

LEGISLATURE OF NEBRASKA

ONE HUNDREDTH LEGISLATURE

SECOND SESSION

LEGISLATIVE BILL 1011

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
2 amend section 76-2244, Reissue Revised Statutes of
3 Nebraska, sections 76-2207, 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, and
7 76-2241, Revised Statutes Supplement, 2007; to change
8 provisions relating to appraiser trainees, the Uniform
9 Standards of Professional Appraisal Practice, exemptions
10 under the act, the Real Property Appraiser Board, the
11 classification of appraisers, the restricted use of
12 certain titles, credentialing, and fees as prescribed;
13 to harmonize provisions; and to repeal the original
14 sections.

LB 1011

LB 1011

1 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 76-2221, Revised Statutes Cumulative
14 Supplement, 2006, is amended to read:

15 76-2221 The Real Property Appraiser Act shall not apply
16 to:

17 (1) Any real property appraiser who is a salaried
18 employee of (a) the federal government, (b) any agency of the
19 state government or a political subdivision which appraises real
20 estate, (c) any insurance company authorized to do business in this
21 state, or (d) any bank, savings bank, savings and loan association,
22 building and loan association, credit union, or small loan company
23 licensed by the state or supervised or regulated by or through
24 federal enactments covering financial institutions, except that any
25 employee of the entities listed in subdivisions (a) through (d) of

1 this subdivision who also practices as an independent real property
2 appraiser for ~~others~~ other nonexempt entities shall be subject
3 to the act, including the provisions of the Uniform Standards of
4 Professional Appraisal Practice, and shall be credentialed prior to
5 engaging in such other appraising. Any such appraiser who prepares
6 an appraisal report for an exempt entity shall not sign such
7 appraisal report as a credentialed appraiser and shall include the
8 following disclosure prominently with such report: This opinion of
9 value may not meet the minimum standards contained in the Uniform
10 Standards of Professional Appraisal Practice and is not governed by
11 the Real Property Appraiser Act;

12 (2) A person licensed under the Nebraska Real Estate
13 License Act who, in the ordinary course of his or her business,
14 gives a broker's price opinion or comparative market analysis,
15 except that such opinion or analysis shall not be referred to as
16 an appraisal. No compensation, fee, or other consideration shall
17 be charged for such opinion or analysis other than a real estate
18 commission or brokerage fee charged or paid for brokerage services
19 rendered in connection with the sale of the real estate involved
20 unless the opinion or analysis is in writing and carries the
21 following disclosure in bold fourteen-point type: This opinion or
22 analysis is not an appraisal. It is intended only for the benefit
23 of the addressee for the purpose of assisting buyers or sellers or
24 prospective buyers or sellers in deciding the listing, offering,
25 or sale price of the real property and not for any other purpose,

1 including, but not limited to, lending purposes. This opinion or
2 analysis is not governed by the Real Property Appraiser Act, but
3 is subject to enforcement through the Nebraska Real Estate License
4 Act;

5 (3) Any person who provides assistance (a) in obtaining
6 the data upon which an appraisal is based, (b) in the physical
7 preparation of an appraisal report, such as taking photographs,
8 preparing charts, maps, or graphs, or typing or printing the
9 report, or (c) that does not directly involve the exercise of
10 judgment in arriving at the analyses, opinions, or conclusions
11 concerning real estate or real property set forth in the appraisal
12 report;

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

14 ~~(5) (4) Any owner of real estate, employee of the owner,~~
15 or attorney licensed to practice law in the State of Nebraska
16 representing the owner who renders an estimate or opinion of value
17 of the real estate or any interest in the real estate when such
18 estimate or opinion is for the purpose of real estate taxation, or
19 any other person who renders such an estimate or opinion of value
20 when that estimate or opinion requires a specialized knowledge
21 that a real property appraiser would not have, except that a real
22 property appraiser or a person licensed under the Nebraska Real
23 Estate License Act is not exempt under this subdivision;

