

LEGISLATURE OF NEBRASKA  
ONE HUNDRED EIGHTH LEGISLATURE  
SECOND SESSION

**LEGISLATIVE BILL 992**

FINAL READING

Introduced by Dungan, 26; Slama, 1.

Read first time January 05, 2024

Committee: Banking, Commerce and Insurance

1 A BILL FOR AN ACT relating to the Real Property Appraiser Act; to amend  
2 sections 76-2241 and 76-2249, Reissue Revised Statutes of Nebraska,  
3 and sections 76-2201, 76-2203, 76-2207.30, 76-2218.02, 76-2219.02,  
4 76-2221, 76-2228.01, 76-2228.02, 76-2230, 76-2231.01, 76-2232,  
5 76-2233, 76-2233.01, 76-2233.02, and 76-2236, Revised Statutes  
6 Cumulative Supplement, 2022; to define and redefine terms; to adopt  
7 updates to federal law and uniform standards; to change provisions  
8 relating to exemptions, qualifications, credentials, scope of real  
9 property appraisal practice, terminology, continuing education,  
10 fees, and the directory of appraisers; to eliminate a random  
11 fingerprint audit program; to harmonize provisions; to repeal the  
12 original sections; and to declare an emergency.

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

1 Section 1. Section 76-2201, Revised Statutes Cumulative Supplement,  
2 2022, is amended to read:

3 76-2201 Sections 76-2201 to 76-2250 and section 4 of this act shall  
4 be known and may be cited as the Real Property Appraiser Act.

5 Sec. 2. Section 76-2203, Revised Statutes Cumulative Supplement,  
6 2022, is amended to read:

7 76-2203 For purposes of the Real Property Appraiser Act, the  
8 definitions found in sections 76-2203.01 to 76-2219.02 and section 4 of  
9 this act shall be used.

10 Sec. 3. Section 76-2207.30, Revised Statutes Cumulative Supplement,  
11 2022, is amended to read:

12 76-2207.30 Financial Institutions Reform, Recovery, and Enforcement  
13 Act of 1989 means the act as it existed on January 1, 2024 ~~2022~~.

14 Sec. 4. Personal inspection means a real property appraiser's in-  
15 person observation of identified real estate or real property without the  
16 use of special testing or special equipment performed as part of an  
17 evaluation assignment, valuation assignment, or appraisal review  
18 assignment.

19 Sec. 5. Section 76-2218.02, Revised Statutes Cumulative Supplement,  
20 2022, is amended to read:

21 76-2218.02 Uniform Standards of Professional Appraisal Practice  
22 means the standards adopted and promulgated by The Appraisal Foundation  
23 as the standards existed on January 1, 2024 ~~2021~~.

24 Sec. 6. Section 76-2219.02, Revised Statutes Cumulative Supplement,  
25 2022, is amended to read:

26 76-2219.02 Workfile means ~~data, information, and~~ documentation  
27 necessary to support a real property appraiser's analysis, opinions, and  
28 ~~conclusions, and to show compliance with the Uniform Standards of~~  
29 ~~Professional Appraisal Practice.~~

30 Sec. 7. Section 76-2221, Revised Statutes Cumulative Supplement,  
31 2022, is amended to read:

1           76-2221 The Real Property Appraiser Act shall not apply to:

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

24           (2) A person referred to in subsection (1) of section 81-885.16;

25           (3) Any person who provides assistance (a) in obtaining the data  
26 upon which assignment results are based, (b) in the physical preparation  
27 of a report, such as taking photographs, preparing charts, maps, or  
28 graphs, or typing or printing the report, or (c) that does not directly  
29 involve the exercise of judgment in arriving at the assignment results  
30 set forth in the report;

31           (4) Any owner of real estate, employee of the owner, or attorney

1 licensed to practice law in this state representing the owner who renders  
2 an estimate or opinion of value of the real estate or any interest in the  
3 real estate when such estimate or opinion is for the purpose of real  
4 estate taxation, or any other person who renders such an estimate or  
5 opinion of value when that estimate or opinion requires a specialized  
6 knowledge that a real property appraiser would not have;

7 (5) Any owner of real estate, employee of the owner, or attorney  
8 licensed to practice law in this state representing the owner who renders  
9 an estimate or opinion of value of real estate or any interest in real  
10 estate or damages thereto when such estimate or opinion is offered as  
11 testimony in any condemnation proceeding, or any other person who renders  
12 such an estimate or opinion when that estimate or opinion requires a  
13 specialized knowledge that a real property appraiser would not have;

14 (6) Any owner of real estate, employee of the owner, or attorney  
15 licensed to practice law in this state representing the owner who renders  
16 an estimate or opinion of value of the real estate or any interest in the  
17 real estate when such estimate or opinion is offered in connection with a  
18 legal matter involving real property;

19 (7) Any person appointed by a county board of equalization to act as  
20 a referee pursuant to section 77-1502.01, except that any person who also  
21 practices as an independent real property appraiser for others shall be  
22 subject to the Real Property Appraiser Act and shall be credentialed  
23 prior to engaging in such other real property appraisal practice. Any  
24 real property appraiser appointed to act as a referee pursuant to section  
25 77-1502.01 and who prepares a report for the county board of equalization  
26 shall not sign such report as a credentialed real property appraiser and  
27 shall include the following disclosure prominently with such report: This  
28 opinion of value may not meet the minimum standards contained in the  
29 Uniform Standards of Professional Appraisal Practice and is not governed  
30 by the Real Property Appraiser Act;

31 (8) Any person who is appointed to serve as an appraiser pursuant to

1 section 76-706, except that if such person is a credential holder, he or  
2 she shall (a) be subject to the scope of real property appraisal practice  
3 applicable to his or her classification of credential and (b) comply with  
4 the Uniform Standards of Professional Appraisal Practice, excluding  
5 standards 1 through 10; or

6 (9) Any person, including an independent contractor, retained by a  
7 county to assist in the appraisal of real property as performed by the  
8 county assessor of such county subject to the standards established by  
9 the Tax Commissioner pursuant to section 77-1301.01. A person so retained  
10 shall be under the direction and responsibility of the county assessor.

