

LEGISLATURE OF NEBRASKA
 ONE HUNDREDTH LEGISLATURE
 SECOND SESSION
LEGISLATIVE BILL 1011

FINAL READING

Introduced by Langemeier, 23; Erdman, 47.

Read first time January 16, 2008

Committee: Banking, Commerce and Insurance

A BILL

1 FOR AN ACT relating to the Real Property Appraiser Act; to amend
 2 section 76-2244, Reissue Revised Statutes of Nebraska,
 3 sections 76-2207, 76-2217.02, 76-2221, 76-2222, and
 4 76-2249, Revised Statutes Cumulative Supplement, 2006,
 5 and sections 76-2213.01, 76-2223, 76-2228, 76-2229,
 6 76-2229.01, 76-2230, 76-2231.01, 76-2232, 76-2233,
 7 and 76-2241, Revised Statutes Supplement, 2007; to
 8 change provisions relating to appraiser trainees,
 9 trainee real property appraisers, the Uniform Standards
 10 of Professional Appraisal Practice, exemptions under
 11 the act, the Real Property Appraiser Board, the
 12 classification of appraisers, the restricted use of
 13 certain titles, credentialing, and fees as prescribed;

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1 to harmonize provisions; and to repeal the original

2 sections.

3 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-2207, Revised Statutes Cumulative
2 Supplement, 2006, is amended to read:

3 76-2207 Appraiser trainee means a person who, under
4 the direct supervision of a ~~licensed~~, certified residential,
5 or certified general real property appraiser, assists the
6 appraiser in any phase of appraisal activity but does not include
7 nonprofessional employees such as clerical employees.

8 Sec. 2. Section 76-2213.01, Revised Statutes Supplement,
9 2007, is amended to read:

10 76-2213.01 Uniform Standards of Professional Appraisal
11 Practice means the standards promulgated by the Appraisal
12 Foundation, as the standards existed on January 1, ~~2007-~~ 2008.

13 Sec. 3. Section 76-2217.02, Revised Statutes Cumulative
14 Supplement, 2006, is amended to read:

15 76-2217.02 Trainee real property appraiser means a person
16 who holds a valid credential as a trainee real property appraiser
17 issued under the Real Property Appraiser Act and who, under the
18 direct supervision of a certified residential or certified general
19 real property appraiser, assists the appraiser in any phase of
20 appraisal activity but does not include nonprofessional employees
21 such as clerical employees.

22 Sec. 4. Section 76-2221, Revised Statutes Cumulative
23 Supplement, 2006, is amended to read:

24 76-2221 The Real Property Appraiser Act shall not apply
25 to:

1 (1) Any real property appraiser who is a salaried
2 employee of (a) the federal government, (b) any agency of the
3 state government or a political subdivision which appraises real
4 estate, (c) any insurance company authorized to do business in this
5 state, or (d) any bank, savings bank, savings and loan association,
6 building and loan association, credit union, or small loan company
7 licensed by the state or supervised or regulated by or through
8 federal enactments covering financial institutions, except that any
9 employee of the entities listed in subdivisions (a) through (d) of
10 this subdivision who ~~also practices as an independent real property~~
11 ~~appraiser for others shall be subject to the act and shall be~~
12 ~~credentialed prior to engaging in such other appraising signs an~~
13 ~~appraisal report as a credentialed real property appraiser shall~~
14 ~~be subject to the act and the Uniform Standards of Professional~~
15 ~~Appraisal Practice. Any salaried employee of the entities listed in~~
16 ~~subdivisions (a) through (d) of this subdivision who does not sign~~
17 ~~an appraisal report as a credentialed real property appraiser shall~~
18 ~~include the following disclosure prominently with such report: This~~
19 ~~opinion of value may not meet the minimum standards contained in~~
20 ~~the Uniform Standards of Professional Appraisal Practice and is not~~
21 ~~governed by the Real Property Appraiser Act;~~

22 (2) A person licensed under the Nebraska Real Estate
23 License Act who, in the ordinary course of his or her business,
24 gives a broker's price opinion or comparative market analysis,
25 except that such opinion or analysis shall not be referred to as

