

LEGISLATURE OF NEBRASKA
ONE HUNDRED FIFTH LEGISLATURE
FIRST SESSION

LEGISLATIVE BILL 17

Introduced by Craighead, 6.

Read first time January 05, 2017

Committee: Banking, Commerce and Insurance

1 A BILL FOR AN ACT relating to real property; to amend sections
2 76-2228.02, 76-3201, 76-3202, 76-3203, 76-3204, 76-3205, 76-3206,
3 76-3207, 76-3208, 76-3210, 76-3212, 76-3213, 76-3214, 76-3215,
4 76-3216, and 76-3217, Revised Statutes Cumulative Supplement, 2016;
5 to change and eliminate provisions relating to the Real Property
6 Appraiser Act and the Nebraska Appraisal Management Company
7 Registration Act; to harmonize provisions; and to repeal the
8 original sections.
9 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-2228.02, Revised Statutes Cumulative
2 Supplement, 2016, is amended to read:

3 76-2228.02 (1) Each trainee real property appraiser's experience
4 shall be subject to direct supervision by a supervisory appraiser. To
5 qualify as a supervisory appraiser, a real property appraiser shall:

6 (a) Be a certified residential real property appraiser or certified
7 general real property appraiser in good standing;

8 (b) Have held a certified real property appraiser credential in this
9 state, or the equivalent in any other jurisdiction, for a minimum of
10 three years immediately preceding the date of the written request for
11 approval as supervisory appraiser;

12 (c) Have not successfully completed disciplinary action by the board
13 or any other jurisdiction, which action limited the real property
14 appraiser's legal eligibility to engage in real property appraisal
15 activity within three years immediately preceding the date the written
16 request for approval as supervisory appraiser is submitted by the
17 applicant or trainee real property appraiser on a form approved by the
18 board;

19 (d) As prescribed by rules and regulations of the board, have
20 successfully completed a board-approved seven-hour supervisory appraiser
21 and trainee course within two years immediately preceding the date the
22 written request for approval as supervisory appraiser is submitted by the
23 applicant or trainee real property appraiser on a form approved by the
24 board; and

25 (e) Certify that he or she understands his or her responsibilities
26 and obligations under the Real Property Appraiser Act as a supervisory
27 appraiser and applies his or her signature to the written request for
28 approval as supervisory appraiser submitted by the applicant or trainee
29 real property appraiser.

30 (2) The supervisory appraiser shall be responsible for the training
31 and direct supervision of the trainee real property appraiser's

1 experience by:

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

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

6 (c) Personally inspecting each appraised property with the trainee
7 real property appraiser as is consistent with his or her scope of
8 practice until the supervisory appraiser determines that the trainee real
9 property appraiser is competent in accordance with the competency rule of
10 the Uniform Standards of Professional Appraisal Practice.

11 (3) A certified real property appraiser disciplined by the board or
12 any other appraiser regulatory agency in another jurisdiction, which
13 discipline may or may not have limited the real property appraiser's
14 legal eligibility to engage in real property appraisal activity, shall
15 not be eligible as a supervisory appraiser as of the date disciplinary
16 action was imposed against the appraiser by the board or any other
17 appraiser regulatory agency. The certified real property appraiser shall
18 be considered to be in good standing and eligible as a supervisory
19 appraiser upon the successful completion of disciplinary action that does
20 not limit the real property appraiser's legal eligibility to engage in
21 real property appraisal activity, or three years after the successful
22 completion of disciplinary action that limits the real property
23 appraiser's legal eligibility to engage in real property appraisal
24 activity.

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

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

31 Sec. 2. Section 76-3201, Revised Statutes Cumulative Supplement,

1 2016, is amended to read:

2 76-3201 Sections 76-3201 to 76-3220 and sections 5, 6, 19, and 20 of
3 this act shall be known and may be cited as the Nebraska Appraisal
4 Management Company Registration Act.

5 Sec. 3. Section 76-3202, Revised Statutes Cumulative Supplement,
6 2016, is amended to read:

7 76-3202 For purposes of the Nebraska Appraisal Management Company
8 Registration Act:

9 (1) Affiliate means any person that controls, is controlled by, or
10 is under common control with, another person;

11 (2) AMC National Registry means the registry of appraisal management
12 companies that hold a registration as an appraisal management company
13 issued by the board or the equivalent issued in another jurisdiction, and
14 federally regulated appraisal management companies, maintained by the
15 Appraisal Subcommittee;

16 (3) AMC final rule means, collectively, the rules adopted by the
17 federal agencies as required in section 1124 of the Financial
18 Institutions Reform, Recovery, and Enforcement Act of 1989, as such rules
19 existed on January 1, 2017;

20 (4) (1) Appraisal has the same meaning as in section 76-2204;

21 (2) Appraisal Foundation has the same meaning as in section 76-2205;

22 (5) (3) Appraisal management company means a person that , in
23 connection with valuing real property collateralizing mortgage loans,
24 mortgages, or trust deeds incorporated into a securitization, any
25 external third party that oversees a network or panel of more than
26 fifteen certified or licensed appraisers in this state or twenty-five or
27 more certified or licensed appraisers nationally within a given year and
28 that is authorized, either by a creditor of a consumer credit transaction
29 secured by a consumer's principal dwelling or by an underwriter of or
30 other principal in the secondary mortgage markets:

31 (a) Provides appraisal management services to creditors or to

1 secondary mortgage market participants, including affiliates;

2 (b) Provides appraisal management services in connection with
3 valuing a consumer's principal dwelling as security for a consumer credit
4 transaction or incorporating such transactions into securitizations; and

5 (c) Within a twelve-month period, oversees an appraiser panel of:

6 (i) More than fifteen AMC appraisers who each hold a credential in
7 this state; or

8 (ii) Twenty-five or more AMC appraisers who each hold a credential
9 or equivalent in two or more jurisdictions;

10 (6) Appraisal management services means one or more of the
11 following:

12 (a) To recruit, select, and retain AMC appraisers;

13 (b) To contract with AMC certified or licensed appraisers to perform
14 assignments real property appraisal activity;

15 (c) To manage the process of having an appraisal performed,
16 including providing administrative services duties such as receiving
17 appraisal orders and reports, submitting completed reports to creditors
18 and secondary mortgage market participants underwriters, collecting fees
19 from creditors and secondary mortgage market participants underwriters
20 for appraisal services provided, and paying AMC reimbursing appraisers
21 for valuation appraisal services performed; or

22 (d) To review and verify the work of AMC appraisers;

23 (7) (4) Appraisal practice has the same meaning as in section
24 76-2205.01;

25 (8) Appraisal Subcommittee means the Appraisal Subcommittee of the
26 Federal Financial Institutions Examination Council;

27 (9) AMC appraiser means a person who holds a valid credential or
28 equivalent to appraise real estate and real property under the laws of
29 this state or another jurisdiction, and holds the status of active on the
30 National Registry of the Appraisal Subcommittee of the Federal Financial
31 Institutions Examination Council in one or more jurisdictions;

1 ~~(5) Appraisal review means the act or process of developing and~~
2 ~~communicating an opinion about the quality of another appraiser's work~~
3 ~~that was performed as part of a real property appraisal activity, except~~
4 ~~that a quality control examination of a report shall not be an appraisal~~
5 ~~review;~~

6 ~~(6) Appraisal services means residential valuation assignments~~
7 ~~performed by an individual acting as an appraiser, including, but not~~
8 ~~limited to, appraisal or appraisal review;~~

9 ~~(7) Appraiser means an individual who holds a license or~~
10 ~~certification as an appraiser and is expected to perform valuation~~
11 ~~assignments competently and in a manner that is independent, impartial,~~
12 ~~and objective;~~

13 ~~(10) (8) Appraiser panel means a network, list, or roster of AMC~~
14 ~~appraisers approved by an appraisal management company to perform~~
15 ~~appraisals as independent contractors for the appraisal management~~
16 ~~company group of licensed or certified independent appraisers that have~~
17 ~~been selected to perform appraisal services for a third party;~~

18 ~~(11) Assignment has the same meaning as in section 76-2207.01;~~

19 ~~(12) (9) Board has the same meaning as in section 76-2207.02 means~~
20 ~~the Real Property Appraiser Board;~~

21 ~~(13) Consumer credit means credit offered or extended to a consumer~~
22 ~~primarily for personal, family, or household purposes;~~

23 ~~(10) Controlling person means:~~

24 ~~(a) An officer or director of, or owner of greater than a ten~~
25 ~~percent interest in, a corporation, partnership, or other business entity~~
26 ~~seeking to act or acting as an appraisal management company in this~~
27 ~~state;~~

28 ~~(b) An individual employed, appointed, or authorized by an appraisal~~
29 ~~management company that has the authority to enter into a contractual~~
30 ~~relationship with other persons for the performance of services requiring~~
31 ~~registration as an appraisal management company and that has the~~

1 ~~authority to enter into agreements with appraisers for the performance of~~
2 ~~appraisals; or~~

3 ~~(c) An individual who possesses, directly or indirectly, the power~~
4 ~~to direct or cause the direction of the management or policies of an~~
5 ~~appraisal management company;~~

6 (14) Covered transaction means any consumer credit transaction
7 secured by the consumer's principal dwelling;

8 (15) Credential has the same meaning as in section 76-2207.09;

9 (16) Creditor means a person who regularly extends consumer credit
10 that is subject to a finance charge or is payable by written agreement in
11 more than four installments, not including a down payment, and to whom
12 the obligation is initially payable, either on the face of the note or
13 contract or by agreement when there is no note or contract. A person
14 regularly extends consumer credit if:

15 (a) The person extended credit, other than credit subject to the
16 requirements of 12 C.F.R. 1026.32, more than five times for transactions
17 secured by a dwelling in the preceding calendar year, or in the current
18 calendar year if a person did not meet these standards in the preceding
19 calendar year; and

20 (b) In any twelve-month period, the person originates more than one
21 credit extension that is subject to the requirements of 12 C.F.R.
22 1026.32, or one or more such credit extensions through a mortgage broker;

23 (17) Contact person means a person designated by the appraisal
24 management company as the main contact for all communication between the
25 appraisal management company and the board;

26 (18) Dwelling means a residential structure that contains one to
27 four units, whether or not that structure is attached to real property,
28 including an individual condominium unit, cooperative unit, mobile home,
29 or trailer if used as a residence. With respect to a dwelling:

30 (a) A consumer may have only one principal dwelling at a time;

31 (b) A vacation or secondary dwelling is not a principal dwelling;

1 and

2 (c) A dwelling bought or built by a consumer with the intention of
3 that dwelling becoming the consumer's principal dwelling within one year,
4 or upon completion of construction, is considered to be the consumer's
5 principal dwelling for the purpose of the Nebraska Appraisal Management
6 Company Registration Act;

7 (19) Federally regulated appraisal management company means an
8 appraisal management company that is:

9 (a) Owned and controlled by an insured depository institution as
10 defined in 12 U.S.C. 1813; and

11 (b) Regulated by the Office of the Comptroller of the Currency, the
12 Board of Governors of the Federal Reserve System, the Federal Deposit
13 Insurance Corporation, or the successor of any such agencies;