11 Sec. 8. Section 76-2228.01, Revised Statutes Cumulative Supplement,  
12 2022, is amended to read:

13 76-2228.01 (1) To qualify for a credential as a trainee real  
14 property appraiser, an applicant shall:

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

16 ~~(b) Hold a high school diploma or a certificate of high school~~  
17 ~~equivalency or have education acceptable to the Real Property Appraiser~~  
18 ~~Board;~~

19 (b)(i)(A) If submitting an application on or before December 31,  
20 2025, have ~~(c)(i) Have~~ successfully completed and passed examination for  
21 no fewer than seventy-five class hours in Real Property Appraiser Board-  
22 approved qualifying education courses conducted by education providers as  
23 prescribed by rules and regulations of the Real Property Appraiser Board  
24 ~~and completed the fifteen-hour National Uniform Standards of Professional~~  
25 ~~Appraisal Practice Course.~~ Each course shall include a proctored, closed-  
26 book examination pertinent to the material presented. Except for the  
27 fifteen-hour National Uniform Standards of Professional Appraisal  
28 Practice Course, which shall be completed within the two-year period  
29 immediately preceding submission of the application, all class hours  
30 shall be completed within the five-year period immediately preceding  
31 submission of the application; or

1        (B) If submitting an application after December 31, 2025, have  
2 successfully completed and passed examination for no fewer than eighty-  
3 three class hours in Real Property Appraiser Board-approved qualifying  
4 education courses conducted by education providers as prescribed by rules  
5 and regulations of the Real Property Appraiser Board. Each course shall  
6 include a proctored, closed-book examination pertinent to the material  
7 presented. Except for the fifteen-hour National Uniform Standards of  
8 Professional Appraisal Practice Course, which shall be completed within  
9 the two-year period immediately preceding submission of the application,  
10 all class hours shall be completed within the five-year period  
11 immediately preceding submission of the application; or

12        (ii) Hold a degree in real estate from an accredited degree-awarding  
13 college or university that has had all or part of its curriculum approved  
14 by the Appraiser Qualifications Board as required core curriculum or the  
15 equivalent as determined by the Appraiser Qualifications Board. The  
16 degree shall be conferred within the five-year period immediately  
17 preceding submission of the application. If the degree in real estate or  
18 equivalent as approved by the Appraiser Qualifications Board does not  
19 satisfy all required qualifying education for credentialing, the  
20 remaining class hours shall be completed in Real Property Appraiser  
21 Board-approved qualifying education pursuant to subdivision (b)(i) (c)(i)  
22 of this subsection;

23        (c) (d) As prescribed by rules and regulations of the Real Property  
24 Appraiser Board, successfully complete a Real Property Appraiser Board-  
25 approved supervisory real property appraiser and trainee course within  
26 one year immediately preceding the date of application; and

27        (d) (e) Submit two copies of legible ink-rolled fingerprint cards or  
28 equivalent electronic fingerprint submissions to the Real Property  
29 Appraiser Board for delivery to the Nebraska State Patrol in a form  
30 approved by both the Nebraska State Patrol and the Federal Bureau of  
31 Investigation. A fingerprint-based national criminal history record check

1 shall be conducted through the Nebraska State Patrol and the Federal  
2 Bureau of Investigation with such record check to be carried out by the  
3 Real Property Appraiser Board.

4 (2) Prior to engaging in real property appraisal practice, a trainee  
5 real property appraiser shall submit a written request for supervisory  
6 real property appraiser approval on a form approved by the board. The  
7 request for supervisory real property appraiser approval may be made at  
8 the time of application or any time after approval as a trainee real  
9 property appraiser.

10 (3) To qualify for an upgraded credential, a trainee real property  
11 appraiser shall satisfy the appropriate requirements as follows:

12 (a) Submit two copies of legible ink-rolled fingerprint cards or  
13 equivalent electronic fingerprint submissions to the Real Property  
14 Appraiser Board for delivery to the Nebraska State Patrol in a form  
15 approved by both the Nebraska State Patrol and the Federal Bureau of  
16 Investigation. A fingerprint-based national criminal history record check  
17 shall be conducted through the Nebraska State Patrol and the Federal  
18 Bureau of Investigation with such record check to be carried out by the  
19 Real Property Appraiser Board; and

20 (b) Within the twenty-four ~~twelve~~ months following approval of the  
21 applicant's education and experience by the Real Property Appraiser Board  
22 for an upgraded credential, pass an appropriate examination approved by  
23 the Appraiser Qualifications Board for that upgraded credential,  
24 prescribed by rules and regulations of the Real Property Appraiser Board,  
25 and administered by a contracted testing service. Successful completion  
26 of examination shall be valid for twenty-four months.

27 (4) To qualify for a credential as a licensed residential real  
28 property appraiser, a trainee real property appraiser shall:

29 (a) Successfully complete and pass proctored, closed-book  
30 examinations for no fewer than seventy-five additional class hours in  
31 board-approved qualifying education courses conducted by education

1 providers as prescribed by rules and regulations of the board, or hold a  
2 degree in real estate from an accredited degree-awarding college or  
3 university or equivalent pursuant to subdivision (1)(b)(ii) ~~(1)(c)(ii)~~ of  
4 section 76-2230; and

5 (b) Meet the experience requirements pursuant to subdivision (1)(c)  
6 ~~(1)(d)~~ of section 76-2230.

7 (5) To qualify for a credential as a certified residential real  
8 property appraiser, a trainee real property appraiser shall:

9 (a) Meet the postsecondary educational requirements pursuant to  
10 subdivisions (1)(b) and (c) of section 76-2231.01;

11 (b)(i) If submitting an application on or before December 31, 2025,  
12 successfully ~~(b) Successfully~~ complete and pass proctored, closed-book  
13 examinations for no fewer than one hundred twenty-five additional class  
14 hours in board-approved qualifying education courses conducted by  
15 education providers as prescribed by rules and regulations of the board,  
16 or hold a degree in real estate from an accredited degree-awarding  
17 college or university or equivalent pursuant to subdivision (1)(d)(ii) of  
18 section 76-2231.01; or and

19 (ii) If submitting an application after December 31, 2025,  
20 successfully complete and pass proctored, closed-book examinations for no  
21 fewer than one hundred seventeen additional class hours in board-approved  
22 qualifying education courses conducted by education providers as  
23 prescribed by rules and regulations of the board, or hold a degree in  
24 real estate from an accredited degree-awarding college or university or  
25 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2231.01; and

26 (c) Meet the experience requirements pursuant to subdivision (1)(e)  
27 of section 76-2231.01.

28 (6) To qualify for a credential as a certified general real property  
29 appraiser, a trainee real property appraiser shall:

30 (a) Meet the postsecondary educational requirements pursuant to  
31 subdivisions (1)(b) and (c) of section 76-2232;



1           **(b)(i) If submitting an application on or before December 31, 2025,**  
2   **successfully** ~~(b) Successfully~~ complete and pass proctored, closed-book  
3 examinations for no fewer than two hundred twenty-five additional class  
4 hours in board-approved qualifying education courses conducted by  
5 education providers as prescribed by rules and regulations of the board,  
6 or hold a degree in real estate from an accredited degree-awarding  
7 college or university or equivalent pursuant to subdivision (1)(d)(ii) of  
8 section 76-2232; or and

9           **(ii) If submitting an application after December 31, 2025,**  
10 **successfully complete and pass proctored, closed-book examinations for no**  
11 **fewer than two hundred seventeen additional class hours in board-approved**  
12 **qualifying education courses conducted by education providers as**  
13 **prescribed by rules and regulations of the board, or hold a degree in**  
14 **real estate from an accredited degree-awarding college or university or**  
15 **equivalent pursuant to subdivision (1)(d)(ii) of section 76-2232; and**

16           (c) Meet the experience requirements pursuant to subdivision (1)(e)  
17 of section 76-2232.

