10 in sections 76-2229.01, 76-2230, and 76-2231.01, in board-approved
11 courses of study which relate to appraisal and which include
12 a the fifteen-hour course in the National Uniform Standards of
13 Professional Appraisal Practice Course, or its equivalent as
14 approved by the Appraiser Qualifications Board. The courses of
15 study shall be conducted by an accredited university, college,
16 community college, or junior college, an appraisal society,
17 institute, or association, or such other educational provider as
18 may be approved by the board and shall be, at a minimum, fifteen
19 class hours in length. Each course shall include an examination
20 pertinent to the material presented;

21 (d) Have two and one-half years of experience in
22 any combination of the following: Fee and staff appraisal;
23 ad valorem tax appraisal; review appraisal; appraisal analysis;
24 highest-and-best-use analysis; or feasibility analysis or study.
25 The required experience shall not be limited to the listed
26 items but shall be acceptable to the board and conform with
27 the ~~National~~ Uniform Standards of Professional Appraisal Practice.

1 The experience shall include a total of at least three thousand
2 hours and shall have occurred over at least a thirty-month period.
3 If requested, evidence acceptable to the board concerning the
4 experience shall be presented by the applicant in the form of
5 written reports or file memoranda. Of the three thousand hours, one
6 thousand five hundred hours shall be in nonresidential appraisal
7 work. For purposes of determining nonresidential appraisal work,
8 residential appraisal work shall be the appraisal of property
9 having one to four residential units;

10 (e) Pass an examination administered by the board which
11 demonstrates that the applicant has:

12 (i) Knowledge of technical terms commonly used in or
13 related to appraisals and the writing of appraisal reports;

14 (ii) An understanding of the principles of land
15 economics, appraisal processes, and problems encountered in
16 gathering, interpreting, and processing of data involved in the
17 valuation of real property;

18 (iii) An understanding of the recognized methods and
19 techniques necessary for the development and communication of
20 credible appraisals as provided in the Real Property Appraiser Act;

21 (iv) An understanding of the ~~National~~ Uniform Standards
22 of Professional Appraisal Practice;

23 (v) Knowledge of depreciation theories, cost estimating,
24 methods of capitalization, appraisal mathematics, and economic
25 concepts applicable to real estate;

26 (vi) Knowledge of such other principles and procedures as
27 may be appropriate for general certification;

1 (vii) An understanding of real estate law; and

2 (viii) An understanding of the types of misconduct for
3 which disciplinary proceedings may be initiated; and

4 (f) Not have been convicted of any felony or, if so
5 convicted, have had his or her civil rights restored.

6 (2) On and after January 1, 2008, to qualify for a
7 ~~general certificate~~ credential as a certified general real property
8 appraiser, an applicant shall:

9 (a) Be at least nineteen years of age;

10 (b)(i) Hold a bachelor's degree, or higher, from an
11 accredited university or college; or

12 (ii) Have successfully completed, as verified by the
13 board, thirty semester hours of coursework or its equivalent from
14 an accredited university or college that shall have included
15 English composition; macroeconomics; microeconomics; finance;
16 algebra, geometry, or higher mathematics; statistics; introduction
17 to computers, including word processing and spread sheets; business
18 or real estate law; and two elective courses in accounting,
19 geography, agricultural economics, business management, or real
20 estate;

21 (c) Have successfully completed no fewer than three
22 hundred class hours, which may include the class hours set forth
23 in sections 76-2229.01, 76-2230, and 76-2231.01, in board-approved
24 courses of study which relate to appraisal and which include
25 completion of the fifteen-hour National Uniform Standards of
26 Professional Appraisal Practice Course, or its equivalent as
27 approved by the Appraiser Qualifications Board. The fifteen-hour

1 course shall be taught by a ~~National~~ Uniform Standards of
2 Professional Appraisal Practice Instructor who is certified by
3 the Appraiser Qualifications Board and who is a state-certified
4 appraiser in good standing. The courses of study shall be conducted
5 by an accredited university, college, community college, or junior
6 college, an appraisal society, institute, or association, a state
7 or federal agency or commission, a proprietary school, or such
8 other educational provider as may be approved by the board and
9 shall be, at a minimum, fifteen class hours in length. Credit
10 toward the class hour requirement may be awarded to teachers
11 of appraisal courses. Each course shall include a closed-book
12 examination pertinent to the material presented;