1 an appraisal. No compensation, fee, or other consideration shall
2 be charged for such opinion or analysis other than a real estate
3 commission or brokerage fee charged or paid for brokerage services
4 rendered in connection with the sale of the real estate involved
5 unless the opinion or analysis is in writing and carries the
6 following disclosure in bold fourteen-point type: This opinion or
7 analysis is not an appraisal. It is intended only for the benefit
8 of the addressee for the purpose of assisting buyers or sellers or
9 prospective buyers or sellers in deciding the listing, offering,
10 or sale price of the real property and not for any other purpose,
11 including, but not limited to, lending purposes. This opinion or
12 analysis is not governed by the Real Property Appraiser Act, but
13 is subject to enforcement through the Nebraska Real Estate License
14 Act;

15 (3) Any person who provides assistance (a) in obtaining
16 the data upon which an appraisal is based, (b) in the physical
17 preparation of an appraisal report, such as taking photographs,
18 preparing charts, maps, or graphs, or typing or printing the
19 report, or (c) that does not directly involve the exercise of
20 judgment in arriving at the analyses, opinions, or conclusions
21 concerning real estate or real property set forth in the appraisal
22 report;

23 ~~(4) Until January 1, 2008, an appraiser trainee;~~

24 ~~(5) (4) Any owner of real estate, employee of the owner,~~
25 or attorney licensed to practice law in the State of Nebraska

1 representing the owner who renders an estimate or opinion of value
2 of the real estate or any interest in the real estate when such
3 estimate or opinion is for the purpose of real estate taxation, or
4 any other person who renders such an estimate or opinion of value
5 when that estimate or opinion requires a specialized knowledge
6 that a real property appraiser would not have, except that a real
7 property appraiser or a person licensed under the Nebraska Real
8 Estate License Act is not exempt under this subdivision;

9 ~~(6)~~ (5) Any owner of real estate, employee of the owner,
10 or attorney licensed to practice law in the State of Nebraska
11 representing the owner who renders an estimate or opinion of
12 value of real estate or any interest in real estate or damages
13 thereto when such estimate or opinion is offered as testimony in
14 any condemnation proceeding, or any other person who renders such
15 an estimate or opinion when that estimate or opinion requires a
16 specialized knowledge that a real property appraiser would not
17 have, except that a real property appraiser or a person licensed
18 under the Nebraska Real Estate License Act is not exempt under this
19 subdivision;

20 ~~(7)~~ (6) Any owner of real estate, employee of the owner,
21 or attorney licensed to practice law in the State of Nebraska
22 representing the owner who renders an estimate or opinion of value
23 of the real estate or any interest in the real estate when such
24 estimate or opinion is offered in connection with a legal matter
25 involving real property; or

1 ~~(8)~~ (7) Any person appointed by a county board of
2 equalization to act as a referee pursuant to section 77-1502.01,
3 except that any person who also practices as an independent real
4 property appraiser for others shall be subject to the Real Property
5 Appraiser Act and shall be credentialed prior to engaging in such
6 other appraising. Any appraiser appointed to act as a referee
7 pursuant to section 77-1502.01 and who prepares an appraisal report
8 for the county board of equalization shall not sign such appraisal
9 report as a credentialed appraiser and shall include the following
10 disclosure prominently with such report: This opinion of value may
11 not meet the minimum standards contained in the Uniform Standards
12 of Professional Appraisal Practice and is not governed by the Real
13 Property Appraiser Act.

14 Sec. 5. Section 76-2222, Revised Statutes Cumulative
15 Supplement, 2006, is amended to read:

16 76-2222 (1) The Real Property Appraiser Board is hereby
17 created. The board shall consist of five members, one member who
18 is a certified real property appraiser shall be selected from each
19 of the three congressional districts, and two members shall be
20 selected at large. The two members selected at large shall include
21 one representative of financial institutions and one licensed
22 real estate broker who also holds a credential as a licensed or
23 certified real property appraiser. The Governor shall appoint the
24 members of the board. The members shall be appointed so that the
25 membership of the board selected from the congressional districts

1 includes at least two certified general real property appraisers.

2 (2) The term of each member of the board shall be five
3 years, except that of the members initially appointed one shall
4 serve for one year, one shall serve for two years, one shall serve
5 for three years, and one shall serve for four years as designated
6 by the Governor. Upon the expiration of his or her term, a member
7 of the board shall continue to hold office until the appointment
8 and qualification of his or her successor. No person shall serve
9 as a member of the board for ~~more than two~~ consecutive terms.
10 Any vacancy shall be filled in the same manner as the original
11 appointment. The Governor may remove a member for cause.

12 (3) The members of the board shall elect a chairperson
13 during the first meeting of each year from among the members.