24 ~~(6) (5) 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
2 value of real estate or any interest in real estate or damages
3 thereto when such estimate or opinion is offered as testimony in
4 any condemnation proceeding, or any other person who renders such
5 an estimate or opinion when that estimate or opinion requires a
6 specialized knowledge that a real property appraiser would not
7 have, except that a real property appraiser or a person licensed
8 under the Nebraska Real Estate License Act is not exempt under this
9 subdivision;

10 ~~(7)~~ (6) Any owner of real estate, employee of the owner,
11 or attorney licensed to practice law in the State of Nebraska
12 representing the owner who renders an estimate or opinion of value
13 of the real estate or any interest in the real estate when such
14 estimate or opinion is offered in connection with a legal matter
15 involving real property; or

16 ~~(8)~~ (7) Any person appointed by a county board of
17 equalization to act as a referee pursuant to section 77-1502.01,
18 except that any person who also practices as an independent real
19 property appraiser for others shall be subject to the Real Property
20 Appraiser Act and shall be credentialed prior to engaging in such
21 other appraising. Any appraiser appointed to act as a referee
22 pursuant to section 77-1502.01 and who prepares an appraisal report
23 for the county board of equalization shall not sign such appraisal
24 report as a credentialed appraiser and shall include the following
25 disclosure prominently with such report: This opinion of value may

1 not meet the minimum standards contained in the Uniform Standards
2 of Professional Appraisal Practice and is not governed by the Real
3 Property Appraiser Act.

4 Sec. 4. Section 76-2222, Revised Statutes Cumulative
5 Supplement, 2006, is amended to read:

6 76-2222 (1) The Real Property Appraiser Board is hereby
7 created. The board shall consist of five members, one member who
8 is a certified real property appraiser shall be selected from each
9 of the three congressional districts, and two members shall be
10 selected at large. The two members selected at large shall include
11 one representative of financial institutions and one licensed
12 real estate broker who also holds a credential as a licensed or
13 certified real property appraiser. The Governor shall appoint the
14 members of the board. The members shall be appointed so that the
15 membership of the board selected from the congressional districts
16 includes at least two certified general real property appraisers.

17 (2) The term of each member of the board shall be five
18 years, except that of the members initially appointed one shall
19 serve for one year, one shall serve for two years, one shall serve
20 for three years, and one shall serve for four years as designated
21 by the Governor. Upon the expiration of his or her term, a member
22 of the board shall continue to hold office until the appointment
23 and qualification of his or her successor. No person shall serve
24 as a member of the board for ~~more than two~~ consecutive terms.
25 Any vacancy shall be filled in the same manner as the original

1 appointment. The Governor may remove a member for cause.

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

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

9 Sec. 5. Section 76-2223, Revised Statutes Supplement,
10 2007, is amended to read:

11 76-2223 The board shall administer and enforce the Real
12 Property Appraiser Act and may:

13 (1) Receive applications for credentialing under the act,
14 process such applications and regulate the issuance of credentials
15 to qualified applicants, and maintain a directory of the names and
16 addresses of persons who receive credentials under the act;

17 (2) Hold meetings, public hearings, informal conferences,
18 and administrative hearings, prepare or cause to be prepared
19 specifications for all appraiser classifications, solicit bids and
20 enter into contracts with one or more educational testing services
21 or organizations for the preparation of a bank of questions and
22 answers for examinations, and administer or contract for the
23 administration of examinations in such places and at such times as
24 deemed appropriate;

25 (3) Develop the specifications for credentialing

1 examinations, including timing, location, and security necessary to
2 maintain the integrity of the examinations;

3 (4) Review from time to time the procedure for selecting
4 individual questions from the bank of questions for use in
5 connection with each scheduled examination and review from time
6 to time the questions in the bank of questions and the related
7 answers to ascertain that they meet the specifications established
8 by the board;