18           (7) The scope of real property appraisal practice for the trainee  
19 real property appraiser shall be limited to real property appraisal  
20 practice assignments that the supervisory certified real property  
21 appraiser is permitted to engage in by his or her current credential and  
22 that the supervisory real property appraiser is competent to engage in.

23           Sec. 9. Section 76-2228.02, Revised Statutes Cumulative Supplement,  
24 2022, is amended to read:

25           76-2228.02 (1) Each trainee real property appraiser's experience  
26 shall be subject to direct supervision by a supervisory real property  
27 appraiser. To qualify as a supervisory real property appraiser, a real  
28 property appraiser shall:

29           (a) Be a certified residential real property appraiser or certified  
30 general real property appraiser in good standing;

31           (b) Have held a certified real property appraiser credential in this

1 state, or the equivalent in any other jurisdiction, for a minimum of  
2 three years immediately preceding the date of the written request for  
3 approval as supervisory real property appraiser;

4 (c) Have not successfully completed disciplinary action by the board  
5 or any other jurisdiction, which action limited the real property  
6 appraiser's legal eligibility to engage in real property appraisal  
7 practice within three years immediately preceding the date the written  
8 request for approval as supervisory real property appraiser is submitted  
9 by the applicant or trainee real property appraiser on a form approved by  
10 the board;

11 (d) As prescribed by rules and regulations of the board, have  
12 successfully completed a board-approved supervisory real property  
13 appraiser and trainee course preceding the date the written request for  
14 approval as supervisory real property appraiser is submitted by the  
15 applicant or trainee real property appraiser on a form approved by the  
16 board; and

17 (e) Certify that he or she understands his or her responsibilities  
18 and obligations under the Real Property Appraiser Act as a supervisory  
19 real property appraiser and applies his or her signature to the written  
20 request for approval as supervisory real property appraiser submitted by  
21 the applicant or trainee real property appraiser.

22 (2) The supervisory real property appraiser shall be responsible for  
23 the training and direct supervision of the trainee real property  
24 appraiser's experience by:

25 (a) Accepting responsibility for the report by applying his or her  
26 signature and certifying that the report is in compliance with the  
27 Uniform Standards of Professional Appraisal Practice;

28 (b) Reviewing the trainee real property appraiser reports; and

29 (c) Conducting a personal inspection ~~Personally inspecting each~~  
30 ~~appraised property~~ with the trainee real property appraiser as is  
31 consistent with his or her scope of real property appraisal practice

1 until the supervisory real property appraiser determines that the trainee  
2 real property appraiser is competent in accordance with the competency  
3 rule of the Uniform Standards of Professional Appraisal Practice.

4 (3) A certified real property appraiser disciplined by the board or  
5 any other appraiser regulatory agency in another jurisdiction, which  
6 discipline may or may not have limited the real property appraiser's  
7 legal eligibility to engage in real property appraisal practice, shall  
8 not be eligible as a supervisory real property appraiser as of the date  
9 disciplinary action was imposed against the appraiser by the board or any  
10 other appraiser regulatory agency. The certified real property appraiser  
11 shall be considered to be in good standing and eligible as a supervisory  
12 real property appraiser upon the successful completion of disciplinary  
13 action that does not limit the real property appraiser's legal  
14 eligibility to engage in real property appraisal practice, or three years  
15 after the successful completion of disciplinary action that limits the  
16 real property appraiser's legal eligibility to engage in real property  
17 appraisal practice. Any action taken by the board or any other appraiser  
18 regulatory agency in another jurisdiction, which may or may not limit the  
19 real property appraiser's legal eligibility to engage in real property  
20 appraisal practice, involving any jurisdiction's isolated administrative  
21 responsibilities including, but not limited to, late payment of fees  
22 related to credentialing, failure to timely renew a credential, or  
23 failure to provide notification of a change in contact information, is  
24 not disciplinary action for the purpose of this subsection.

25 (4) The trainee real property appraiser may have more than one  
26 supervisory real property appraiser, but a supervisory real property  
27 appraiser may not supervise more than three trainee real property  
28 appraisers at one time.

29 (5) As prescribed by rules and regulations of the board, an  
30 appraisal experience log shall be maintained jointly by the supervisory  
31 real property appraiser and the trainee real property appraiser.

1           Sec. 10. Section 76-2230, Revised Statutes Cumulative Supplement,  
2 2022, is amended to read:

3           76-2230 (1) To qualify for a credential as a licensed residential  
4 real property appraiser, an applicant shall:

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

6           ~~(b) Hold a high school diploma or a certificate of high school~~  
7 ~~equivalency or have education acceptable to the Real Property Appraiser~~  
8 ~~Board;~~

9           **(b)(i)(A) If submitting an application on or before December 31,**  
10 **2025, have** ~~(c)(i) Have~~ successfully completed and passed examination for  
11 no fewer than one hundred fifty class hours in Real Property Appraiser  
12 Board-approved qualifying education courses conducted by education  
13 providers as prescribed by rules and regulations of the Real Property  
14 Appraiser Board ~~and completed the fifteen-hour National Uniform Standards~~  
15 ~~of Professional Appraisal Practice Course~~. Each course shall include a  
16 proctored, closed-book examination pertinent to the material presented;  
17 or

18           **(B) If submitting an application after December 31, 2025, have**  
19 **successfully completed and passed examination for no fewer than one**  
20 **hundred fifty-eight class hours in Real Property Appraiser Board-approved**  
21 **qualifying education courses conducted by education providers as**  
22 **prescribed by rules and regulations of the Real Property Appraiser Board.**  
23 **Each course shall include a proctored, closed-book examination pertinent**  
24 **to the material presented; or**

25           (ii) Hold a degree in real estate from an accredited degree-awarding  
26 college or university that has had all or part of its curriculum approved  
27 by the Appraiser Qualifications Board as required core curriculum or the  
28 equivalent as determined by the Appraiser Qualifications Board. If the  
29 degree in real estate or equivalent as approved by the Appraiser  
30 Qualifications Board does not satisfy all required qualifying education  
31 for credentialing, the remaining class hours shall be completed in Real