14 (4) Four members shall constitute a quorum. Each member
15 shall receive a per diem of one hundred dollars per day or
16 substantial part of a day for each scheduled meeting of the board
17 at which the member is present and shall be reimbursed for actual
18 and necessary expenses as provided in sections 81-1174 to 81-1177.

19 Sec. 6. Section 76-2223, Revised Statutes Supplement,
20 2007, is amended to read:

21 76-2223 The board shall administer and enforce the Real
22 Property Appraiser Act and may:

23 (1) Receive applications for credentialing under the act,
24 process such applications and regulate the issuance of credentials
25 to qualified applicants, and maintain a directory of the names and

1 addresses of persons who receive credentials under the act;

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

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

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

19 (5) Collect all fees required or permitted by the act.
20 The board shall remit all such receipts to the State Treasurer for
21 credit to the Real Property Appraiser Fund. In addition, the board
22 may collect and transmit to the appropriate federal authority any
23 fees established under the Financial Institutions Reform, Recovery,
24 and Enforcement Act of 1989, as the act existed on January 1, ~~2006~~
25 2008;

1 (6) Establish appropriate administrative procedures for
2 disciplinary proceedings conducted pursuant to the Real Property
3 Appraiser Act;

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

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

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

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

25 (11) Promote research and conduct studies relating to

1 the profession of real property appraisal, sponsor real property
2 appraisal educational activities, and incur, collect fees for, and
3 pay the necessary expenses in connection with activities which
4 shall be open to all credential holders;

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

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

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

14 Sec. 7. Section 76-2228, Revised Statutes Supplement,
15 2007, is amended to read:

16 76-2228 ~~(1)~~ Prior to January 1, 2008, there shall be
17 four classes of credentials issued to real property appraisers as
18 follows:

19 (a) Registered real property appraiser, which
20 classification shall consist of those persons who meet the
21 requirements set forth in section 76-2229.01;

22 (b) Licensed real property appraiser, which
23 classification shall consist of those persons who meet the
24 requirements set forth in section 76-2230;

25 (c) Certified residential real property appraiser, which

1 ~~classification shall consist of those persons who meet the~~
2 ~~requirements set forth in section 76-2231.01; and~~

3 ~~(d) Certified general real property appraiser, which~~
4 ~~classification shall consist of those persons who meet the~~
5 ~~requirements set forth in section 76-2232.~~

6 ~~(2) On and after January 1, 2008, there shall be five~~
7 ~~classes of credentials issued to real property appraisers as~~
8 ~~follows:~~

9 ~~(a) (1) Trainee real property appraiser, which~~
10 ~~classification shall consist of those persons who meet the~~
11 ~~requirements set forth in section 76-2228.01;~~

12 ~~(b) (2) Registered real property appraiser, which~~
13 ~~classification shall consist of those persons who meet the~~
14 ~~requirements set forth in section 76-2229.01;~~

15 ~~(c) (3) Licensed real property appraiser, which~~
16 ~~classification shall consist of those persons who meet the~~
17 ~~requirements set forth in section 76-2230;~~

18 ~~(d) (4) Certified residential real property appraiser,~~
19 ~~which classification shall consist of those persons who meet the~~
20 ~~requirements set forth in section 76-2231.01; and~~

21 ~~(e) (5) Certified general real property appraiser, which~~
22 ~~classification shall consist of those persons who meet the~~
23 ~~requirements set forth in section 76-2232.~~

24 Sec. 8. Section 76-2229, Revised Statutes Supplement,
25 2007, is amended to read:

1 76-2229 (1) No person other than a registered real
2 property appraiser shall assume or use the title registered real
3 property appraiser or any title, designation, or abbreviation
4 likely to create the impression of credentialing as a registered
5 real property appraiser by this state. No person other than a
6 licensed real property appraiser shall assume or use the title
7 licensed real property appraiser or any title, designation, or
8 abbreviation likely to create the impression of credentialing
9 as a licensed real property appraiser by this state. No person
10 other than a certified residential real property appraiser shall
11 assume or use the title certified residential real property
12 appraiser or any title, designation, or abbreviation likely to
13 create the impression of credentialing as a certified residential
14 real property appraiser by this state. No person other than a
15 certified general real property appraiser shall assume or use
16 the title certified general real property appraiser or any title,
17 designation, or abbreviation likely to create the impression of
18 credentialing as a certified general real property appraiser by
19 this state. No person other than a trainee real property appraiser
20 shall assume or use the title trainee real property appraiser
21 or any title, designation, or abbreviation likely to create the
22 impression of credentialing as a trainee real property appraiser
23 by this state. A real property appraiser shall state whether he
24 or she is a registered real property appraiser, licensed real
25 property appraiser, certified residential real property appraiser,

1 ~~or~~ certified general real property appraiser, or trainee real
2 property appraiser whenever he or she identifies himself or herself
3 as a real property appraiser, including on all reports which are
4 signed individually or as cosigner.