9 (5) Collect all fees required or permitted by the act.
10 The board shall remit all such receipts to the State Treasurer for
11 credit to the Real Property Appraiser Fund. In addition, the board
12 may collect and transmit to the appropriate federal authority any
13 fees established under the Financial Institutions Reform, Recovery,
14 and Enforcement Act of 1989, as the act existed on January 1, ~~2006~~
15 2008;

16 (6) Establish appropriate administrative procedures for
17 disciplinary proceedings conducted pursuant to the Real Property
18 Appraiser Act;

19 (7) Issue subpoenas to compel the attendance of witnesses
20 and the production of books, documents, records, and other papers,
21 administer oaths, and take testimony and require submission of and
22 receive evidence concerning all matters within its jurisdiction. In
23 case of disobedience of a subpoena, the board may make application
24 to the district court of Lancaster County to require the attendance
25 and testimony of witnesses and the production of documentary

1 evidence. If any person fails to obey an order of the court, he or
2 she may be punished by the court as for contempt thereof;

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

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

12 (10) Enter into consent decrees and issue cease and
13 desist orders upon a determination that a violation of the act has
14 occurred;

15 (11) Promote research and conduct studies relating to
16 the profession of real property appraisal, sponsor real property
17 appraisal educational activities, and incur, collect fees for, and
18 pay the necessary expenses in connection with activities which
19 shall be open to all credential holders;

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

22 (13) Adopt and promulgate rules and regulations to
23 carry out the act. The rules and regulations may include
24 provisions establishing minimum standards for schools, courses, and
25 instructors. The rules and regulations shall be adopted pursuant to

1 the Administrative Procedure Act; and

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

4 Sec. 6. Section 76-2228, Revised Statutes Supplement,
5 2007, is amended to read:

6 76-2228 ~~(1)~~ Prior to January 1, 2008, there shall be
7 four classes of credentials issued to real property appraisers as
8 follows:

9 (a) Registered real property appraiser, which
10 classification shall consist of those persons who meet the
11 requirements set forth in section 76-2229.01,

12 (b) Licensed real property appraiser, which
13 classification shall consist of those persons who meet the
14 requirements set forth in section 76-2230,

15 (c) Certified residential real property appraiser, which
16 classification shall consist of those persons who meet the
17 requirements set forth in section 76-2231.01, and

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

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

24 (a) (1) Trainee real property appraiser, which
25 classification shall consist of those persons who meet the

1 requirements set forth in section 76-2228.01;

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

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

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

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

14 Sec. 7. Section 76-2229, Revised Statutes Supplement,
15 2007, is amended to read:

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

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

20 (2) The terms registered real property appraiser,
21 licensed real property appraiser, certified residential real
22 property appraiser, and certified general real property appraiser
23 may only be used to refer to a person who is credentialed as such
24 under the Real Property Appraiser Act and may not be used following
25 or immediately in connection with the name or signature of a

1 corporation, partnership, limited liability company, firm, or group
2 or in such manner that it might be interpreted as referring to a
3 corporation, partnership, limited liability company, firm, or group
4 or to anyone other than the credential holder. This requirement
5 shall not be construed to prevent a credential holder from signing
6 an appraisal report on behalf of a corporation, partnership,
7 limited liability company, firm, or group if it is clear that
8 only the individual holds the credential and that the corporation,
9 partnership, limited liability company, firm, or group does not.