13 (d) Have no fewer than three thousand hours of experience
14 in any combination of the following: Fee and staff appraisal;
15 ad valorem tax appraisal; condemnation appraisal; technical
16 review appraisal; appraisal analysis; real estate consulting;
17 highest-and-best-use analysis; and feasibility analysis or study.
18 The required experience shall not be limited to the listed items
19 but shall be acceptable to the board and subject to review
20 and determination as to conformity with the ~~National~~ Uniform
21 Standards of Professional Appraisal Practice. The experience shall
22 have occurred during a period of no fewer than thirty months.
23 If requested, evidence acceptable to the board concerning the
24 experience shall be presented by the applicant in the form of
25 written reports or file memoranda;

26 (e) Within the twenty-four months following approval
27 of the applicant by the board, pass a closed-book examination

1 administered by the board which demonstrates that the applicant
2 has:

3 (i) Knowledge of technical terms commonly used in or
4 related to appraisal and the writing of appraisal reports;

5 (ii) Knowledge of depreciation theories, cost estimating,
6 methods of capitalization, market data analysis, appraisal
7 mathematics, and economic concepts applicable to real estate;

8 (iii) An understanding of the principles of land
9 economics, appraisal processes, and problems encountered in the
10 gathering, interpreting, and processing of data involved in the
11 valuation of real property;

12 (iv) Knowledge of the appraisal of various types of and
13 interests in real property for various functions and purposes;

14 (v) An understanding of basic real estate law;

15 (vi) An understanding of the types of misconduct for
16 which disciplinary proceedings may be initiated;

17 (vii) An understanding of the ~~National~~ Uniform Standards
18 of Professional Appraisal Practice;

19 (viii) An understanding of the recognized methods and
20 techniques necessary for the development and communication of a
21 credible appraisal; and

22 (ix) Knowledge of such other principles and procedures as
23 may be appropriate to produce a credible appraisal; and

24 (f) Not have been convicted of any felony or, if so
25 convicted, have had his or her civil rights restored.

26 (3) If an applicant is applying for renewal of a
27 ~~general certificate~~ credential as a certified general real property

1 appraiser on and after January 1, 2008, the applicant shall have
2 successfully completed no fewer than fourteen hours of instruction
3 in courses or seminars for each year of the two-year continuing
4 education period during which the application is submitted and
5 shall have completed the seven-hour National Uniform Standards of
6 Professional Appraisal Practice Update Course, or its equivalent
7 as approved by the Appraiser Qualifications Board, at a minimum
8 of every two years. The seven-hour course shall be taught by
9 a ~~National~~ Uniform Standards of Professional Appraisal Practice
10 Instructor who is certified by the Appraiser Qualifications Board
11 and who is a state-certified appraiser in good standing. Credit
12 toward a classroom hour requirement may be granted only if the
13 length of the educational offering is at least two hours. The
14 courses of study shall be conducted by an accredited university,
15 college, community college, or junior college, an appraisal
16 society, institute, or association, a state or federal agency
17 or commission, a proprietary school, or such other educational
18 provider as may be approved by the board. Credit may be granted for
19 educational offerings and for participation other than as a student
20 as approved by the board.

21 (4) If, prior to January 1, 2008, an applicant for
22 a ~~general certificate~~ credential as a certified general real
23 property appraiser has satisfied the requirements for education,
24 experience, or examination, as the requirements for each component
25 are described in subdivisions (1)(c), (d), and (e) of this section,
26 respectively, the board shall deem the applicant to have met the
27 requirements for that component for purposes of credentialing.

1 If the applicant has not met the requirements for a component
2 prior to January 1, 2008, the applicant shall be required to meet
3 the applicable requirements for that component as described in
4 subdivision (2)(c), (d), or (e) of this section.

5 (5) The application for a ~~general certificate~~ credential
6 as a certified general real property appraiser shall include the
7 applicant's social security number and such other information as
8 the board may require.

9 Sec. 18. Section 76-2233, Revised Statutes Cumulative
10 Supplement, 2006, is amended to read:

11 76-2233 (1) A nonresident of this state may obtain a
12 credential as a licensed real property appraiser, ~~or a licensed~~
13 ~~residential real property appraiser or obtain a certificate as a~~
14 certified residential real property appraiser, ~~or as a certified~~
15 general real property appraiser by (a) complying with all of
16 the provisions of the Real Property Appraiser Act relating to
17 the appropriate classification of credentialing, (b) submitting an
18 application on a form approved by the board, and (c) submitting an
19 irrevocable consent that service of process upon him or her may be
20 made by delivery of the process to the director of the board if the
21 plaintiff cannot, in the exercise of due diligence, effect personal
22 service upon the applicant in an action against the applicant in a
23 court of this state arising out of the applicant's activities in
24 this state.

