

Agency 053 - REAL PROPERTY APPRAISER BOARD

STATUTORY AUTHORITY:

The Real Property Appraiser Board's statutory authority is contained in the Nebraska Real Property Appraiser Act, Sections 76-2201 to 76-2250. The statutes establish qualification, requirements and regulatory provisions for appraiser registration, licensure, and certification as well as regulation and enforcement and created the Nebraska Real Estate Appraiser Board as an independent agency on January 1, 1991 as mandated by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") which entitled "Real Estate Appraisal Reform Amendments" [Public Law No. 101-73, 103 Stat. 183 (1989); U.S.C. 3310].

VISION:

The Nebraska Real Property Appraiser Board will develop and promote the delivery and management of information in order to provide an increasingly higher level of excellence among all real estate appraisers in respect to education, regulation, guidelines, and enforcement so that every appraisal prepared for the citizen of this state will be performed competently and in compliance with the Uniform Standards of Professional Appraisal Practice, Nebraska law, and rule by appraisers whose performance is subject to accountability. The vision is to develop a profession that adheres to professional as well as public accountability and an effective administration of regulation in developing the profession in as much as protecting and meeting the concerns of Nebraska citizens.

MISSION AND PRINCIPLES:

The MISSION of the Real Property Appraiser Board is to enhance public trust by regulating and supervising appraisers in compliance with Nebraska law, Nebraska rules, and federal mandates for the benefit of citizens needing appraisal services related to real property transactions in this state. The PRINCIPLES by which this agency is guided include a commitment to enforcement of strict ethical standards within the agency and in support and governance of the men and women who are regulated by the agency and to conscientiously and without prejudice address all issues related to the administration of the profession by due process to protect the citizens of Nebraska.

GOALS:

1. To enforce USPAP through appropriate education and disciplinary action.
2. Support credentials in their quest for professionalism, providing structured educational and experience opportunities for improving skills and knowledge.
3. Establish and maintain an appraiser regulatory agency which is in compliance with Title XI of the FIRREA Act of 1989.
4. To ensure that the Appraiser Act, §76-2201 through §77-2250 are enforced.
5. To ensure that Title 298, Nebraska Administrative Code, Rules and Regulations are enforced.
6. To develop and approve quality education materials and instructors.
7. To serve conscientiously and in good faith the credential holders and this state.
8. To ensure qualified appraisers serve the citizens of Nebraska.
9. Ensure due process.

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Financial Data

	FY10 Actual	FY11 Approp	FY12 Request	FY12 Recomm	FY13 Request	FY13 Recomm
Operations Funding						
General Fund	0	0	0	0	0	0
Cash Fund	283,872	276,611	276,611	277,768	276,611	280,081
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Operations Funding	283,872	276,611	276,611	277,768	276,611	280,081
Aid Funding						
General Fund	0	0	0	0	0	0
Cash Fund	0	0	0	0	0	0
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Aid Funding	0	0	0	0	0	0
Total Funding						
General Fund	0	0	0	0	0	0
Cash Fund	283,872	276,611	276,611	277,768	276,611	280,081
Federal Fund	0	0	0	0	0	0
Revolving Fund	0	0	0	0	0	0
Other Fund	0	0	0	0	0	0
Total Agency	283,872	276,611	276,611	277,768	276,611	280,081

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Program 079 - APPRAISER LICENSING

PROGRAM DESCRIPTION:

The Nebraska Real Property Appraiser Board is obligated by statute and rule to establish, regulate and support appraisers by developing a program and effectively sustaining a program to administer the credentialing, regulation, and enforcement of the appraiser profession. Effective and transparent administration of the regulatory program in compliance with federal mandates for the benefit of citizens needing appraisals related to real property transactions in Nebraska. The program mandates that transactions are performed in writing, in accordance with uniform standards, by individuals with demonstrated competency and whose professional conduct is subject to oversight. The basic functions and obligations of the program are regulatory.

PROGRAM OBJECTIVES:

The Board's program objectives are as follows:

1. Accountability in the process of issuing credentials;
2. To enforce compliance with Nebraska law and Title XI of FIRREA, including the Uniform Standards;
3. Approve and sponsor opportunities for quality education for professional excellence;
4. Compliance with FIRREA so Nebraska financial institutions have competent appraisers who can perform federally-related transactions;
5. Statutory obligations to ensure that appraisers meet the appropriate education, testing, and experience requirements; that appraisers are competent to apply the methodology to produce a USPAP compliant report; and that oversight and enforcement ensures the rights of due process for both the appraiser and the obligation to protect the citizens of Nebraska.

PERFORMANCE MEASURES:

The performance measures are very transparent and public driven. Although not all measures are quantitative, the measure of efficiency and success of the application of the appraiser program is supported by the data that drives every aspect of the profession. Our communication and interaction with the public and appraisers has sustained accountability. This cash funded agency is accountable by the measure of performance by this office as well as participants of the services. This agency is accountable to the performance measures driven by public scrutiny of government oversight to determine effectiveness and the need to hold services accountable for results rather than just performing as a stewardship. This program is result oriented.

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Other Fund	0	0	0	0	0	0
Total Program	283,872	276,611	276,611	277,768	276,611	280,081