10 Sec. 8. Section 76-2229.01, Revised Statutes Supplement,
11 2007, is amended to read:

12 76-2229.01 (1) ~~Fe~~ On and after January 1, 2008, to
13 qualify for a credential as a registered real property appraiser,
14 an applicant shall:

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

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

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

1 provider as may be approved by the board and shall be, at a
2 minimum, fifteen class hours in length. Each course of study shall
3 include an examination pertinent to the material presented;

4 (d) 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 appraisal and the writing of appraisal reports;

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

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

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

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

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

20 (vii) An understanding of the Uniform Standards of
21 Professional Appraisal Practice;

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

25 (ix) Knowledge of such other principles and procedures as

1 may be appropriate to produce a credible appraisal; and

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

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

7 (3) On and after January 1, 2008, the scope of practice
8 of a registered real property appraiser shall be limited to the
9 appraisal of noncomplex property having one, two, three, or four
10 residential units having a transaction value of less than two
11 hundred fifty thousand dollars.

12 (4) On and after January 1, 2008, an applicant
13 shall receive no more than three successive annual renewals
14 for credentialing as a registered real property appraiser.
15 Notwithstanding any other provision of section 76-2228 to the
16 contrary, the board shall not approve any initial application for
17 credentialing as a registered real property appraiser on and after
18 January 1, 2012.

19 Sec. 9. Section 76-2230, Revised Statutes Supplement,
20 2007, is amended to read:

21 76-2230 ~~(1) Prior to January 1, 2008, to qualify for~~
22 ~~a credential as a licensed real property appraiser, an applicant~~
23 ~~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 ninety~~
3 ~~class hours, which may include the class hours set forth in~~
4 ~~section 76-2229.01, in board-approved courses of study which~~
5 ~~relate to appraisal and which include the fifteen-hour National~~
6 ~~Uniform Standards of Professional Appraisal Practice Course, or its~~
7 ~~equivalent as approved by the Appraiser Qualifications Board. The~~
8 ~~courses of study shall be conducted by an accredited university,~~
9 ~~college, community college, or junior college, an appraisal~~
10 ~~society, institute, or association, or such other educational~~
11 ~~provider as may be approved by the board and shall be, at a~~
12 ~~minimum, fifteen class hours in length. Each course shall include~~
13 ~~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 and~~
20 ~~determination as to conformity with the Uniform Standards of~~
21 ~~Professional Appraisal Practice. The experience shall include a~~
22 ~~total of at least two thousand hours and shall have occurred~~
23 ~~over at least a twenty-four-month period. If requested, evidence~~
24 ~~acceptable to the board concerning the experience shall be~~
25 ~~presented by the applicant in the form of written reports or~~

1 ~~file memoranda;~~

2 ~~(e) Pass an examination administered by the board which~~
3 ~~demonstrates that the applicant 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 ~~(2)~~ (1) On and after January 1, 2008, to qualify for
3 a credential as a licensed real property appraiser, an applicant
4 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
9 hundred fifty class hours, which may include the class hours set
10 forth in section 76-2229.01, in board-approved courses of study
11 which relate to appraisal and which include completion of the
12 fifteen-hour National Uniform Standards of Professional Appraisal
13 Practice Course, or its equivalent as approved by the Appraiser
14 Qualifications Board. The fifteen-hour course shall be taught by
15 a Uniform Standards of Professional Appraisal Practice Instructor
16 who is certified by the Appraiser Qualifications Board and who is
17 a state-certified appraiser in good standing. The courses of study
18 shall be conducted by an accredited university, college, community
19 college, or junior college, an appraisal society, institute, or
20 association, a state or federal agency or commission, a proprietary
21 school, or such other educational provider as may be approved
22 by the board and shall be, at a minimum, fifteen class hours
23 in length. Each course shall include a closed-book examination
24 pertinent to the material presented;

25 (d) Have no fewer than two thousand hours of experience

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

13 (e) Within the twenty-four months following approval
14 of the applicant by the board, pass a closed-book examination
15 administered by the board which demonstrates that the applicant
16 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;