1 Property Appraiser Board-approved qualifying education pursuant to  
2 subdivision (b)(i) ~~(e)(i)~~ of this subsection;

3 (c)(i) ~~(d)(i)~~ Have no fewer than one thousand hours of experience as  
4 prescribed by rules and regulations of the Real Property Appraiser Board.  
5 The required experience shall be acceptable to the Real Property  
6 Appraiser Board and subject to review and determination as to conformity  
7 with the Uniform Standards of Professional Appraisal Practice. The  
8 experience shall have occurred during a period of no fewer than six  
9 months; or

10 (ii) Successfully complete a PAREA program. If the PAREA program  
11 does not satisfy all required experience for credentialing, the remaining  
12 experience hours shall be completed pursuant to subdivision (c)(i) ~~(d)(i)~~  
13 of this subsection;

14 (d) ~~(e)~~ Submit two copies of legible ink-rolled fingerprint cards or  
15 equivalent electronic fingerprint submissions to the Real Property  
16 Appraiser Board for delivery to the Nebraska State Patrol in a form  
17 approved by both the Nebraska State Patrol and the Federal Bureau of  
18 Investigation. A fingerprint-based national criminal history record check  
19 shall be conducted through the Nebraska State Patrol and the Federal  
20 Bureau of Investigation with such record check to be carried out by the  
21 Real Property Appraiser Board; and

22 (e) ~~(f)~~ Within the twenty-four ~~twelve~~ months following approval of  
23 the applicant's education and experience by the Real Property Appraiser  
24 Board, pass a licensed residential real property appraiser examination,  
25 certified residential real property appraiser examination, or certified  
26 general real property appraiser examination, approved by the Appraiser  
27 Qualifications Board, prescribed by rules and regulations of the Real  
28 Property Appraiser Board, and administered by a contracted testing  
29 service. Successful completion of examination shall be valid for twenty-  
30 four months.

31 (2) To qualify for an upgraded credential, a licensed residential

1 real property appraiser shall satisfy the appropriate requirements as  
2 follows:

3 (a) Submit two copies of legible ink-rolled fingerprint cards or  
4 equivalent electronic fingerprint submissions to the Real Property  
5 Appraiser Board for delivery to the Nebraska State Patrol in a form  
6 approved by both the Nebraska State Patrol and the Federal Bureau of  
7 Investigation. A fingerprint-based national criminal history record check  
8 shall be conducted through the Nebraska State Patrol and the Federal  
9 Bureau of Investigation with such record check to be carried out by the  
10 Real Property Appraiser Board; and

11 (b) Within the twenty-four ~~twelve~~ months following approval of the  
12 applicant's education and experience by the Real Property Appraiser Board  
13 for an upgraded credential, pass an appropriate examination approved by  
14 the Appraiser Qualifications Board for that upgraded credential,  
15 prescribed by rules and regulations of the Real Property Appraiser Board,  
16 and administered by a contracted testing service. Successful completion  
17 of examination shall be valid for twenty-four months.

18 (3) To qualify for a credential as a certified residential real  
19 property appraiser, a licensed residential real property appraiser shall:

20 (a)(i) Meet the postsecondary educational requirements pursuant to  
21 subdivisions (1)(b) and (c) of section 76-2231.01; or

22 (ii)(A) Have held a credential as a licensed residential real  
23 property appraiser for a minimum of five years; and

24 (B) Not have been subject to a nonappealable disciplinary action by  
25 the board or any other jurisdiction, which action limited the real  
26 property appraiser's legal eligibility to engage in real property  
27 appraisal practice within five years immediately preceding the date of  
28 application for the certified residential real property appraiser  
29 credential;

30 (b)(i) If submitting an application on or before December 31, 2025,  
31 successfully ~~(b)~~ ~~Successfully~~ complete and pass proctored, closed-book

1 examinations for no fewer than fifty additional class hours in board-  
2 approved qualifying education courses conducted by education providers as  
3 prescribed by rules and regulations of the board, or hold a degree in  
4 real estate from an accredited degree-awarding college or university or  
5 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2231.01; or  
6 ~~and~~

7 (ii) If submitting an application after December 31, 2025,  
8 successfully complete and pass proctored, closed-book examinations for no  
9 fewer than forty-two additional class hours in board-approved qualifying  
10 education courses conducted by education providers as prescribed by rules  
11 and regulations of the board, or hold a degree in real estate from an  
12 accredited degree-awarding college or university or equivalent pursuant  
13 to subdivision (1)(d)(ii) of section 76-2231.01; and

14 (c) Meet the experience requirements pursuant to subdivision (1)(e)  
15 of section 76-2231.01.

16 (4) To qualify for a credential as a certified general real property  
17 appraiser, a licensed residential real property appraiser shall:

18 (a) Meet the postsecondary educational requirements pursuant to  
19 subdivisions (1)(b) and (c) of section 76-2232;

20 (b)(i) If submitting an application on or before December 31, 2025,  
21 successfully ~~(b) Successfully~~ complete and pass proctored, closed-book  
22 examinations for no fewer than one hundred fifty additional class hours  
23 in board-approved qualifying education courses conducted by education  
24 providers as prescribed by rules and regulations of the board, or hold a  
25 degree in real estate from an accredited degree-awarding college or  
26 university or equivalent pursuant to subdivision (1)(d)(ii) of section  
27 76-2232; or ~~and~~

28 (ii) If submitting an application after December 31, 2025,  
29 successfully complete and pass proctored, closed-book examinations for no  
30 fewer than one hundred forty-two additional class hours in board-approved  
31 qualifying education courses conducted by education providers as

1 prescribed by rules and regulations of the board, or hold a degree in  
2 real estate from an accredited degree-awarding college or university or  
3 equivalent pursuant to subdivision (1)(d)(ii) of section 76-2232; and

4 (c) Meet the experience requirements pursuant to subdivision (1)(e)  
5 of section 76-2232.

6 (5) An appraiser holding a valid licensed residential real property  
7 appraiser credential shall satisfy the requirements for the trainee real  
8 property appraiser credential for a downgraded credential.

9 (6) The scope of real property appraisal practice for a licensed  
10 residential real property appraiser shall be limited to ~~real property~~  
11 ~~appraisal practice concerning~~ noncomplex residential real property or  
12 real estate having no more than four units, if any, with a transaction  
13 value, or market value if no transaction takes place, of less than one  
14 million dollars and complex residential real property or real estate  
15 having no more than four units, if any, with a transaction value, or  
16 market value if no transaction takes place, of less than four hundred  
17 thousand dollars. Subdivisions ~~The appraisal of subdivisions~~ for which a  
18 development analysis or appraisal is necessary are ~~is~~ not included in the  
19 scope of real property appraisal practice for a licensed residential real  
20 property appraiser.