14 (20) ~~(11) Federal agencies financial institution regulatory agency~~
15 means the Board of Governors of the Federal Reserve System, the Federal
16 Deposit Insurance Corporation, the Office of the Comptroller of the
17 Currency, ~~the Office of Thrift Supervision,~~ the National Credit Union
18 Administration, the Consumer Financial Protection Bureau, the Federal
19 Housing Finance Agency, or the successor of any of such agencies;

20 (21) Financial Institutions Reform, Recovery, and Enforcement Act of
21 1989 has the same meaning as in section 76-2207.14;

22 (22) Independent contractor means a person established as an
23 independent contractor by the appraisal management company for the
24 purpose of federal income taxation;

25 (23) Jurisdiction has the same meaning as in section 76-2207.16;

26 ~~(12) Federally related transaction means any real estate related~~
27 financial transaction which:

28 ~~(a) A federal financial institution regulatory agency or the~~
29 Resolution Trust Corporation engages in, contracts for, or regulates; and

30 ~~(b) Requires the services of an appraiser;~~

31 ~~(13) Owned and controlled means direct or indirect ownership or~~

1 ~~control of more than twenty-five percent of the voting shares of an~~
2 ~~appraisal management company;~~

3 ~~(24) (14) Person has the same meaning as in section 76-2213.02 means~~
4 ~~an individual, firm, partnership, limited partnership, limited liability~~
5 ~~company, association, corporation, or other group engaged in joint~~
6 ~~business activities, however organized;~~

7 ~~(15) Quality control examination means an examination of a report~~
8 ~~for compliance and completeness, including grammatical, typographical, or~~
9 ~~other similar errors;~~

10 ~~(25) (16) Real estate has the same meaning as in section 76-2214;~~

11 ~~(17) Real estate-related financial transaction means any transaction~~
12 ~~involving:~~

13 ~~(a) The sale, lease, purchase, investment in, or exchange of real~~
14 ~~property, including interests in real property or the financing thereof;~~

15 ~~(b) The refinancing of real property or interests in real property;~~
16 ~~or~~

17 ~~(c) The use of real property or interests in real property as~~
18 ~~security for a loan or investment, including mortgage-backed securities;~~

19 ~~(26) (18) Real property has the same meaning as in section~~
20 ~~76-2214.01;~~

21 ~~(27) (19) Real property appraisal activity has the same meaning as~~
22 ~~in section 76-2215;~~

23 ~~(28) Registration means a registration as an appraisal management~~
24 ~~company in this state issued by the board if all requirements for~~
25 ~~approval as an appraisal management company required in the Nebraska~~
26 ~~Appraisal Management Company Registration Act have been met by a person~~
27 ~~making application to the board, including the submission of all required~~
28 ~~fees, and the board has granted all rights to the person to operate as an~~
29 ~~appraisal management company in this state as allowed under the act;~~

30 ~~(20) Relocation management company means a business entity in which~~
31 ~~the preponderance of its business services include relocation of~~

1 ~~employees as an agent or contracted service provider to the employer for~~
2 ~~the purposes of determining an anticipated sales price for the residence~~
3 ~~of an employee being relocated by the employer;~~

4 (29) ~~(21)~~ Report has the same meaning as in section 76-2216.02;

5 (30) Secondary mortgage market participant means a guarantor or
6 insurer of mortgage-backed securities, or an underwriter or issuer of
7 mortgage-backed securities, and only includes an individual investor in a
8 mortgage-backed security if that investor also serves in the capacity of
9 a guarantor, insurer, underwriter, or issuer for the mortgage-backed
10 security;

11 (31) ~~(22)~~ Uniform Standards of Professional Appraisal Practice has
12 the same meaning as in section 76-2218.02; and

13 (32) ~~(23)~~ Valuation services assignment has the same meaning as in
14 section 76-2219.01 ~~76-2219~~.

15 Sec. 4. Section 76-3203, Revised Statutes Cumulative Supplement,
16 2016, is amended to read:

17 76-3203 (1) An application for issuance of a registration shall be
18 made in writing to the board on forms approved by the board, which
19 includes, but is not limited to, all information required by the board
20 necessary to administer and enforce the Nebraska Appraisal Management
21 Company Registration Act, and the name of the contact person for the
22 appraisal management company ~~It is unlawful for a person to directly or~~
23 ~~indirectly engage in or attempt to engage in business as an appraisal~~
24 ~~management company or to advertise or hold itself out as engaging in or~~
25 ~~conducting business as an appraisal management company in this state~~
26 ~~without first obtaining a registration issued by the board.~~

27 (2) ~~An application for the registration required by subsection (1)~~
28 ~~of this section shall include the following information:~~

29 (a) ~~The name of the person seeking registration and any other name~~
30 ~~or names, if any, under which it will do business in this state;~~

31 (b) ~~The business address of the person seeking registration;~~

1 ~~(c) The telephone contact information of the person seeking~~
2 ~~registration;~~

3 ~~(d) If the person seeking registration is not a corporation that is~~
4 ~~domiciled in this state, the name and contact information for the~~
5 ~~person's agent for service of process in this state;~~

6 ~~(e) The name, address, and contact information for any person that~~
7 ~~owns ten percent or more of the person seeking registration;~~

8 ~~(f) The name, address, and contact information for one controlling~~
9 ~~person designated as the main contact for all communication between the~~
10 ~~person seeking registration and the board;~~

11 ~~(g) A certification that the person seeking registration has a~~
12 ~~system and process in place to verify that an appraiser selected to the~~
13 ~~appraiser panel of the person seeking registration holds a license or~~
14 ~~certification in good standing in this state pursuant to the Real~~
15 ~~Property Appraiser Act;~~