- 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 (f) Not have been convicted of any felony or, if so
14 convicted, have had his or her civil rights restored.
- 15 ~~(3)~~ (2) On and after January 1, 2008, the scope of
16 practice for a licensed real property appraiser shall be limited
17 to the appraisal of noncomplex property having one, two, three, or
18 four residential units with a transaction value of less than one
19 million dollars and complex property having one, two, three, or
20 four residential units with a transaction value of less than two
21 hundred fifty thousand dollars.
- 22 ~~(4)~~ (3) If an applicant is applying for renewal of a
23 credential as a licensed real property appraiser on and after
24 January 1, 2008, the applicant shall have successfully completed
25 no fewer than fourteen hours of instruction in courses or seminars

1 for each year of the two-year continuing education period during
2 which the application is submitted and shall have completed the
3 seven-hour National Uniform Standards of Professional Appraisal
4 Practice Update Course, or its equivalent as approved by the
5 Appraiser Qualifications Board, at a minimum of every two years.
6 The seven-hour course shall be taught by a Uniform Standards of
7 Professional Appraisal Practice Instructor who is certified by
8 the Appraiser Qualifications Board and who is a state-certified
9 appraiser in good standing. Credit toward a classroom hour
10 requirement may be granted only when the length of the educational
11 offering is at least two hours. The courses of study shall be
12 conducted by an accredited university, college, community college,
13 or junior college, an appraisal society, institute, or association,
14 a state or federal agency or commission, a proprietary school,
15 or such other educational provider as may be approved by the
16 board. Credit may be granted for educational offerings and for
17 participation other than as a student as approved by the board.

18 ~~(5) If, prior to January 1, 2008, an applicant for a~~
19 ~~credential as a licensed real property appraiser has satisfied~~
20 ~~the requirements for education, experience, or examination, as~~
21 ~~the requirements for each component are described in subdivisions~~
22 ~~(1)(c), (d), and (e) of this section, respectively, the board~~
23 ~~shall deem the applicant to have met the requirements for that~~
24 ~~component for purposes of credentialing. If the applicant has not~~
25 ~~met the requirements for a component prior to January 1, 2008, the~~

1 applicant shall be required to meet the applicable requirements for
2 that component as described in subdivision ~~(2)(c)~~, ~~(d)~~, or ~~(e)~~ of
3 this section.

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

8 Sec. 10. Section 76-2231.01, Revised Statutes Supplement,
9 2007, is amended to read:

10 76-2231.01 ~~(1)~~ Prior to January 1, 2008, to qualify for
11 a credential as a certified residential real property appraiser, an
12 applicant shall:

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

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

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

1 shall be, at a minimum, fifteen class hours in length. Each course
2 shall include an examination pertinent to the material presented;

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

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

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

24 (ii) An understanding of the basic principles of land
25 economics, appraisal processes, and problems encountered in

1 gathering, interpreting, and processing of data involved in the
2 valuation of real property;

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

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

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

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

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

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

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

18 ~~(2) (1) On and after January 1, 2008, to qualify for a~~
19 ~~credential as a certified residential real property appraiser, an~~
20 ~~applicant shall:~~

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

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

25 (ii) Have successfully completed, as verified by the

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

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

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

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

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

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

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

1 valuation of real property;

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

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

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

7 (vii) An understanding of the Uniform Standards of
8 Professional Appraisal Practice;

9 (viii) An understanding of the recognized methods and
10 techniques necessary for the development and communication of a
11 credible appraisal; and

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

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

16 ~~(3)~~ (2) On and after January 1, 2008, the scope of
17 practice of a certified residential real property appraiser shall
18 be limited to the appraisal of property having one, two, three,
19 or four residential units without regard to transaction value or
20 complexity.