21 Sec. 11. Section 76-2231.01, Revised Statutes Cumulative Supplement,  
22 2022, is amended to read:

23 76-2231.01 (1) To qualify for a credential as a certified  
24 residential real property appraiser, an applicant shall:

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

26 (b)(i) Hold a bachelor's degree, or higher, from an accredited  
27 degree-awarding college or university;

28 (ii) Hold an associate's degree from an accredited degree-awarding  
29 community college, college, or university in the study of business  
30 administration, accounting, finance, economics, or real estate;

31 (iii) Successfully complete thirty semester hours of college-level



1 education from an accredited degree-awarding community college, college,  
2 or university that includes:

3 (A) Three semester hours in each of the following: English  
4 composition; microeconomics; macroeconomics; finance; algebra, geometry,  
5 or higher mathematics; statistics; computer science; and business law or  
6 real estate law; and

7 (B) Three semester hours each in two elective courses in any of the  
8 topics listed in subdivision (b)(iii)(A) of this subsection, or in  
9 accounting, geography, agricultural economics, business management, or  
10 real estate;

11 (iv) Successfully complete thirty semester hours of the College-  
12 Level Examination Program that includes:

13 (A) Three semester hours in each of the following subject matter  
14 areas: College algebra; college composition modular; principles of  
15 macroeconomics; principles of microeconomics; introductory business law;  
16 and information systems; and

17 (B) Six semester hours in each of the following subject matter  
18 areas: College composition; and college mathematics; or

19 (v) Successfully complete any combination of subdivisions (b)(iii)  
20 and (iv) of this subsection that ensures coverage of all topics and hours  
21 identified in subdivision (b)(iii) of this subsection;

22 (c) Have his or her education evaluated for equivalency by one of  
23 the following if the college degree is from a foreign country:

24 (i) An accredited degree-awarding college or university;

25 (ii) A foreign degree credential evaluation service company that is  
26 a member of the National Association of Credential Evaluation Services;  
27 or

28 (iii) A foreign degree credential evaluation service company that  
29 provides equivalency evaluation reports accepted by an accredited degree-  
30 awarding college or university;

31 (d)(i) Have successfully completed and passed examination for no

1 fewer than two hundred class hours in Real Property Appraiser Board-  
2 approved qualifying education courses conducted by education providers as  
3 prescribed by rules and regulations of the Real Property Appraiser Board  
4 ~~and completed the fifteen-hour National Uniform Standards of Professional~~  
5 ~~Appraisal Practice Course~~. Each course shall include a proctored, closed-  
6 book examination pertinent to the material presented; or

7 (ii) Hold a degree in real estate from an accredited degree-awarding  
8 college or university that has had all or part of its curriculum approved  
9 by the Appraiser Qualifications Board as required core curriculum or the  
10 equivalent as determined by the Appraiser Qualifications Board. If the  
11 degree in real estate or equivalent as approved by the Appraiser  
12 Qualifications Board does not satisfy all required qualifying education  
13 for credentialing, the remaining class hours shall be completed in Real  
14 Property Appraiser Board-approved qualifying education pursuant to  
15 subdivision (d)(i) of this subsection;

16 (e)(i) Have no fewer than one thousand five hundred hours of  
17 experience as prescribed by rules and regulations of the Real Property  
18 Appraiser Board. The required experience shall be acceptable to the Real  
19 Property Appraiser Board and subject to review and determination as to  
20 conformity with the Uniform Standards of Professional Appraisal Practice.  
21 The experience shall have occurred during a period of no fewer than  
22 twelve months; or

23 (ii) Successfully complete a PAREA program. If the PAREA program  
24 does not satisfy all required experience for credentialing, the remaining  
25 experience hours shall be completed pursuant to subdivision (e)(i) of  
26 this subsection;

27 (f) Submit two copies of legible ink-rolled fingerprint cards or  
28 equivalent electronic fingerprint submissions to the Real Property  
29 Appraiser Board for delivery to the Nebraska State Patrol in a form  
30 approved by both the Nebraska State Patrol and the Federal Bureau of  
31 Investigation. A fingerprint-based national criminal history record check

1 shall be conducted through the Nebraska State Patrol and the Federal  
2 Bureau of Investigation with such record check to be carried out by the  
3 Real Property Appraiser Board; and

4 (g) Within the twenty-four ~~twelve~~ months following approval of the  
5 applicant's education and experience by the Real Property Appraiser  
6 Board, pass a certified residential real property appraiser examination  
7 or certified general real property appraiser examination, approved by the  
8 Appraiser Qualifications Board, prescribed by rules and regulations of  
9 the Real Property Appraiser Board, and administered by a contracted  
10 testing service. Successful completion of examination shall be valid for  
11 twenty-four months.

12 (2) To qualify for an upgraded credential, a certified residential  
13 real property appraiser shall satisfy the following requirements:

14 (a) Submit two copies of legible ink-rolled fingerprint cards or  
15 equivalent electronic fingerprint submissions to the Real Property  
16 Appraiser Board for delivery to the Nebraska State Patrol in a form  
17 approved by both the Nebraska State Patrol and the Federal Bureau of  
18 Investigation. A fingerprint-based national criminal history record check  
19 shall be conducted through the Nebraska State Patrol and the Federal  
20 Bureau of Investigation with such record check to be carried out by the  
21 Real Property Appraiser Board; and

22 (b) Within the twenty-four ~~twelve~~ months following approval of the  
23 applicant's education and experience by the Real Property Appraiser Board  
24 for an upgrade to a certified general real property appraiser credential,  
25 pass a certified general real property appraiser examination approved by  
26 the Appraiser Qualifications Board, prescribed by rules and regulations  
27 of the Real Property Appraiser Board, and administered by a contracted  
28 testing service. Successful completion of examination shall be valid for  
29 twenty-four months.

30 (3) To qualify for a credential as a certified general real property  
31 appraiser, a certified residential real property appraiser shall:

1 (a) Meet the postsecondary educational requirements pursuant to  
2 subdivisions (1)(b) and (c) of section 76-2232;

3 (b) Successfully complete and pass proctored, closed-book  
4 examinations for no fewer than one hundred additional class hours in  
5 board-approved qualifying education courses conducted by education  
6 providers as prescribed by rules and regulations of the board, or hold a  
7 degree in real estate from an accredited degree-awarding college or  
8 university or equivalent pursuant to subdivision (1)(d)(ii) of section  
9 76-2232; and

10 (c) Meet the experience requirements pursuant to subdivision (1)(e)  
11 of section 76-2232.

12 (4) A certified residential real property appraiser shall satisfy  
13 the requirements for the trainee real property appraiser credential and  
14 licensed residential real property appraiser credential for a downgraded  
15 credential. If requested, evidence acceptable to the Real Property  
16 Appraiser Board concerning the experience shall be presented along with  
17 an application in the form of written reports or file memoranda.