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

21 Sec. 9. Section 76-2229.01, Revised Statutes Supplement,
22 2007, is amended to read:

23 76-2229.01 (1) ~~The~~ On and after January 1, 2008, to
24 qualify for a credential as a registered real property appraiser,
25 an applicant shall:

- 1 (a) Be at least nineteen years of age;
- 2 (b) Hold a high school diploma or a certificate of high
3 school equivalency or have education acceptable to the board;
- 4 (c) Have successfully completed no fewer than ninety
5 class hours in board-approved courses of study which relate to
6 appraisal and which include the fifteen-hour National Uniform
7 Standards of Professional Appraisal Practice Course, or its
8 equivalent as approved by the Appraiser Qualifications Board. The
9 courses of study shall be conducted by an accredited university,
10 college, community college, or junior college, an appraisal
11 society, institute, or association, or such other educational
12 provider as may be approved by the board and shall be, at a
13 minimum, fifteen class hours in length. Each course of study shall
14 include an examination pertinent to the material presented;
- 15 (d) 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 basic 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;

- 1 (iv) Knowledge of the appraisal of various types of and
2 interests in real property for various functions and purposes;
- 3 (v) An understanding of basic real estate law;
- 4 (vi) An understanding of the types of misconduct for
5 which disciplinary proceedings may be initiated;
- 6 (vii) An understanding of the Uniform Standards of
7 Professional Appraisal Practice;
- 8 (viii) An understanding of the recognized methods and
9 techniques necessary for the development and communication of a
10 credible appraisal; and
- 11 (ix) Knowledge of such other principles and procedures as
12 may be appropriate to produce a credible appraisal; and
- 13 (e) Not have been convicted of any felony or, if so
14 convicted, have had his or her civil rights restored.
- 15 (2) The application for registration shall include the
16 applicant's social security number and such other information as
17 the board may require.
- 18 (3) On and after January 1, 2008, the scope of practice
19 of a registered real property appraiser shall be limited to the
20 appraisal of noncomplex property having one, two, three, or four
21 residential units having a transaction value of less than two
22 hundred fifty thousand dollars.
- 23 (4) On and after January 1, 2008, an applicant
24 shall receive no more than three successive annual renewals
25 for credentialing as a registered real property appraiser.

1 Notwithstanding any other provision of section 76-2228 to the
2 contrary, the board shall not approve any initial application for
3 credentialing as a registered real property appraiser on and after
4 January 1, 2012.

5 Sec. 10. Section 76-2230, Revised Statutes Supplement,
6 2007, is amended to read:

7 76-2230 ~~(1) Prior to January 1, 2008, to qualify for~~
8 ~~a credential as a licensed real property appraiser, an applicant~~
9 ~~shall:~~

10 ~~(a) Be at least nineteen years of age;~~

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

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

25 ~~(d) Have no fewer than two years of experience in~~

1 any combination of the following: Fee and staff appraisal,
2 ad valorem tax appraisal, review appraisal, appraisal analysis,
3 highest-and-best-use analysis, or feasibility analysis or study.
4 The required experience shall not be limited to the listed items
5 but shall be acceptable to the board and subject to review and
6 determination as to conformity with the Uniform Standards of
7 Professional Appraisal Practice. The experience shall include a
8 total of at least two thousand hours and shall have occurred
9 over at least a twenty-four-month period. If requested, evidence
10 acceptable to the board concerning the experience shall be
11 presented by the applicant in the form of written reports or
12 file memoranda,

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

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

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

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

24 (iv) Knowledge of the appraisal of various types of and
25 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 Uniform Standards of~~
5 ~~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) (1) On and after January 1, 2008, to qualify for~~
14 ~~a credential as a licensed real property appraiser, an applicant~~
15 ~~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

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

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

24 (e) Within the twenty-four months following approval
25 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 Uniform Standards of
18 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.