25 (2) If, in the determination of the board, another
26 state or territory or the District of Columbia has substantially
27 equivalent requirements to the requirements of this state, an

1 applicant who is a resident of that state, territory, or district
2 and is currently credentialed to appraise real estate and real
3 property under the laws of that state, territory, or district may
4 through reciprocity become credentialed under the act. To qualify
5 for reciprocal credentialing, the applicant shall:

6 (a) Submit evidence that he or she is currently a
7 resident of the state, territory, or District of Columbia in which
8 he or she is credentialed to appraise real estate and real property
9 and that such credential is in good standing, along with his or her
10 social security number and such other information as the board may
11 require;

12 (b) Certify that disciplinary proceedings are not pending
13 against him or her or state the nature of any pending disciplinary
14 proceedings;

15 (c) Submit an irrevocable consent that service of process
16 upon him or her may be made by delivery of the process to the
17 director of the board if the plaintiff cannot, in the exercise of
18 due diligence, effect personal service upon the applicant in an
19 action against the applicant in a court of this state arising out
20 of the applicant's activities as a real property appraiser in this
21 state;

22 (d) Pay fees as established in section 76-2241; and

23 (e) Comply with such other terms and conditions as may be
24 determined by the board.

25 The board may waive the residence requirement of this
26 subsection under special residency circumstances.

27 Sec. 19. Section 76-2233.01, Revised Statutes Cumulative

1 Supplement, 2006, is amended to read:

2 76-2233.01 A nonresident may obtain a temporary
3 credential as a licensed real property appraiser, ~~or as a~~
4 ~~licensed residential real property appraiser or obtain a temporary~~
5 ~~certificate~~ as a certified residential real property appraiser,
6 or ~~as~~ a certified general real property appraiser to perform a
7 contract relating to the appraisal of real estate or real property
8 in this state. To qualify for the issuance of a temporary ~~license~~
9 ~~or certificate,~~ credential, an applicant shall:

10 (1) Submit an application on a form approved by the
11 board;

12 (2) Submit an irrevocable consent that service of process
13 upon him or her may be made by delivery of the process to the
14 director of the board if the plaintiff cannot, in the exercise of
15 due diligence, effect personal service upon the applicant in an
16 action against the applicant in a court of this state arising out
17 of the applicant's activities in this state;

18 (3) Submit evidence that he or she is credentialed as a
19 licensed or certified appraiser of real estate and real property
20 and is currently in good standing in the jurisdiction of residency,
21 along with his or her social security number and such other
22 information as the board may require;

23 (4) Certify that disciplinary proceedings are not pending
24 against the applicant in the applicant's state of domicile or
25 in any other jurisdiction or state the nature of any pending
26 disciplinary proceedings; and

27 (5) Pay an application fee in an amount established by

1 the board.

2 A temporary ~~license or certificate~~ credential issued
3 under this section shall be expressly limited to a grant of
4 authority to perform the appraisal work required by the contract
5 for appraisal services in this state. Each temporary ~~license or~~
6 ~~certificate~~ credential shall expire upon the completion of the
7 appraisal work required by the contract for appraisal services
8 or upon the expiration of a period of six months from the
9 date of issuance, whichever occurs first. A temporary ~~license or~~
10 ~~certificate~~ credential may be renewed for one additional six-month
11 period.

12 Sec. 20. Section 76-2236, Revised Statutes Cumulative
13 Supplement, 2006, is amended to read:

14 76-2236 Every credential holder shall furnish evidence
15 to the board that he or she has satisfactorily completed no
16 fewer than twenty-eight hours of approved continuing education
17 activities in each two-year continuing education period. Hours of
18 satisfactorily completed approved continuing education activities
19 cannot be carried over from one two-year continuing education
20 period to another. The board may extend or waive the continuing
21 education requirements by rule or regulation. As prescribed by
22 rule or regulation of the board and at least once every two
23 years, ~~an update seminar of no less than seven hours, covering~~
24 the seven-hour National Uniform Standards of Professional Appraisal
25 Practice Update Course, or its equivalent as approved by the
26 Appraiser Qualifications Board, shall be included in the continuing
27 education requirement of each credential holder. The board shall

1 approve continuing education activities which it determines would
2 protect the public by improving the competency of credential
3 holders. Evidence of completion of such continuing education
4 activities for the two-year continuing education period may be
5 submitted to the board as each activity is completed. A person who
6 holds a temporary credential shall not have to meet any continuing
7 education requirements in this state.