21 ~~(4)~~ (3) If an applicant is applying for renewal of a
22 credential as a certified residential real property appraiser on
23 and after January 1, 2008, the applicant shall have successfully
24 completed no fewer than fourteen hours of instruction in courses
25 or seminars for each year of the two-year continuing education

1 period during which the application is submitted and shall have
2 completed the seven-hour National Uniform Standards of Professional
3 Appraisal Practice Update Course, or its equivalent as approved
4 by the Appraiser Qualifications Board, at a minimum of every
5 two years. The seven-hour course shall be taught by a Uniform
6 Standards of Professional Appraisal Practice Instructor who is
7 certified by the Appraiser Qualifications Board and who is
8 a state-certified appraiser in good standing. Credit toward a
9 classroom hour requirement may be granted only if the length of the
10 educational offering is at least two hours. The courses of study
11 shall be conducted by an accredited university, college, community
12 college, or junior college, an appraisal society, institute, or
13 association, a state or federal agency or commission, a proprietary
14 school, or such other educational provider as may be approved by
15 the board. Credit may be granted for educational offerings and for
16 participation other than as a student as approved by the board.

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

1 for that component as described in subdivision ~~(2)(c)~~, ~~(d)~~, or ~~(e)~~
2 of this section.

3 ~~(6)~~ (4) The application for a credential as a certified
4 residential real property appraiser shall include the applicant's
5 social security number and such other information as the board may
6 require.

7 Sec. 11. Section 76-2232, Revised Statutes Supplement,
8 2007, is amended to read:

9 76-2232 ~~(1)~~ Prior to January 1, 2008, to qualify for
10 a credential as a certified general real property appraiser, an
11 applicant shall:

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

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

15 ~~(c)~~ Have successfully completed no fewer than one hundred
16 eighty class hours, which may include the class hours set forth
17 in sections 76-2229.01, 76-2230, and 76-2231.01, in board-approved
18 courses of study which relate to appraisal and which include the
19 fifteen-hour National Uniform Standards of Professional Appraisal
20 Practice Course, or its equivalent as approved by the Appraiser
21 Qualifications Board. The courses of study shall be conducted by
22 an accredited university, college, community college, or junior
23 college, an appraisal society, institute, or association, or such
24 other educational provider as may be approved by the board and
25 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 two and one-half 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 conform with the Uniform
8 Standards of Professional Appraisal Practice. The experience shall
9 include a total of at least three thousand hours and shall
10 have occurred over at least a thirty-month period. If requested,
11 evidence acceptable to the board concerning the experience shall
12 be presented by the applicant in the form of written reports
13 or file memoranda. Of the three thousand hours, one thousand
14 five hundred hours shall be in nonresidential appraisal work. For
15 purposes of determining nonresidential appraisal work, residential
16 appraisal work shall be the appraisal of property having one to
17 four residential units;

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

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

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

- 1 ~~(iii) An understanding of the recognized methods and~~
2 ~~techniques necessary for the development and communication of~~
3 ~~credible appraisals as provided in the Real Property Appraiser Act;~~
4 ~~(iv) An understanding of the Uniform Standards of~~
5 ~~Professional Appraisal Practice;~~
6 ~~(v) Knowledge of depreciation theories, cost estimating,~~
7 ~~methods of capitalization, appraisal mathematics, and economic~~
8 ~~concepts applicable to real estate;~~
9 ~~(vi) Knowledge of such other principles and procedures as~~
10 ~~may be appropriate for general certification;~~
11 ~~(vii) An understanding of real estate law; and~~
12 ~~(viii) An understanding of the types of misconduct for~~
13 ~~which disciplinary proceedings may be initiated; and~~
14 ~~(f) Not have been convicted of any felony or, if so~~
15 ~~convicted, have had his or her civil rights restored.~~
16 ~~(2) (1) On and after January 1, 2008, to qualify for~~
17 ~~a credential as a certified general real property appraiser, an~~
18 ~~applicant shall:~~
19 (a) Be at least nineteen years of age;
20 (b)(i) Hold a bachelor's degree, or higher, from an
21 ~~accredited university or college; or~~
22 (ii) Have successfully completed, as verified by the
23 ~~board, thirty semester hours of coursework or its equivalent from~~
24 ~~an accredited university or college that shall have included~~
25 ~~English composition; macroeconomics; microeconomics; finance;~~