16 ~~(h) A certification that the person seeking registration requires~~
17 ~~appraisers completing appraisal services at the person's request to~~
18 ~~comply with the Uniform Standards of Professional Appraisal Practice,~~
19 ~~including the requirements for geographic and product competence;~~

20 ~~(i) A certification that the person seeking registration has a~~
21 ~~system in place to verify that only licensed or certified appraisers are~~
22 ~~used for federally related transactions;~~

23 ~~(j) A certification that the person seeking registration has a~~
24 ~~system in place to require that appraisals are conducted independently~~
25 ~~and free from inappropriate influence and coercion as required by the~~
26 ~~appraisal independence standards established under section 129E of the~~
27 ~~federal Truth in Lending Act, as amended, including the requirements for~~
28 ~~payment of a reasonable and customary fee to appraisers when the~~
29 ~~appraisal management company is providing appraisal services for a~~
30 ~~consumer credit transaction secured by the principal dwelling of a~~
31 ~~consumer;~~

1 ~~(k) A certification that the person seeking registration maintains a~~
2 ~~detailed record of each request for appraisal services that it receives~~
3 ~~and the appraiser that performs the residential real estate appraisal~~
4 ~~services for the appraisal management company;~~

5 ~~(l) If the person seeking registration is a nonresident, an~~
6 ~~irrevocable consent for service of process, if required pursuant to~~
7 ~~section 76-3205; and~~

8 ~~(m) Any other information required by the board which is reasonably~~
9 ~~necessary to implement the Nebraska Appraisal Management Company~~
10 ~~Registration Act.~~

11 ~~(3) An applicant for registration as an appraisal management company~~
12 ~~in this state shall submit to the board an application on a form or forms~~
13 ~~prescribed by the board.~~

14 ~~(2) (4) An applicant for issuance of a registration as an appraisal~~
15 ~~management company in this state shall furnish to the board, at the time~~
16 ~~of making application, a surety bond in the amount of twenty-five~~
17 ~~thousand dollars. The surety bond required under this subsection shall be~~
18 ~~issued by a bonding company or insurance company authorized to do~~
19 ~~business in this state, and a copy of the bond shall be filed with the~~
20 ~~board. The bond shall be in favor of the state for the benefit of any~~
21 ~~person who is damaged by any violation of the Nebraska Appraisal~~
22 ~~Management Company Registration Act. The bond shall also be in favor of~~
23 ~~any person damaged by such a violation. Any person claiming against the~~
24 ~~bond for a violation of the act may maintain an action at law against the~~
25 ~~appraisal management company and against the surety. The aggregate~~
26 ~~liability of the surety to all persons damaged by a violation of the act~~
27 ~~by an appraisal management company shall not exceed the amount of the~~
28 ~~bond. The bond shall be maintained until one year after the date that the~~
29 ~~appraisal management company ceases operation in this state.~~

30 (3) A registration shall be issued only to persons who:

31 (a) Meet the requirements for issuance of a registration;

1 (b) Have a good reputation for honesty, trustworthiness, integrity,
2 and competence to perform appraisal management services in such manner as
3 to safeguard the interest of the public as determined by the board; and

4 (c) Have not had a final civil or criminal judgment entered against
5 them for fraud, dishonesty, breach of trust, or misrepresentation
6 involving real estate, financial services, or appraisal management
7 services within a five-year period immediately preceding the date of
8 application.

9 (4) A registration shall be valid for a period of twelve months
10 beginning on the date which the registration was issued or renewed unless
11 canceled, revoked, or surrendered.

12 (5) All information related to an appraisal management company's
13 registration shall be reported to the Appraisal Subcommittee as required
14 by Title XI of the Financial Institutions Reform, Recovery, and
15 Enforcement Act of 1989, the AMC Final Rule, and any policy or rule
16 established by the Appraisal Subcommittee.

17 (6) The renewal of a registration includes the same requirements
18 found in subsections (1) through (5) of this section. An application for
19 renewal of a registration shall be furnished to the board no later than
20 sixty days prior to the date of expiration of the registration.

21 (7) For the purpose of subdivision (5) of section 76-3202, the
22 twelve-month period for renewal of a registration shall consist of the
23 twelve months pursuant to subsection (4) of this section.

24 ~~(5) A registration issued pursuant to the Nebraska Appraisal~~
25 ~~Management Company Registration Act shall be valid for two years after~~
26 ~~the date on which it is issued. An application for the renewal of a~~
27 ~~registration shall include substantially similar information required for~~
28 ~~the initial registration as provided in subsection (2) of this section.~~

29 Sec. 5. (1) Only AMC appraisers considered to be in good standing
30 in all jurisdictions in which an active credential is held shall be
31 included on an appraisal management company's appraiser panel.

1 (2) An appraisal management company shall remove any AMC appraiser
2 from its appraiser panel within thirty days after receiving notice that
3 the AMC appraiser:

4 (a) Is no longer considered to be in good standing in one or more
5 jurisdictions in which he or she holds an active credential or
6 equivalent;

7 (b) The AMC appraiser's credential or equivalent has been refused,
8 denied, canceled, revoked; or

9 (c) The AMC appraiser has surrendered his or her credential or
10 equivalent in lieu of revocation.

11 (3) Pursuant to subdivision (5)(c) of section 76-3202, an appraiser
12 panel shall include each AMC appraiser as of the earliest date on which
13 such person was accepted by the appraisal management company:

14 (a) For consideration for future assignments in covered transactions
15 or for secondary mortgage market participants in connection with covered
16 transactions; or

17 (b) For engagement to perform one or more appraisals on behalf of a
18 creditor for a covered transaction or for a secondary mortgage market
19 participant in connection with covered transactions.