18 (5) The scope of real property appraisal practice for a certified  
19 residential real property appraiser shall be limited to ~~real property~~  
20 ~~appraisal practice concerning~~ residential real property or real estate  
21 having no more than four residential units, if any, without regard to  
22 transaction value or complexity. Subdivisions ~~The appraisal of~~  
23 ~~subdivisions~~ for which a development analysis or appraisal is necessary  
24 are ~~is~~ not included in the scope of real property appraisal practice for  
25 a certified residential real property appraiser.

26 Sec. 12. Section 76-2232, Revised Statutes Cumulative Supplement,  
27 2022, is amended to read:

28 76-2232 (1) To qualify for a credential as a certified general real  
29 property appraiser, an applicant shall:

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

31 (b) Hold a bachelor's degree, or higher, from an accredited degree-

1     awarding college or university;

2             (c) Have his or her education evaluated for equivalency by one of  
3     the following if the college degree is from a foreign country:

4             (i) An accredited degree-awarding college or university;

5             (ii) A foreign degree credential evaluation service company that is  
6     a member of the National Association of Credential Evaluation Services;  
7     or

8             (iii) A foreign degree credential evaluation service company that  
9     provides equivalency evaluation reports accepted by an accredited degree-  
10    awarding college or university;

11            (d)(i) Have successfully completed and passed examination for no  
12    fewer than three hundred class hours in Real Property Appraiser Board-  
13    approved qualifying education courses conducted by education providers as  
14    prescribed by rules and regulations of the Real Property Appraiser Board  
15    ~~and completed the fifteen-hour National Uniform Standards of Professional~~  
16    ~~Appraisal Practice Course.~~ Each course shall include a proctored, closed-  
17    book examination pertinent to the material presented; or

18            (ii) Hold a degree in real estate from an accredited degree-awarding  
19    college or university that has had all or part of its curriculum approved  
20    by the Appraiser Qualifications Board as required core curriculum or the  
21    equivalent as determined by the Appraiser Qualifications Board. If the  
22    degree in real estate or equivalent as approved by the Appraiser  
23    Qualifications Board does not satisfy all required qualifying education  
24    for credentialing, the remaining class hours shall be completed in Real  
25    Property Appraiser Board-approved qualifying education pursuant to  
26    subdivision (d)(i) of this subsection;

27            (e)(i) Have no fewer than three thousand hours of experience, of  
28    which one thousand five hundred hours shall be in nonresidential  
29    appraisal work, as prescribed by rules and regulations of the Real  
30    Property Appraiser Board. The required experience shall be acceptable to  
31    the Real Property Appraiser Board and subject to review and determination

1 as to conformity with the Uniform Standards of Professional Appraisal  
2 Practice. The experience shall have occurred during a period of no fewer  
3 than eighteen months; or

4 (ii) Successfully complete a PAREA program. If the PAREA program  
5 does not satisfy all required experience for credentialing, the remaining  
6 experience hours shall be completed pursuant to subdivision (e)(i) of  
7 this subsection;

8 (f) Submit two copies of legible ink-rolled fingerprint cards or  
9 equivalent electronic fingerprint submissions to the Real Property  
10 Appraiser Board for delivery to the Nebraska State Patrol in a form  
11 approved by both the Nebraska State Patrol and the Federal Bureau of  
12 Investigation. A fingerprint-based national criminal history record check  
13 shall be conducted through the Nebraska State Patrol and the Federal  
14 Bureau of Investigation with such record check to be carried out by the  
15 Real Property Appraiser Board; and

16 (g) Within the twenty-four ~~twelve~~ months following approval of the  
17 applicant's education and experience by the Real Property Appraiser  
18 Board, pass a certified general real property appraiser examination,  
19 approved by the Appraiser Qualifications Board, prescribed by rules and  
20 regulations of the Real Property Appraiser Board, and administered by a  
21 contracted testing service. Successful completion of examination shall be  
22 valid for twenty-four months.

23 (2) A certified general real property appraiser shall satisfy the  
24 requirements for the trainee real property appraiser credential, licensed  
25 residential real property appraiser credential, and certified residential  
26 real property appraiser credential for a downgraded credential. If  
27 requested, evidence acceptable to the Real Property Appraiser Board  
28 concerning the experience shall be presented along with an application in  
29 the form of written reports or file memoranda.

30 (3) The scope of real property appraisal practice for the certified  
31 general real property appraiser shall include ~~real property appraisal~~

1 ~~practice concerning~~ all types of real property or real estate that the  
2 real property appraiser is competent to engage in.

3       Sec. 13. Section 76-2233, Revised Statutes Cumulative Supplement,  
4 2022, is amended to read:

5       76-2233 (1) A person currently credentialed to engage in real  
6 property appraisal practice concerning real estate and real property  
7 under the laws of another jurisdiction may qualify for a credential  
8 through reciprocity as a licensed residential real property appraiser, a  
9 certified residential real property appraiser, or a certified general  
10 real property appraiser by complying with all of the provisions of the  
11 Real Property Appraiser Act relating to the appropriate classification of  
12 credentialing.

13       (2) An applicant under this section may qualify for a credential if,  
14 in the determination of the board:

15       (a) The requirements for credentialing in the applicant's  
16 jurisdiction of practice specified in an application for credentialing  
17 meet or exceed the minimum requirements of the Real Property Appraiser  
18 Qualification Criteria as adopted and promulgated by the Appraiser  
19 Qualifications Board of The Appraisal Foundation; and

20       (b) The regulatory program of the applicant's jurisdiction of  
21 practice specified in an application for credentialing is determined to  
22 be effective in accordance with Title XI of the Financial Institutions  
23 Reform, Recovery, and Enforcement Act of 1989 by the Appraisal  
24 Subcommittee of the Federal Financial Institutions Examination Council.

25       (3) The status of an applicant's jurisdiction of practice specified  
26 in an application for credentialing through reciprocity shall be verified  
27 through the most recent Compliance Review Report issued by the Appraisal  
28 Subcommittee of the Federal Financial Institutions Examination Council.  
29 In the case that findings pertaining to the adoption or implementation of  
30 the Real Property Appraiser Qualification Criteria indicate that one or  
31 more credentialing requirements do not meet or exceed the Real Property

1 Appraiser Qualification Criteria as promulgated by the Appraiser  
2 Qualifications Board of The Appraisal Foundation, the board may request  
3 evidence from the jurisdiction of practice or the Appraisal Subcommittee  
4 of the Federal Financial Institutions Examination Council showing that  
5 progress has been made to mitigate the findings in the Compliance Review  
6 Report.