1 algebra, geometry, or higher mathematics; statistics; introduction
2 to computers, including word processing and spread sheets; business
3 or real estate law; and two elective courses in accounting,
4 geography, agricultural economics, business management, or real
5 estate;

6 (c) Have successfully completed no fewer than three
7 hundred class hours, which may include the class hours set forth
8 in sections 76-2229.01, 76-2230, and 76-2231.01, in board-approved
9 courses of study which relate to appraisal and which include
10 completion of the fifteen-hour National Uniform Standards of
11 Professional Appraisal Practice Course, or its equivalent as
12 approved by the Appraiser Qualifications Board. The fifteen-hour
13 course shall be taught by a Uniform Standards of Professional
14 Appraisal Practice Instructor who is certified by the Appraiser
15 Qualifications Board and who is a state-certified appraiser in
16 good standing. 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, a state
19 or federal agency or commission, a proprietary school, or such
20 other educational provider as may be approved by the board and
21 shall be, at a minimum, fifteen class hours in length. Credit
22 toward the class hour requirement may be awarded to teachers
23 of appraisal courses. Each course shall include a closed-book
24 examination pertinent to the material presented;

25 (d) Have no fewer than three thousand hours of experience

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

13 (e) Within the twenty-four months following approval
14 of the applicant by the board, pass a closed-book examination
15 administered by the board which demonstrates that the applicant
16 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;

- 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 (f) Not have been convicted of any felony or, if so
14 convicted, have had his or her civil rights restored.
- 15 ~~(3)~~ (2) If an applicant is applying for renewal of
16 a credential as a certified general real property appraiser on
17 and after January 1, 2008, the applicant shall have successfully
18 completed no fewer than fourteen hours of instruction in courses
19 or seminars for each year of the two-year continuing education
20 period during which the application is submitted and shall have
21 completed the seven-hour National Uniform Standards of Professional
22 Appraisal Practice Update Course, or its equivalent as approved
23 by the Appraiser Qualifications Board, at a minimum of every
24 two years. The seven-hour course shall be taught by a Uniform
25 Standards of Professional Appraisal Practice Instructor who is

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

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

22 ~~(5) (3)~~ The application for a credential as a certified
23 general real property appraiser shall include the applicant's
24 social security number and such other information as the board may
25 require.

1 Sec. 12. Section 76-2233, Revised Statutes Supplement,
2 2007, is amended to read:

3 76-2233 (1) A nonresident of this state may obtain a
4 credential as a licensed real property appraiser, a certified
5 residential real property appraiser, or a certified general real
6 property appraiser by (a) complying with all of the provisions
7 of the Real Property Appraiser Act relating to the appropriate
8 classification of credentialing, (b) submitting an application on
9 a form approved by the board, and (c) submitting an irrevocable
10 consent that service of process upon him or her may be made
11 by delivery of the process to the director of the board if the
12 plaintiff cannot, in the exercise of due diligence, effect personal
13 service upon the applicant in an action against the applicant in a
14 court of this state arising out of the applicant's activities in
15 this state.

16 (2) If, in the determination of the board, another
17 state or territory or the District of Columbia has substantially
18 equivalent requirements to the requirements of this state, an
19 applicant who is a resident of that state, territory, or district
20 and is currently credentialed to appraise real estate and real
21 property under the laws of that state, territory, or district may
22 through reciprocity become credentialed under the act. To qualify
23 for reciprocal credentialing, the applicant shall:

24 (a) Submit evidence that he or she is currently a
25 resident of the state, territory, or District of Columbia in which

1 he or she is credentialed to appraise real estate and real property
2 and that such credential is in good standing, along with his or her
3 social security number and such other information as the board may
4 require;

5 (b) Certify that disciplinary proceedings are not pending
6 against him or her or state the nature of any pending disciplinary
7 proceedings;