20 (4) Any AMC appraiser included on an appraisal management company's
21 appraiser panel pursuant to subsection (3) of this section shall remain
22 on such appraiser panel until the date on which the appraisal management
23 company:

24 (a) Sends written notice to the AMC appraiser removing him or her
25 from the appraiser panel. Such written notice shall include an
26 explanation of the action taken by the appraisal management company;

27 (b) Receives written notice from the AMC appraiser requesting that
28 he or she be removed from the appraiser panel. Such written notice shall
29 include an explanation of the action requested by the AMC appraiser; or

30 (c) Receives written notice on behalf of the AMC appraiser of the
31 death or incapacity of the AMC appraiser. Such written notice shall

1 include an explanation on behalf of the AMC appraiser.

2 (5) Upon receipt of notice that he or she has been removed from the
3 appraisal management company's appraiser panel, an AMC appraiser shall
4 have thirty days to provide a response to the appraisal management
5 company that removed the AMC appraiser from its appraiser panel. Upon
6 receipt of the AMC appraiser's response, the appraisal management company
7 shall have thirty days to reconsider the removal and provide a written
8 response to the AMC appraiser.

9 (6) If an AMC appraiser is removed from an appraisal management
10 company's appraiser panel pursuant to subsection (4) of this section,
11 nothing shall prevent the appraisal management company at any time during
12 the twelve months after removal from the appraiser panel from considering
13 such person for future assignments in covered transactions or for
14 secondary mortgage market participants in connection with covered
15 transactions, or for engagement to perform one or more appraisals on
16 behalf of a creditor for a covered transaction or for a secondary
17 mortgage market participant in connection with covered transactions. If
18 such consideration or engagement takes place, the removal shall be deemed
19 not to have occurred and such person shall be deemed to have been
20 included on the appraiser panel without interruption.

21 (7) Any AMC appraiser included on an appraisal management company's
22 appraiser panel engaged in appraisal practice or real property appraisal
23 activity as a result of an assignment provided by an appraisal management
24 company shall be free from inappropriate influence and coercion as
25 required by the appraisal independence standards established under
26 section 129E of the federal Truth in Lending Act, as such section existed
27 on January 1, 2017, including the requirements for payment of a
28 reasonable and customary fee to AMC appraisers when the appraisal
29 management company is engaged in providing appraisal management services.

30 (8) An appraisal management company shall select an AMC appraiser
31 from its appraiser panel for an assignment who is independent of the

1 transaction and who has the requisite education, expertise, and
2 experience necessary to competently complete the assignment for the
3 particular market and property type.

4 Sec. 6. (1) A federally regulated appraisal management company must
5 report all information required to be submitted to the Appraisal
6 Subcommittee pursuant to Title XI of the Financial Institutions Reform,
7 Recovery, and Enforcement Act of 1989, the AMC final rule, and any policy
8 or rule established by the Appraisal Subcommittee related to its
9 operation in this state, including, but not limited to, the collection of
10 information related to ownership limitations.

11 (2) The board may collect and transmit to the Appraisal Subcommittee
12 any fees established by the Appraisal Subcommittee pursuant to Title XI
13 of the Financial Institutions Reform, Recovery, and Enforcement Act of
14 1989, the AMC final rule, and any policy or rule established by the
15 Appraisal Subcommittee required for inclusion on the AMC National
16 Registry, and collect any fees as deemed appropriate by the board for
17 services provided as related to a federally regulated appraisal
18 management company's operation in this state.

19 (3) Nothing in the Nebraska Appraisal Management Company
20 Registration Act shall prevent issuance by the board of a registration to
21 a federally regulated appraisal management company.

22 (4) Except for a federally regulated appraisal management company
23 that holds a registration issued by the board, section 76-3202, and this
24 section, a federally regulated appraisal management company is exempt
25 from the Nebraska Appraisal Management Company Registration Act.

26 Sec. 7. Section 76-3204, Revised Statutes Cumulative Supplement,
27 2016, is amended to read:

28 76-3204 The Nebraska Appraisal Management Company Registration Act
29 does not apply to:

30 (1) A department or division of a person that provides appraisal
31 management services only to itself; or

1 ~~(2) A person that provides appraisal management services but does~~
2 ~~not meet the requirement established by subdivision (5)(c) of section~~
3 ~~76-3202.~~

4 ~~(1) A person that exclusively employs persons for the performance of~~
5 ~~appraisal services. The employer is responsible for ensuring that the~~
6 ~~appraisal services are performed by employees in accordance with the~~
7 ~~Uniform Standards of Professional Appraisal Practice;~~

8 ~~(2) An appraisal management company that is owned and controlled by~~
9 ~~a financial institution regulated by a federal financial institution~~
10 ~~regulatory agency;~~

11 ~~(3) An appraiser that enters into an agreement, written or oral,~~
12 ~~with an appraiser for the performance of appraisal services if upon the~~
13 ~~completion of the appraisal services the report is signed by both the~~
14 ~~appraiser who completed the appraisal services and the appraiser who~~
15 ~~requested the appraisal services; or~~

16 ~~(4) A relocation management company.~~

17 Sec. 8. Section 76-3205, Revised Statutes Cumulative Supplement,
18 2016, is amended to read:

19 76-3205 Each person seeking registration as an appraisal management
20 company that holds a registration but in this state that is not domiciled
21 in this state shall submit an irrevocable consent that service of process
22 upon such person may be made by delivery of the process to the director
23 of the board if the plaintiff cannot, in the exercise of due diligence,
24 effect personal service upon the person in an action against the
25 applicant in a court of this state arising out of the person's activities
26 in this state.