7 (4) To qualify for a credential through reciprocity, the applicant  
8 shall:

9 (a) Submit two copies of legible ink-rolled fingerprint cards or  
10 equivalent electronic fingerprint submissions to the board for delivery  
11 to the Nebraska State Patrol in a form approved by both the Nebraska  
12 State Patrol and the Federal Bureau of Investigation. A fingerprint-based  
13 national criminal history record check shall be conducted through the  
14 Nebraska State Patrol and the Federal Bureau of Investigation with such  
15 record check to be carried out by the board;

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

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

24 (5) The credential status of an applicant under this section,  
25 including current standing and any disciplinary action imposed against  
26 his or her credentials, shall be verified through the Appraiser National  
27 Registry of the Appraisal Subcommittee of the Federal Financial  
28 Institutions Examination Council.

29 Sec. 14. Section 76-2233.01, Revised Statutes Cumulative Supplement,  
30 2022, is amended to read:

31 76-2233.01 (1) A nonresident currently credentialed to engage in



1 real property appraisal practice concerning real estate and real property  
2 under the laws of another jurisdiction may obtain a temporary credential  
3 as a licensed residential real property appraiser, a certified  
4 residential real property appraiser, or a certified general real property  
5 appraiser to engage in real property appraisal practice in this state.

6 (2) To qualify for the issuance of a temporary credential, an  
7 applicant shall:

8 (a) Submit an application on a form approved by the board;

9 (b) Submit a letter of engagement or a contract indicating the  
10 location of the real property appraisal practice assignment;

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

17 (d) Pay the appropriate application fee in an amount established by  
18 the board pursuant to section 76-2241.

19 (3) The credential status of an applicant under this section,  
20 including current standing and any disciplinary action imposed against  
21 his or her credentials, shall be verified through the Appraiser National  
22 Registry of the Appraisal Subcommittee of the Federal Financial  
23 Institutions Examination Council.

24 (4) Application for a temporary credential is valid for one year  
25 from the date application is made to the board or upon the expiration of  
26 the assignment specified in the letter of engagement, whichever occurs  
27 first.

28 (5) A temporary credential issued under this section shall be  
29 expressly limited to a grant of authority to engage in real property  
30 appraisal practice required for an assignment in this state. Each  
31 temporary credential shall expire upon the completion of the assignment

1 or upon the expiration of a period of six months from the date of  
2 issuance, whichever occurs first. A temporary credential may be renewed  
3 for one additional six-month period.

4 (6) Any person issued a temporary credential to engage in real  
5 property appraisal practice in this state shall comply with all of the  
6 provisions of the Real Property Appraiser Act relating to the appropriate  
7 classification of credentialing. The board may, upon its own motion, and  
8 shall, upon the written complaint of any aggrieved person, cause an  
9 investigation to be made with respect to an alleged violation of the act  
10 by a person who is engaged in, or who has engaged in, real property  
11 appraisal practice as a temporary credential holder, and that person  
12 shall be deemed a real property appraiser within the meaning of the act.

13 Sec. 15. Section 76-2233.02, Revised Statutes Cumulative Supplement,  
14 2022, is amended to read:

15 76-2233.02 (1) A credential issued under the Real Property Appraiser  
16 Act other than a temporary credential shall remain in effect until  
17 December 31 of the designated year unless surrendered, revoked,  
18 suspended, or canceled prior to such date. To renew a valid credential,  
19 the credential holder shall file an application on a form approved by the  
20 board and pay the appropriate renewal fee in an amount established by the  
21 board pursuant to section 76-2241. ~~The credential holder shall also pay~~  
22 ~~the criminal history record check fee in an amount established by the~~  
23 ~~board pursuant to section 76-2241 for maintenance of the random~~  
24 ~~fingerprint audit program to the board not later than November 30 of the~~  
25 ~~designated year.~~ A credential may be renewed for one year or two years.  
26 In every second year of the two-year continuing education period, as  
27 specified in section 76-2236, evidence of completion of continuing  
28 education requirements shall accompany renewal application or be on file  
29 with the board prior to renewal.

30 ~~(2) The board shall establish a number of credential holders to be~~  
31 ~~selected at random to submit, along with the application for renewal, two~~

1 ~~copies of legible ink-rolled fingerprint cards or equivalent electronic~~  
2 ~~fingerprint submissions to the board for delivery to the Nebraska State~~  
3 ~~Patrol in a form approved by both the Nebraska State Patrol and the~~  
4 ~~Federal Bureau of Investigation. A fingerprint-based national criminal~~  
5 ~~history record check shall be conducted through the Nebraska State Patrol~~  
6 ~~and the Federal Bureau of Investigation with such record check to be~~  
7 ~~carried out by the board.~~

8       (2) (3) If a credential holder fails to apply and meet the  
9 requirements for renewal by November 30 of the designated year, such  
10 credential holder may obtain a renewal of such credential by satisfying  
11 all of the requirements for renewal and paying the appropriate late  
12 processing fee in an amount established by the board pursuant to section  
13 76-2241 if such late renewal takes place prior to July 1 of the following  
14 year. ~~A credential holder selected at random to submit fingerprint cards~~  
15 ~~or equivalent electronic fingerprints that has applied and met all other~~  
16 ~~requirements for renewal prior to November 30 of the designated year~~  
17 ~~shall not pay a late processing fee if fingerprint cards or equivalent~~  
18 ~~electronic fingerprints are received prior to November 30 of the~~  
19 ~~designated year.~~ If a credential holder that first obtained his or her  
20 credential at the current level on or after November 1 fails to apply and  
21 meet the requirements for renewal by December 31 of the designated year,  
22 such credential holder may obtain a renewal of such credential by  
23 satisfying all the requirements for renewal and paying a late processing  
24 fee if such late renewal takes place prior to July 1 of the following  
25 year. The board may refuse to renew any credential if the credential  
26 holder has continued to, directly or indirectly for another, offer,  
27 attempt, agree to engage in, or engage in real property appraisal  
28 practice in this state following the expiration of his or her credential.  
29 If a credential is not renewed prior to July 1, a credential holder shall  
30 reapply for credentialing and meet the current requirements in place at  
31 the time of application, except as provided in section 76-2233.03.

1           Sec. 16. Section 76-2236, Revised Statutes Cumulative Supplement,  
2 2022, is amended to read:

3           76-2236 (1) Every credential holder shall furnish evidence to the  
4 board that he or she has satisfactorily completed no fewer than twenty-  
5 eight hours of approved continuing education activities in each two-year  
6 continuing education period. Hours of satisfactorily completed approved  
7 continuing education activities cannot be carried over from one two-year  
8 continuing education period to another. Evidence of successful completion  
9 of such continuing education activities for the two-year continuing  
10 education period, including passing examination if applicable, shall be  
11 submitted to the board in the manner prescribed by the board. No  
12 continuing education activity shall be less than two hours in duration. A  
13 person who holds a temporary credential does not have to meet any  
14 continuing education requirements in the Real Property Appraiser Act.