8 (c) Submit an irrevocable consent that service of process
9 upon him or her may be made by delivery of the process to the
10 director of the board if the plaintiff cannot, in the exercise of
11 due diligence, effect personal service upon the applicant in an
12 action against the applicant in a court of this state arising out
13 of the applicant's activities as a real property appraiser in this
14 state;

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

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

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

20 Sec. 13. Section 76-2241, Revised Statutes Supplement,
21 2007, is amended to read:

22 76-2241 The board shall charge and collect appropriate
23 fees for its services under the Real Property Appraiser Act as
24 follows:

25 (1) An application fee of one hundred fifty dollars;

1 (2) An examination fee of no more than three hundred
2 dollars. The board may direct applicants to pay the fee directly to
3 a third party who has contracted to administer the examination;

4 (3) An initial and renewal credentialing fee, other than
5 temporary credentialing, of no more than three hundred dollars;

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

8 (5) A temporary credential application fee for a licensed
9 real property appraiser, ~~of no more than one hundred fifty dollars~~
10 ~~and a temporary credential fee for~~ a certified residential real
11 property appraiser, or a certified general real property appraiser
12 of no more than two hundred dollars.

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

15 In addition to the fees set forth in this section, the
16 board may collect and transmit to the appropriate federal authority
17 any fees established under the provisions of the Financial
18 Institutions Reform, Recovery, and Enforcement Act of 1989, as
19 the act existed on January 1, 2006. 2008. The board may establish
20 such fees as it deems appropriate for special examinations and
21 other services provided by the board. All fees and other revenue
22 collected pursuant to the Real Property Appraiser Act shall be
23 remitted by the board to the State Treasurer for credit to the Real
24 Property Appraiser Fund.

25 Sec. 14. Section 76-2244, Reissue Revised Statutes of

1 Nebraska, is amended to read:

2 76-2244 Each resident credential holder shall designate
3 and maintain a principal place of business and shall conspicuously
4 display his or her proof of credentialing in such place of
5 business. Upon any change of his or her principal place of
6 business, a resident or nonresident credential holder shall
7 promptly give notice thereof in writing to the board and the board
8 shall issue a new proof of credentialing for the unexpired term. A
9 nonresident shall not be required to maintain a place of business
10 in this state if he or she maintains an active place of business
11 in his or her place of domicile.

12 Sec. 15. Section 76-2249, Revised Statutes Cumulative
13 Supplement, 2006, is amended to read:

14 76-2249 (1) The board may prepare a directory showing
15 the name and place of business of credential holders under the
16 Real Property Appraiser Act. Copies of the directory shall be made
17 available to the public at such reasonable price per copy as may
18 be fixed by the board and shall be provided to federal authorities
19 as required by the Financial Institutions Reform, Recovery, and
20 Enforcement Act of 1989, as the act existed on January 1, ~~2006-~~
21 2008.

22 (2) The board shall provide without charge to any
23 credential holder under the act a set of rules and regulations
24 adopted and promulgated by the board and any other information
25 which the board deems important in the area of real property

1 appraisal in the State of Nebraska. The information may be printed
2 in a booklet, a pamphlet, or any other form the board determines
3 appropriate. The board may update such material as often as it
4 deems necessary. The board may provide such material to any other
5 person upon request and may charge a fee for the material. The
6 fee shall be reasonable and shall not exceed any reasonable or
7 necessary costs of producing the material for distribution.

8 Sec. 16. Original section 76-2244, Reissue Revised
9 Statutes of Nebraska, sections 76-2207, 76-2221, 76-2222, and
10 76-2249, Revised Statutes Cumulative Supplement, 2006, and sections
11 76-2213.01, 76-2223, 76-2228, 76-2229, 76-2229.01, 76-2230,
12 76-2231.01, 76-2232, 76-2233, and 76-2241, Revised Statutes
13 Supplement, 2007, are repealed.