27 Sec. 9. Section 76-3206, Revised Statutes Cumulative Supplement,
28 2016, is amended to read:

29 76-3206 (1) The board shall charge and collect fees for its
30 services under the Nebraska Appraisal Management Company Registration Act
31 as follows:

1 (a) (1) An application fee of no more than three hundred fifty
2 dollars;

3 (b) An (2) ~~an~~ initial registration fee of no more than two thousand
4 dollars;

5 (c) A (3) ~~a~~ renewal registration fee of no more than one thousand
6 five hundred dollars; and

7 (d) A (4) ~~a~~ late renewal processing fee of twenty-five dollars for
8 each month or portion of a month the renewal registration fee is late.

9 (2) The board may collect and transmit to the Appraisal Subcommittee
10 any fees established by the Appraisal Subcommittee under Title XI of the
11 Financial Institutions Reform, Recovery, and Enforcement Act of 1989, the
12 AMC final rule, and any policy or rule established by the Appraisal
13 Subcommittee required for inclusion on the AMC National Registry.

14 Sec. 10. Section 76-3207, Revised Statutes Cumulative Supplement,
15 2016, is amended to read:

16 76-3207 (1) A person ~~An appraisal management company~~ applying for
17 issuance of a registration or renewal of a registration in this state
18 shall not:

19 (a) In whole or in part, directly or indirectly, be owned by any
20 person who has had a credential or equivalent ~~an appraiser license or~~
21 ~~certificate in this state or in any other state~~ refused, denied,
22 canceled, or revoked or who has surrendered a credential or equivalent in
23 lieu of revocation in any jurisdiction for a substantive cause as
24 determined by the board ~~, or revoked~~; and

25 (b) Be more than ten percent owned by a person who is not of good
26 moral character, which for purposes of this section shall require that
27 such person has not been convicted of, or entered a plea of nolo
28 contendere to, a felony relating to the appraisal practice or real
29 property appraisal activity or any crime involving fraud,
30 misrepresentation, or moral turpitude or fails to submit to a criminal
31 history record check through the Nebraska State Patrol and the Federal

1 Bureau of Investigation.

2 (2) For purposes of subdivision (1)(b) of this section, each
3 individual owner of more than ten percent of an appraisal management
4 company shall, at the time an application for issuance of a registration
5 ~~as an appraisal management company~~ is made, submit two copies of legible
6 ink-rolled fingerprint cards or equivalent electronic fingerprint
7 submissions to the board for delivery to the Nebraska State Patrol in a
8 form approved by both the Nebraska State Patrol and the Federal Bureau of
9 Investigation. The board shall pay the Nebraska State Patrol the costs
10 associated with conducting a fingerprint-based national criminal history
11 record check through the Nebraska State Patrol and the Federal Bureau of
12 Investigation with such record check to be carried out by the board.

13 (3) For the purpose of subdivision (1)(a) of this section, a person
14 is not barred from issuance of a registration if the credential or
15 equivalent of the person with an ownership interest was not refused,
16 denied, canceled, revoked or surrendered in lieu of revocation for a
17 substantive cause as determined by the board and has been reinstated by
18 the jurisdiction in which the action was taken.

19 Sec. 11. Section 76-3208, Revised Statutes Cumulative Supplement,
20 2016, is amended to read:

21 76-3208 (1) An appraisal management company shall not prohibit an
22 AMC appraiser from including within the body of a report that is
23 submitted by the AMC appraiser to the appraisal management company or its
24 assignee the fee agreed upon between the appraisal management company and
25 the AMC appraiser at the time of engagement for the performance of the
26 appraisal.

27 (2) An appraisal management company shall not directly or indirectly
28 engage in or attempt to engage in business as an appraisal management
29 company or advertise or hold itself out as engaging in or conducting
30 business as an appraisal management company in this state under any legal
31 name or trade name not included in the application for issuance of a

1 registration, or renewal of a registration, as approved by the board.

2 (3) An appraisal management company shall not require an AMC
3 appraiser to indemnify an appraisal management company or hold an
4 appraisal management company harmless for any liability, damage, losses,
5 or claims arising out of the appraisal management services provided by
6 the appraisal management company.

7 ~~An appraisal management company that applies to the board for a~~
8 ~~registration to do business in this state as an appraisal management~~
9 ~~company shall not:~~

10 ~~(1) Knowingly employ any individual to perform appraisal services~~
11 ~~who has had a license or certificate to act as an appraiser in this state~~
12 ~~or in any other state refused, denied, canceled, surrendered in lieu of~~
13 ~~revocation, or revoked;~~

14 ~~(2) Knowingly enter into any independent contractor arrangement to~~
15 ~~perform appraisal services, whether in verbal, written, or other form,~~
16 ~~with any individual who has had a license or certificate to act as an~~
17 ~~appraiser in this state or in any other state refused, denied, canceled,~~
18 ~~surrendered in lieu of revocation, or revoked; or~~

19 ~~(3) Knowingly prohibit an appraiser from including within the body~~
20 ~~of a report that is submitted by the appraiser to the appraisal~~
21 ~~management company or its assignee the fee that the appraiser was paid by~~
22 ~~the appraisal management company for the performance of the report.~~

23 Sec. 12. Section 76-3210, Revised Statutes Cumulative Supplement,
24 2016, is amended to read:

25 76-3210 Any employee of or independent contractor to an appraisal
26 management company that holds a registration, including any AMC appraiser
27 included on an appraisal management company's appraiser panel engaged in
28 appraisal practice or real property appraisal activity, shall comply with
29 the Real Property Appraiser Act, including the Uniform Standards of
30 Professional Appraisal Practice performs a Uniform Standards of
31 ~~Professional Appraisal Practice standard 3 appraisal review shall be an~~