15           (2) As prescribed by rules and regulations of the Real Property  
16 Appraiser Board and at least once every two years, the seven-hour  
17 National Uniform Standards of Professional Appraisal Practice Continuing  
18 Education Update Course as approved by the Appraiser Qualifications Board  
19 or the equivalent of the course as approved by the Real Property  
20 Appraiser Board, shall be included in the continuing education  
21 requirement of each credential holder. An instructor certified by the  
22 Appraiser Qualifications Board satisfies this requirement by successfully  
23 completing an a—seven-hour instructor recertification course and  
24 examination, if applicable, as approved by the Appraiser Qualifications  
25 Board.

26           (3) A continuing education activity conducted in another  
27 jurisdiction in which the activity is approved to meet the continuing  
28 education requirements for renewal of a credential in such other  
29 jurisdiction shall be accepted by the board if that jurisdiction has  
30 adopted and enforces standards for such continuing education activity  
31 that meet or exceed the standards established by the Real Property

1 Appraiser Act and the rules and regulations of the board.

2 (4) The board may adopt a program of continuing education for  
3 individual credentials as long as the program is compliant with the  
4 Appraiser Qualifications Board's criteria specific to continuing  
5 education.

6 (5) No more than fourteen hours may be approved by the Real Property  
7 Appraiser Board as continuing education in each two-year continuing  
8 education period for participation, other than as a student, in appraisal  
9 educational processes and programs, which includes teaching, program  
10 development, authorship of textbooks, or similar activities that are  
11 determined by the board to be equivalent to obtaining continuing  
12 education. Evidence of participation shall be submitted to the board upon  
13 completion of the appraisal educational process or program. No  
14 preapproval will be granted for participation in appraisal educational  
15 processes or programs.

16 (6) As prescribed by rules and regulations of the Real Property  
17 Appraiser Board, qualifying ~~Qualifying~~ education, as approved by the  
18 board, successfully completed by a credential holder ~~to fulfill the~~  
19 ~~class-hour requirement to upgrade to a higher classification than his or~~  
20 ~~her current classification,~~ shall be approved by the board as continuing  
21 education.

22 (7) Beginning January 1, 2026, as prescribed by rules and  
23 regulations of the Real Property Appraiser Board and at least once every  
24 two years, a successfully completed board-approved valuation bias and  
25 fair housing laws course shall be included in the continuing education  
26 requirement of each credential holder. ~~Qualifying education, as approved~~  
27 ~~by the board, taken by a credential holder not to fulfill the class-hour~~  
28 ~~requirement to upgrade to a higher classification, shall be approved by~~  
29 ~~the board as continuing education if the credential holder completes the~~  
30 ~~examination.~~

31 (8) A board-approved supervisory real property appraiser and trainee

1 course successfully completed by a certified real property appraiser  
2 shall be approved by the board as continuing education no more than once  
3 during each two-year continuing education period.

4 (9) The Real Property Appraiser Board shall approve continuing  
5 education activities and instructors which it determines would protect  
6 the public by improving the competency of credential holders.

7 Sec. 17. Section 76-2241, Reissue Revised Statutes of Nebraska, is  
8 amended to read:

9 76-2241 (1) The board shall charge and collect appropriate fees for  
10 its services under the Real Property Appraiser Act as follows:

11 (a) A credential application fee of no more than two ~~one~~ hundred  
12 ~~fifty~~ dollars;

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

16 (c) An initial and renewal credentialing fee, other than temporary  
17 credentialing, of no more than three hundred fifty dollars;

18 (d) A late processing fee of no more than twenty-five dollars for  
19 each month or portion of a month the fee is late;

20 (e) A temporary credential application fee for a licensed  
21 residential real property appraiser, a certified residential real  
22 property appraiser, or a certified general real property appraiser of no  
23 more than one hundred fifty dollars;

24 (f) A temporary credentialing fee of no more than one hundred ~~fifty~~  
25 dollars for a licensed residential real property appraiser, certified  
26 residential real property appraiser, or certified general real property  
27 appraiser holding a temporary credential under the act;

28 (g) An inactive credential application fee of no more than one  
29 hundred dollars;

30 (h) An inactive credentialing fee of no more than three hundred  
31 dollars;

1 (i) A duplicate proof of credentialing fee of no more than twenty-  
2 five dollars;

3 (j) A certificate of good standing fee of no more than ten dollars;  
4 and

5 (k) A criminal history record check fee of no more than one hundred  
6 dollars.

7 (2) All fees for credentialing through reciprocity shall be the same  
8 as those paid by others pursuant to this section.

9 (3) In addition to the fees set forth in this section, the board may  
10 collect and transmit to the appropriate federal authority any fees  
11 established under the provisions of the Financial Institutions Reform,  
12 Recovery, and Enforcement Act of 1989. The board may establish such fees  
13 as it deems appropriate for special examinations and other services  
14 provided by the board.

15 (4) All fees and other revenue collected pursuant to the Real  
16 Property Appraiser Act shall be remitted by the board to the State  
17 Treasurer for credit to the Real Property Appraiser Fund.

18 Sec. 18. Section 76-2249, Reissue Revised Statutes of Nebraska, is  
19 amended to read:

20 76-2249 (1) The board may prepare a directory showing the name, ~~and~~  
21 place of business, and effective and expiration dates for credentials of  
22 credential holders under the Real Property Appraiser Act which may be  
23 made available on the board's website. Printed copies of the directory  
24 shall be made available to the public at such reasonable price per copy  
25 as may be fixed by the board. The directory shall be provided to federal  
26 authorities as required by the Financial Institutions Reform, Recovery,  
27 and Enforcement Act of 1989.

28 (2) The board shall provide without charge to any credential holder  
29 under the Real Property Appraiser Act a set of rules and regulations  
30 adopted and promulgated by the board and any other information which the  
31 board deems important in the area of real property appraisal in this

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

8       Sec. 19. Original sections 76-2241 and 76-2249, Reissue Revised  
9 Statutes of Nebraska, and sections 76-2201, 76-2203, 76-2207.30,  
10 76-2218.02, 76-2219.02, 76-2221, 76-2228.01, 76-2228.02, 76-2230,  
11 76-2231.01, 76-2232, 76-2233, 76-2233.01, 76-2233.02, and 76-2236,  
12 Revised Statutes Cumulative Supplement, 2022, are repealed.

13       Sec. 20. Since an emergency exists, this act takes effect when  
14 passed and approved according to law.