8 Sec. 21. Section 76-2237, Revised Statutes Cumulative
9 Supplement, 2006, is amended to read:

10 76-2237 Each credential holder shall comply with the
11 ~~National~~ Uniform Standards of Professional Appraisal Practice.
12 The board shall adopt and promulgate rules and regulations which
13 conform to the ~~National~~ Uniform Standards of Professional Appraisal
14 Practice. The board shall review such rules and regulations
15 annually. A copy of each such rule or regulation shall be mailed to
16 the business address of each credential holder.

17 Sec. 22. Section 76-2241, Revised Statutes Cumulative
18 Supplement, 2006, is amended to read:

19 76-2241 The board shall charge and collect appropriate
20 fees for its services under the Real Property Appraiser Act as
21 follows:

- 22 (1) An application fee of one hundred fifty dollars;
- 23 (2) An examination fee of no more than three hundred
24 dollars. The board may direct applicants to pay the fee directly to
25 a third party who has contracted to administer the examination;
- 26 (3) An initial and renewal credentialing fee, other than
27 temporary credentialing, of no more than three hundred dollars;

1 (4) A late renewal fee of twenty-five dollars for each
2 month or portion of a month the fee is late; and

3 (5) A temporary ~~license~~ credential fee for a licensed
4 real property appraiser ~~or a licensed residential real property~~
5 ~~appraiser~~ of no more than one hundred fifty dollars and a
6 temporary ~~certificate~~ credential fee for a certified residential
7 real property appraiser or a certified general real property
8 appraiser of no more than two hundred dollars.

9 All fees for credentialing through reciprocity shall be
10 the same as those paid by others pursuant to this section.

11 In addition to the fees set forth in this section, the
12 board may collect and transmit to the appropriate federal authority
13 any fees established under the provisions of the Financial
14 Institutions Reform, Recovery, and Enforcement Act of 1989, as
15 the act existed on January 1, 2006. The board may establish
16 such fees as it deems appropriate for special examinations and
17 other services provided by the board. All fees and other revenue
18 collected pursuant to the Real Property Appraiser Act shall be
19 remitted by the board to the State Treasurer for credit to the Real
20 Property Appraiser Fund.

21 Sec. 23. Section 76-2242, Revised Statutes Cumulative
22 Supplement, 2006, is amended to read:

23 76-2242 (1) The board shall provide to each credential
24 holder proof that such person has been credentialed under the
25 Real Property Appraiser Act for the classification requirements set
26 forth in the act. The board shall also issue a pocket card in such
27 size and form as it may approve.

1 (2) Each credential issued under the act shall designate
2 the principal place of business of the credential holder.

3 (3) ~~Registrations, licenses, residential or general~~
4 ~~certificates, the proof~~ Proof of credentialing, and pocket cards
5 issued by the board shall remain the property of the state, and
6 upon surrender, cancellation, suspension, or revocation, any person
7 holding the documents shall immediately return such documents to
8 the board.

9 Sec. 24. Section 76-2247.01, Revised Statutes Cumulative
10 Supplement, 2006, is amended to read:

11 76-2247.01 A person may retain or employ a real property
12 appraiser credentialed under the Real Property Appraiser Act
13 to provide appraisal services, including, but not limited to,
14 valuation assignments and consulting services. In each case, the
15 appraisal and the appraisal report shall comply with the Real
16 Property Appraiser Act and the ~~National~~ Uniform Standards of
17 Professional Appraisal Practice.

18 In a valuation assignment, the real property appraiser
19 shall remain an impartial, disinterested third party. When
20 providing a consulting service, the real property appraiser may
21 complete the evaluation assignment in a manner that responds to
22 a client's stated objective but shall also remain an impartial,
23 disinterested third party. Compensation of a real property
24 appraiser for either a valuation assignment or consulting service
25 shall not be contingent upon the real property appraiser reporting
26 a predetermined analysis, opinion, or conclusion reached or upon
27 the results achieved.

1 Sec. 25. Section 77-5004, Revised Statutes Cumulative
2 Supplement, 2006, is amended to read:

3 77-5004 (1) Each commissioner shall be a qualified voter
4 and resident of the state and, for each commissioner representing
5 a congressional district, a domiciliary of the district he or she
6 represents.