1 ~~(3)~~ (2) On and after January 1, 2008, the scope of
2 practice for a licensed real property appraiser shall be limited
3 to the appraisal of noncomplex property having one, two, three, or
4 four residential units with a transaction value of less than one
5 million dollars and complex property having one, two, three, or
6 four residential units with a transaction value of less than two
7 hundred fifty thousand dollars.

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

1 or such other educational provider as may be approved by the
 2 board. Credit may be granted for educational offerings and for
 3 participation other than as a student as approved by the board.

4 ~~(5) If, prior to January 1, 2008, an applicant for a~~
 5 ~~credential as a licensed real property appraiser has satisfied~~
 6 ~~the requirements for education, experience, or examination, as~~
 7 ~~the requirements for each component are described in subdivisions~~
 8 ~~(1)(c), (d), and (e) of this section, respectively, the board~~
 9 ~~shall deem the applicant to have met the requirements for that~~
 10 ~~component for purposes of credentialing. If the applicant has not~~
 11 ~~met the requirements for a component prior to January 1, 2008, the~~
 12 ~~applicant shall be required to meet the applicable requirements for~~
 13 ~~that component as described in subdivision (2)(c), (d), or (e) of~~
 14 ~~this section.~~

15 ~~(6) (4)~~ The application for the credential as a licensed
 16 real property appraiser shall include the applicant's social
 17 security number and such other information as the board may
 18 require.

19 Sec. 11. Section 76-2231.01, Revised Statutes Supplement,
 20 2007, is amended to read:

21 76-2231.01 ~~(1) Prior to January 1, 2008, to qualify for~~
 22 ~~a credential as a certified residential real property appraiser, an~~
 23 ~~applicant shall:~~

24 ~~(a) Be at least nineteen years of age;~~

25 ~~(b) Hold a high school diploma or a certificate of high~~

1 school equivalency or have education acceptable to the board;

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

14 (d) Have no fewer than two years of experience in
15 any combination of the following: Fee and staff appraisal;
16 ad valorem tax appraisal; review appraisal; appraisal analysis;
17 highest-and-best-use analysis; or 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 Uniform Standards
21 of Professional Appraisal Practice. The experience shall include
22 a total of at least two thousand five hundred hours and shall
23 have occurred over no less than a twenty-four-month period.
24 If requested, evidence acceptable to the board concerning the
25 experience shall be presented by the applicant in the form of

1 ~~written reports or file memoranda. Of the two thousand five hundred~~
2 ~~hours, one thousand five hundred hours shall be in residential~~
3 ~~appraisal work. For purposes of determining residential appraisal~~
4 ~~work, residential appraisal work shall be the appraisal of property~~
5 ~~having one to four residential units;~~

6 ~~(e) Pass an examination administered by the board which~~
7 ~~demonstrates that the applicant has:~~

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

10 ~~(ii) An understanding of the basic principles of land~~
11 ~~economics, appraisal processes, and problems encountered in~~
12 ~~gathering, interpreting, and processing of data involved in the~~
13 ~~valuation of real property;~~

14 ~~(iii) An understanding of the recognized methods and~~
15 ~~techniques necessary for the development and communication of~~
16 ~~credible appraisals as provided in the Real Property Appraiser Act;~~

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

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

22 ~~(vi) Knowledge of such other principles and procedures as~~
23 ~~may be appropriate for certification;~~

24 ~~(vii) An understanding of real estate law; and~~

25 ~~(viii) An understanding of the types of misconduct for~~

1 ~~which disciplinary proceedings may be initiated, and~~

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

4 ~~(2)~~ (1) On and after January 1, 2008, to qualify for a
5 credential as a certified residential real property appraiser, an
6 applicant shall:

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

8 (b)(i) Hold an associate degree, or higher, from an
9 accredited university, college, community college, or junior
10 college; or

11 (ii) Have successfully completed, as verified by the
12 board, twenty-one semester hours of coursework or its equivalent
13 from an accredited university, college, community college, or
14 junior college that shall have included English composition;
15 principles of macroeconomics or microeconomics; finance; algebra,
16 geometry, or higher mathematics; statistics; introduction to
17 computers, including word processing and spread sheets; and
18 business or real estate law;

19 (c) Have successfully completed no fewer than two hundred
20 class hours, which may include the class hours set forth in
21 sections 76-2229.01 and 76-2230, 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

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

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

25 (e) Within the twenty-four months following approval

1 of the applicant by the board, pass a closed-book examination
2 administered by the board which demonstrates that the applicant
3 has:

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

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

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

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

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

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

18 (vii) An understanding of the Uniform Standards of
19 Professional Appraisal Practice;

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

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

25 (f) Not have been convicted of any felony or, if so

1 convicted, have had his or her civil rights restored.