1 ~~appraiser with the proper level of licensure in this state. Quality~~
2 ~~control examinations are exempt from this requirement as they are not~~
3 ~~considered a standard 3 review.~~

4 Sec. 13. Section 76-3212, Revised Statutes Cumulative Supplement,
5 2016, is amended to read:

6 76-3212 Each appraisal management company that holds a registration
7 shall maintain ~~seeking to be registered in this state shall certify to~~
8 ~~the board on a biennial basis that it maintains~~ a detailed record of each
9 appraisal management services provided under its registration, and upon
10 request shall submit to the board all books, records, reports, documents,
11 and other information as deemed appropriate by the board to administer
12 and enforce the Nebraska Appraisal Management Company Registration Act
13 ~~service request that it receives and of the appraiser who performs the~~
14 ~~appraisal services for the appraisal management company.~~ Record retention
15 requirements are for a period of five years after appraisal management
16 services are completed or two years after final disposition of a judicial
17 proceeding related to the ~~real property appraisal~~ management services
18 ~~activity, whichever period expires later.~~

19 Sec. 14. Section 76-3213, Revised Statutes Cumulative Supplement,
20 2016, is amended to read:

21 76-3213 An appraisal management company that holds a registration
22 may not alter, modify, or otherwise change a completed report submitted
23 by an AMC appraiser without his or her ~~the appraiser's~~ written consent.

24 Sec. 15. Section 76-3214, Revised Statutes Cumulative Supplement,
25 2016, is amended to read:

26 76-3214 (1) The board shall issue a unique registration number to
27 each appraisal management company that holds a registration ~~is registered~~
28 ~~in this state.~~

29 (2) The board shall maintain a published list of the appraisal
30 management companies that hold registrations ~~have registered with the~~
31 ~~board pursuant to the Nebraska Appraisal Management Company Registration~~

1 ~~Act~~ and have been issued a registration number pursuant to subsection (1)
2 of this section.

3 (3) An appraisal management company that holds a registration
4 ~~registered in this state~~ shall disclose the registration number provided
5 to it by the board on the engagement documents presented to the AMC
6 appraiser.

7 Sec. 16. Section 76-3215, Revised Statutes Cumulative Supplement,
8 2016, is amended to read:

9 76-3215 (1)—Each appraisal management company that holds a
10 registration registered in this state, except in cases of noncompliance
11 with the conditions of the engagement, shall make payment of fees to an
12 AMC appraiser engaged by the appraisal management company to perform one
13 or more appraisals on behalf of a creditor for a covered transaction or
14 for a secondary mortgage market participant in connection with covered
15 transactions for the completion of an appraisal or valuation assignment
16 within sixty days after the date on which the AMC appraiser transmits or
17 otherwise provides the ~~completed report or valuation assignment~~ to the
18 appraisal management company or its assignee.

19 (2) ~~Except within the first ninety days after an appraiser is first~~
20 ~~added to the appraiser panel of an appraisal management company, an~~
21 ~~appraisal management company may not remove the appraiser from the~~
22 ~~appraiser panel of the appraisal management company or otherwise refuse~~
23 ~~to assign requests for appraisal services to an appraiser on the~~
24 ~~appraiser panel without:~~

25 (a) ~~Notifying the appraiser in writing of the reasons why the~~
26 ~~appraiser is being removed from the appraiser panel of the appraisal~~
27 ~~management company; and~~

28 (b) ~~Providing an opportunity for the appraiser to respond to the~~
29 ~~notification from the appraisal management company.~~

30 (3) ~~An appraiser who is removed from the appraiser panel of an~~
31 ~~appraisal management company may file a complaint with the board for a~~

1 ~~review of the decision of the appraisal management company. The scope of~~
2 ~~the board's review in any such case is limited to determining that the~~
3 ~~appraisal management company has complied with subsection (2) of this~~
4 ~~section and whether a violation of the Real Property Appraiser Act has~~
5 ~~occurred.~~

6 ~~(4) If an appraiser files a complaint against an appraisal~~
7 ~~management company pursuant to subsection (3) of this section, the board~~
8 ~~shall adjudicate the complaint within one hundred eighty days after the~~
9 ~~filing of the complaint.~~

10 ~~(5) If, after opportunity for hearing and review, the board~~
11 ~~determines that an appraisal management company acted improperly in~~
12 ~~removing the appraiser from the appraiser panel, the board shall:~~

13 ~~(a) Provide written findings to the involved parties;~~

14 ~~(b) Provide an opportunity for the appraisal management company and~~
15 ~~the appraiser to respond to the findings; and~~

16 ~~(c) Make recommendations for action.~~

17 Sec. 17. Section 76-3216, Revised Statutes Cumulative Supplement,
18 2016, is amended to read:

19 76-3216 (1) It is unlawful for a person to directly or indirectly
20 engage in or attempt to engage in business as an appraisal management
21 company or to advertise or hold itself out as engaging in or conducting
22 business as an appraisal management company in this state without first
23 obtaining a registration or by meeting the requirements as a federally
24 regulated appraisal management company.

25 (2) Except as provided in section 76-3204, any person who, directly
26 or indirectly for another, offers, attempts, or agrees to perform all
27 actions described in subdivision (5) of section 76-3202 or any action
28 described in subdivision (6) of such section, shall be deemed an
29 appraisal management company within the meaning of the Nebraska Appraisal
30 Management Company Registration Act, and such action shall constitute
31 sufficient contact with this state for the exercise of personal

1 jurisdiction over such person in any action arising out of the act.