7 (2) Each commissioner shall devote his or her full time
8 and efforts to the discharge of his or her duties and shall not
9 hold any other office under the laws of this state, any city or
10 county in this state, or the United States Government while serving
11 on the commission. Each commissioner shall possess:

12 (a) Appropriate knowledge of terms commonly used in or
13 related to real property appraisal and of the writing of appraisal
14 reports;

15 (b) Adequate knowledge of depreciation theories, cost
16 estimating, methods of capitalization, and real property appraisal
17 mathematics;

18 (c) An understanding of the principles of land economics,
19 appraisal processes, and problems encountered in the gathering,
20 interpreting, and evaluating of data involved in the valuation of
21 real property, including complex industrial properties and mass
22 appraisal techniques;

23 (d) Knowledge of the law relating to taxation, civil and
24 administrative procedure, due process, and evidence in Nebraska;

25 (e) At least thirty hours of successfully completed
26 class hours in courses of study, approved by the Real Property
27 Appraiser Board, which relate to appraisal and which include the

1 fifteen-hour National Uniform Standards of Professional Appraisal
2 Practice Course. If a commissioner has not received such training
3 prior to his or her appointment, such training shall be completed
4 within one year after appointment; and

5 (f) Such other qualifications and skills as reasonably
6 may be requisite for the effective and reliable performance of the
7 commission's duties.

8 (3) One commissioner shall possess any certification or
9 training required to become a licensed real property appraiser ~~or~~
10 ~~a licensed residential real property appraiser~~ as set forth in
11 section 76-2230.

12 (4) Prior to January 1, 2002, the chairperson, and on and
13 after January 1, 2002, at least two commissioners, shall have been
14 engaged in the practice of law in the State of Nebraska for at
15 least five years, which may include prior service as a judge, and
16 shall be currently admitted to practice before the Nebraska Supreme
17 Court.

18 (5) No commissioner or employee of the commission shall
19 hold any position of profit or engage in any occupation or business
20 interfering with or inconsistent with his or her duties as a
21 commissioner or employee. A person is not eligible for appointment
22 and may not hold the office of commissioner or be appointed by the
23 commission to or hold any office or position under the commission
24 if he or she holds any official office or position.

25 (6) (a) Each commissioner who meets the requirements of
26 subsection (4) of this section on or after January 1, 2002, shall
27 annually attend a seminar or class of at least two days' duration

1 that is:

2 (i) Sponsored by a recognized assessment or appraisal
3 organization, in each of these areas: Utility and railroad
4 appraisal; appraisal of complex industrial properties; appraisal
5 of other hard to assess properties; and mass appraisal, residential
6 or agricultural appraisal, or assessment administration; or

7 (ii) Pertaining to management, law, civil or
8 administrative procedure, or other knowledge or skill necessary for
9 performing the duties of the office.

10 (b) Each commissioner who does not meet the requirements
11 of subsection (4) of this section on or after January 1, 2002,
12 shall within two years after his or her appointment attend at least
13 thirty hours of instruction that constitutes training for judges or
14 administrative law judges.

15 (7) The commissioners shall be considered employees of
16 the state for purposes of sections 81-1301 to 81-1391 and 84-1601
17 to 84-1615.

18 (8) The commissioners shall be reimbursed as prescribed
19 in sections 81-1174 to 81-1177 for their actual and necessary
20 expenses in the performance of their official duties pursuant to
21 the Tax Equalization and Review Commission Act.

22 Sec. 26. Original sections 76-2210, 76-2210.01,
23 76-2210.02, 76-2213, 76-2213.01, 76-2217.01, 76-2219, 76-2223,
24 76-2226, 76-2227, 76-2228, 76-2228.01, 76-2229, 76-2229.01,
25 76-2230, 76-2231.01, 76-2232, 76-2233, 76-2233.01, 76-2236,
26 76-2237, 76-2241, 76-2242, 76-2247.01, and 77-5004, Revised
27 Statutes Cumulative Supplement, 2006, are repealed.

1 2. On page 1, strike lines 3 through 5 and insert
2 "76-2213.01, 76-2217.01, 76-2219, 76-2223, 76-2226, 76-2227,
3 76-2228, 76-2228.01, 76-2229, 76-2229.01, 76-2230, 76-2231.01,
4 76-2232, 76-2233, 76-2233.01, 76-2236, 76-2237, 76-2241, 76-2242,
5 76-2247.01, and 77-5004, Revised Statutes".