

ONE HUNDRED THIRD LEGISLATURE - SECOND SESSION - 2014
COMMITTEE STATEMENT
LB717

Hearing Date: Monday January 27, 2014
Committee On: Banking, Commerce and Insurance
Introducer: Gloor
One Liner: Change provisions relating to the Real Property Appraiser Act and professional qualifications

Roll Call Vote - Final Committee Action:
Advanced to General File

Vote Results:

Aye: 8 Senators Campbell, Carlson, Christensen, Garrett, Gloor, Howard,
Pirsch, Schumacher

Nay:

Absent:

Present Not Voting:

Proponents:

Senator Mike Gloor
Tyler Kohtz
Robert Hallstrom

Representing:

Introducer
NE Real Property Appraiser Board
NE Bankers Association

Opponents:

Representing:

Neutral:

Representing:

Summary of purpose and/or changes:

LB717 (Gloor), introduced at the request of the Real Property Appraiser Board, would update the Nebraska Real Property Appraiser Act with the necessary requirements for compliance with the federal real property appraiser qualification criteria that become effective January 1, 2015.

The bill would provide, section by section, as follows:

Section 1 would amend section 76-2201 of the Real Property Appraiser Act to provide for codification assignment of the new sections of the bill.

Section 2 would amend section 76-2202 of the Real Property Appraiser Act to update a reference to a federal act and to harmonize provisions.

Sections 3 to 12 would provide for amended and new definitions. Sections 4, 5 to 9, and 11 would enact new definitions of "accredited degree-awarding community college, college, or university," "completed application," "complex residential property," "fifteen-hour National Uniform Standards of Professional Appraiser Practice Course," "Financial Institutions Reform, Recovery, and Enforcement Act of 1989," "jurisdiction of practice," and "signature." Section 10 would amend section 76-2213.01 to update the date reference in the definition of "Uniform Standards of Professional Appraisal Practice." Section 12 would provide for codification reassignment of the definition of "trainee real property appraiser."

Section 13 would amend section 76-2223 of the Real Property Appraiser Act to harmonize terminology.

Section 14 would amend section 76-2227 of the Real Property Appraiser Act to update provisions regarding information required in applications for credentials.

Section 15 would amend section 76-2228.01 of the Real Property Appraiser Act to update provisions regarding qualifications for a credential as a trainee real property appraiser and for an upgraded credential. This section would specify the scope of practice for a trainee real property appraiser.

Section 16 would enact a new section in the Real Property Appraiser Act to provide that each trainee real property appraiser's experience shall be subject to direct supervision by a supervisory appraiser. This section would provide for the qualification and responsibilities of a supervisory appraiser.

Section 17 would amend section 76-2229.01 of the Real Property Appraiser Act to update provisions regarding qualifications for an upgraded credential in the case of a registered real property appraiser. This section would specify the scope of practice for a registered real property appraiser. (This category of credential will no longer exist after 2014.)

Section 18 would amend section 76-2230 of the Real Property Appraiser Act to update provisions regarding qualifications for a credential as a licensed residential real property appraiser and for an upgraded credential. This section would specify the scope of practice for a licensed residential real property appraiser.

Section 19 would amend section 76-2231.01 of the Real Property Appraiser Act to update provisions regarding qualifications for a credential as a certified residential real property appraiser and for an upgraded credential. This section would specify the scope of practice for a certified residential real property appraiser.

Section 20 would amend section 76-2232 of the Real Property Appraiser Act to update provisions regarding qualifications for a credential as a certified general real property appraiser. The section would specify the scope of practice for certified general residential real property appraiser.

Section 21 would amend section 76-2233 of the Real Property Appraiser Act to update provisions regarding qualifications for a reciprocal credential.

Section 22 would amend section 76-2233.02 of the Real Property Appraiser Act to update provisions regarding renewal of credentials and to establish a random fingerprint-based national criminal history record check audit program.

Section 23 would amend section 76-2236 of the Real Property Appraiser Act to update provisions regarding continuing education requirements.

Section 24 would amend section 76-2238 of the Real Property Appraiser Act to provide for additional acts and omissions that are considered grounds for disciplinary action or denial of an application by the Real Property Appraiser Board.

Section 25 would amend section 76-2241 of the Real Property Appraiser Act to establish a fee for a criminal history record check in an amount of no more than one hundred dollars.

Section 26 would amend section 76-2249 of the Real Property Appraiser Act to harmonize provisions.

Section 27 would provide for repealers of amendatory sections.