2 (3) The board may issue a cease and desist order against any person
3 who violates this section by performing any action described in
4 subdivision (5) or (6) of section 76-3202 without the appropriate
5 registration. Such order shall be final ten days after issuance unless
6 such person requests a hearing pursuant to section 76-3217. The board
7 may, through the Attorney General, obtain an order from the district
8 court for the enforcement of the cease and desist order.

9 (4) ~~(1)~~ To the extent permitted by any applicable federal
10 legislation or regulation, the board may censure an appraisal management
11 company, conditionally or unconditionally suspend or revoke its the
12 registration issued to the appraisal management company under the
13 Nebraska Appraisal Management Company Registration Act, or levy fines or
14 impose civil penalties not to exceed five thousand dollars for a first
15 offense and not to exceed ten thousand dollars for a second or subsequent
16 offense, if the board determines that an appraisal management company is
17 attempting to perform, has performed, or has attempted to perform any of
18 the following:

19 (a) A material violation of the act;

20 (b) A violation of any rule or regulation adopted and promulgated by
21 the board; or

22 (c) Procurement of a registration for itself or any other person by
23 fraud, misrepresentation, or deceit.

24 (5) ~~(2)~~ In order to promote voluntary compliance, encourage
25 appraisal management companies to correct errors promptly, and ensure a
26 fair and consistent approach to enforcement, the board shall endeavor to
27 impose fines or civil penalties that are reasonable in light of the
28 nature, extent, and severity of the violation. The board shall also take
29 action against an appraisal management company's registration only after
30 less severe sanctions have proven insufficient to ensure behavior
31 consistent with the Nebraska Appraisal Management Company Registration

1 Act. When deciding whether to impose a sanction permitted by subsection
2 (1) of this section, determining the sanction that is most appropriate in
3 a specific instance, or making any other discretionary decision regarding
4 the enforcement of the act, the board shall consider whether an appraisal
5 management company:

6 (a) Has an effective program reasonably designed to ensure
7 compliance with the act;

8 (b) Has taken prompt and appropriate steps to correct and prevent
9 the recurrence of any detected violations; and

10 (c) Has independently reported to the board any significant
11 violations or potential violations of the act prior to an imminent threat
12 of disclosure or investigation and within a reasonably prompt time after
13 becoming aware of the occurrence of such violations.

14 (6) Any violation of appraisal related laws or rules and
15 regulations, and disciplinary action taken against an appraisal
16 management company, shall be reported to the Appraisal Subcommittee as
17 required by Title XI of the Financial Institutions Reform, Recovery, and
18 Enforcement Act of 1989, the AMC Final Rule, and any policy or rule
19 established by the Appraisal Subcommittee.

20 Sec. 18. Section 76-3217, Revised Statutes Cumulative Supplement,
21 2016, is amended to read:

22 76-3217 (1) The board shall conduct disciplinary hearings for any
23 violation of the Nebraska Appraisal Management Company Registration Act
24 in accordance with the Administrative Procedure Act.

25 (2) Before the board may censure, suspend, or revoke the
26 registration of, or levy a fine or civil penalty against, an a-registered
27 appraisal management company, the board shall notify the appraisal
28 management company in writing of any charges made under the Nebraska
29 Appraisal Management Company Registration Act at least twenty days prior
30 to the date set for the hearing and shall permit the appraisal management
31 company an opportunity to be heard in person or by counsel. The notice

1 shall be satisfied by personal service on the contact controlling person
2 of the appraisal management company or agent for service of process in
3 this state or by sending the notice by certified mail, return receipt
4 requested, to the address of the contact controlling person of the
5 appraisal management company that is on file with the board.

6 (3) Any hearing pursuant to this section shall be heard by a hearing
7 officer at a time and place prescribed by the board. The hearing officer
8 may make findings of fact and shall deliver such findings to the board.
9 The board shall take such disciplinary action as it deems appropriate,
10 subject to the limitations contained within section 76-3216. Costs
11 incurred for an administrative hearing, including fees of counsel, the
12 hearing officer, court reporters, investigators, and witnesses, shall be
13 taxed as costs in such action as the board may direct.

14 Sec. 19. At the request of the board, the Attorney General shall
15 render an opinion with respect to all questions of law arising in
16 connection with the administration of the Nebraska Appraisal Management
17 Company Registration Act and shall act as attorney for the board in all
18 actions and proceedings brought by or against the board under or pursuant
19 to the act. All fees and expenses of the Attorney General arising out of
20 such duties shall be paid out of the Appraisal Management Company Fund.
21 The Attorney General may appoint special counsel to prosecute such
22 action, and all allowed fees and expenses of such counsel shall be taxed
23 as costs in the action as the court may direct.

24 Sec. 20. Whenever, in the judgment of the board, any person has
25 engaged in or is about to engage in any acts or practices which
26 constitute or will constitute a violation of the Nebraska Appraisal
27 Management Company Act, the Attorney General may maintain an action in
28 the name of the State of Nebraska in the district court of the county in
29 which such violation or threatened violation occurred to abate and
30 temporarily and permanently enjoin such acts and practices and to enforce
31 compliance with the act. The Attorney General shall not be required to

1 give any bond nor shall any court costs be adjudged against the Attorney
2 General.

3 Sec. 21. Original sections 76-2228.02, 76-3201, 76-3202, 76-3203,
4 76-3204, 76-3205, 76-3206, 76-3207, 76-3208, 76-3210, 76-3212, 76-3213,
5 76-3214, 76-3215, 76-3216, and 76-3217, Revised Statutes Cumulative
6 Supplement, 2016, are repealed.