

One Hundred Seventh Legislature - Second Session - 2022

Introducer's Statement of Intent

LB706

Chairperson: Senator Matt Williams

Committee: Banking, Commerce and Insurance

Date of Hearing: January 24, 2022

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB706 is introduced at the Request of the Nebraska Real Property Appraiser Board. The purpose of LB706 is to update the Nebraska Real Property Appraiser Act ("Act") to implement the Real Property Appraiser Qualifications Criteria ("2021" Criteria) adopted by the Appraisal Foundation's Appraisers Qualifications Board, effective on January 1, 2021; and to main compliance with Title XI of the Federal Financial Intuitions Reform, Recovery, and Enforcement Act of 1989 ("Title XI"). Title XI requires each state to prescribe appropriate standards for the performance of real estate appraisals in connection with federally related transactions. In addition, real estate appraisals are to be performed by an individual whose competency has been demonstrated, and whose professional conduct is subject to effective state supervision. If the State of Nebraska is found not to be in compliance with Title XI by the Appraisal Subcommittee, the Appraisal Subcommittee may remove all Nebraska credentialed appraisers from the Federal Registry, resulting in no appraisers qualified to appraise real property in connection with federally related transactions. Such action would have a substantial negative impact on the mortgage loan activity in Nebraska. Along with the 2021 Criteria changes, LB706 also includes minor changes to address administration of the Act and reduce unnecessary barriers for real property appraisers and applicants for credentialing.

Principal Introducer: _____

Senator Matt Williams