2 ~~(3)~~ (2) On and after January 1, 2008, the scope of
3 practice of a certified residential real property appraiser shall
4 be limited to the appraisal of property having one, two, three,
5 or four residential units without regard to transaction value or
6 complexity.

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

1 the board. Credit may be granted for educational offerings and for
2 participation other than as a student as approved by the board.

3 ~~(5) If, prior to January 1, 2008, an applicant for~~
4 ~~a credential as a certified residential real property appraiser~~
5 ~~has satisfied the requirements for education, experience, or~~
6 ~~examination, as the requirements for each component are described~~
7 ~~in subdivisions (1)(c), (d), and (e) of this section, respectively,~~
8 ~~the board shall deem the applicant to have met the requirements for~~
9 ~~that component for purposes of credentialing. If the applicant has~~
10 ~~not met the requirements for a component prior to January 1, 2008,~~
11 ~~the applicant shall be required to meet the applicable requirements~~
12 ~~for that component as described in subdivision (2)(c), (d), or (e)~~
13 ~~of this section.~~

14 ~~(6) (4)~~ The application for a credential as a certified
15 residential real property appraiser shall include the applicant's
16 social security number and such other information as the board may
17 require.

18 Sec. 12. Section 76-2232, Revised Statutes Supplement,
19 2007, is amended to read:

20 76-2232 ~~(1) Prior to January 1, 2008, to qualify for~~
21 ~~a credential as a certified general real property appraiser, an~~
22 ~~applicant shall:~~

23 ~~(a) Be at least nineteen years of age;~~

24 ~~(b) Hold a high school diploma or a certificate of high~~
25 ~~school equivalency or have education acceptable to the board;~~

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

13 ~~(d) Have two and one-half years of experience in~~
14 ~~any combination of the following: Fee and staff appraisal,~~
15 ~~ad valorem tax appraisal, review appraisal, appraisal analysis,~~
16 ~~highest-and-best-use analysis, or feasibility analysis or study.~~
17 ~~The required experience shall not be limited to the listed items~~
18 ~~but shall be acceptable to the board and conform with the Uniform~~
19 ~~Standards of Professional Appraisal Practice. The experience shall~~
20 ~~include a total of at least three thousand hours and shall~~
21 ~~have occurred over at least a thirty-month period. If requested,~~
22 ~~evidence acceptable to the board concerning the experience shall~~
23 ~~be presented by the applicant in the form of written reports~~
24 ~~or file memoranda. Of the three thousand hours, one thousand~~
25 ~~five hundred hours shall be in nonresidential appraisal work. For~~

1 purposes of determining nonresidential appraisal work, residential
2 appraisal work shall be the appraisal of property having one to
3 four residential units;

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

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

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

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

15 (iv) An understanding of the Uniform Standards of
16 Professional Appraisal Practice;

17 (v) Knowledge of depreciation theories, cost estimating,
18 methods of capitalization, appraisal mathematics, and economic
19 concepts applicable to real estate;

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

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

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

25 (f) Not have been convicted of any felony or, if so

1 ~~convicted, have had his or her civil rights restored.~~

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

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

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

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

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

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

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

24 (e) Within the twenty-four months following approval
25 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 Uniform Standards of
18 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.

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

22 ~~(4)~~ If, prior to January 1, 2008, an applicant for
23 a credential as a certified general real property appraiser
24 has satisfied the requirements for education, experience, or
25 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 ~~(5)~~ (3) The application for a credential as a certified
9 general real property appraiser shall include the applicant's
10 social security number and such other information as the board may
11 require.

12 Sec. 13. Section 76-2233, Revised Statutes Supplement,
13 2007, is amended to read:

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

1 this state.

2 (2) If, in the determination of the board, another
3 state or territory or the District of Columbia has substantially
4 equivalent requirements to the requirements of this state, an
5 applicant who is a resident of that state, territory, or district
6 and is currently credentialed to appraise real estate and real
7 property under the laws of that state, territory, or district may
8 through reciprocity become credentialed under the act. To qualify
9 for reciprocal credentialing, the applicant shall:

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

16 (b) Certify that disciplinary proceedings are not pending
17 against him or her or state the nature of any pending disciplinary
18 proceedings;

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

- 1 (d) Pay fees as established in section 76-2241; and
 2 (e) Comply with such other terms and conditions as may be
 3 determined by the board.

4 ~~The board may waive the residence requirement of this~~
 5 ~~subsection under special residency circumstances.~~

6 Sec. 14. Section 76-2241, Revised Statutes Supplement,
 7 2007, is amended to read:

8 76-2241 The board shall charge and collect appropriate
 9 fees for its services under the Real Property Appraiser Act as
 10 follows:

- 11 (1) An application fee of one hundred fifty dollars;
 12 (2) An examination fee of no more than three hundred
 13 dollars. The board may direct applicants to pay the fee directly to
 14 a third party who has contracted to administer the examination;
 15 (3) An initial and renewal credentialing fee, other than
 16 temporary credentialing, of no more than three hundred dollars;
 17 (4) A late renewal fee of twenty-five dollars for each
 18 month or portion of a month the fee is late; and
 19 (5) A temporary credential application fee for a licensed
 20 real property appraiser, ~~of no more than one hundred fifty dollars~~
 21 ~~and a temporary credential fee for a certified residential real~~
 22 ~~property appraiser,~~ or a certified general real property appraiser
 23 of no more than ~~two~~ one hundred dollars; ~~and-~~
 24 (6) A pocket card fee of no more than fifty dollars
 25 for a licensed real property appraiser, certified residential real

1 property appraiser, or certified general real property appraiser
2 holding a temporary credential under the act.

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

5 In addition to the fees set forth in this section, the
6 board may collect and transmit to the appropriate federal authority
7 any fees established under the provisions of the Financial
8 Institutions Reform, Recovery, and Enforcement Act of 1989, as
9 the act existed on January 1, ~~2006-~~ 2008. The board may establish
10 such fees as it deems appropriate for special examinations and
11 other services provided by the board. All fees and other revenue
12 collected pursuant to the Real Property Appraiser Act shall be
13 remitted by the board to the State Treasurer for credit to the Real
14 Property Appraiser Fund.

15 Sec. 15. Section 76-2244, Reissue Revised Statutes of
16 Nebraska, is amended to read:

17 76-2244 Each resident credential holder shall designate
18 and maintain a principal place of business and shall conspicuously
19 display his or her proof of credentialing in such place of
20 business. Upon any change of his or her principal place of
21 business, a resident or nonresident credential holder shall
22 promptly give notice thereof in writing to the board and the board
23 shall issue a new proof of credentialing for the unexpired term. A
24 nonresident shall not be required to maintain a place of business
25 in this state if he or she maintains an active place of business

1 in his or her place of domicile.

2 Sec. 16. Section 76-2249, Revised Statutes Cumulative
3 Supplement, 2006, is amended to read:

4 76-2249 (1) The board may prepare a directory showing
5 the name and place of business of credential holders under the
6 Real Property Appraiser Act. Copies of the directory shall be made
7 available to the public at such reasonable price per copy as may
8 be fixed by the board and shall be provided to federal authorities
9 as required by the Financial Institutions Reform, Recovery, and
10 Enforcement Act of 1989, as the act existed on January 1, ~~2006-~~
11 2008.

12 (2) The board shall provide without charge to any
13 credential holder under the act a set of rules and regulations
14 adopted and promulgated by the board and any other information
15 which the board deems important in the area of real property
16 appraisal in the State of Nebraska. The information may be printed
17 in a booklet, a pamphlet, or any other form the board determines
18 appropriate. The board may update such material as often as it
19 deems necessary. The board may provide such material to any other
20 person upon request and may charge a fee for the material. The
21 fee shall be reasonable and shall not exceed any reasonable or
22 necessary costs of producing the material for distribution.

23 Sec. 17. Original section 76-2244, Reissue Revised
24 Statutes of Nebraska, sections 76-2207, 76-2217.02, 76-2221,
25 76-2222, and 76-2249, Revised Statutes Cumulative Supplement, 2006,

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1 and sections 76-2213.01, 76-2223, 76-2228, 76-2229, 76-2229.01,
2 76-2230, 76-2231.01, 76-2232, 76-2233, and 76-2241, Revised
3 Statutes Supplement, 2007, are repealed.