



# OKLAHOMA REAL ESTATE APPRAISER BOARD

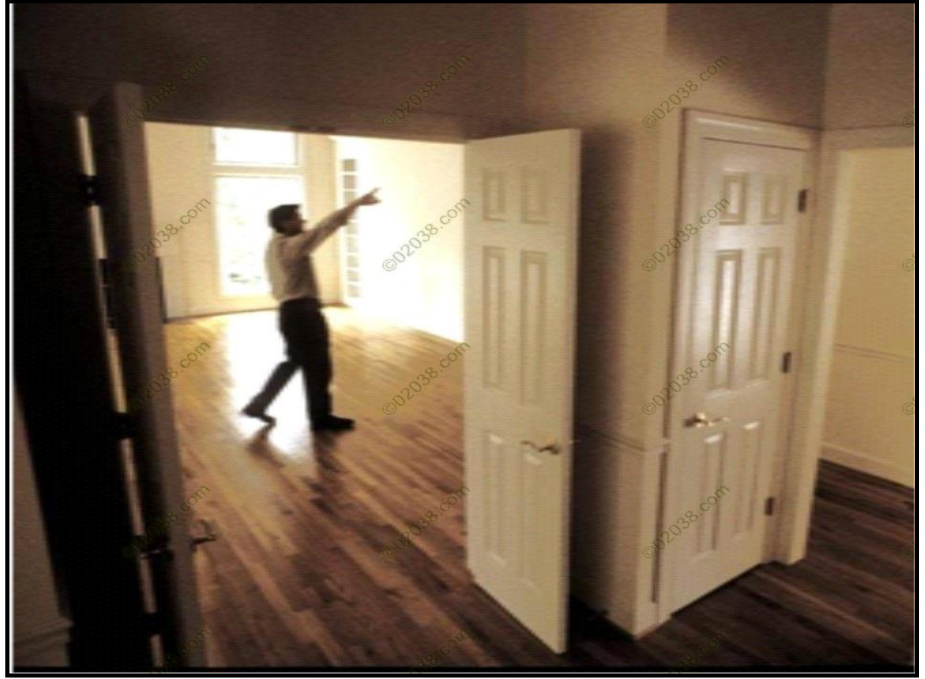
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## BOARD MEMBERS

Commissioner, John D. Doak	Chairperson	
Lee R. Caesar, Jr., Realtor Member	Vice-Chair	2016
Stephen C. Walton, Appraiser Member		2016
P. Lane Wheeler, Appraiser Member		2015
Betty J. Cagle, Appraiser Member		2014
Patti L. Fisher, Appraiser Member		2013
Jana S. Barker, Layperson		2012
Joey Snyder, Banking Member		2012

### Board Staff:

Christine McEntire, Director  
 Christen Watson, Administrative Officer  
 Rebecca Keesee, Legal Secretary

Director [christine.mcentire@oid.ok.gov](mailto:christine.mcentire@oid.ok.gov)  
 Admin Officer [christen.watson@oid.ok.gov](mailto:christen.watson@oid.ok.gov)  
 Legal Secretary [rebecca.keesee@oid.ok.gov](mailto:rebecca.keesee@oid.ok.gov)  
 Main: (405) 521-6636  
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## 7-HOUR USPAP UPDATE

**PLEASE TAKE NOTICE:** that the deadline for Oklahoma appraisers to complete the 2012-2013 version of the 7-Hour USPAP update is **December 31, 2012**. Your course completion certificate **MUST** be on file with the office of Board staff by close of business on that date. If you fail to take the current version of the 7-Hour USPAP Update, or do not timely submit your course completion certificate, you may be subject to an administrative penalty. If you have not already done so, please look into getting your class scheduled. Course announcements for October and November are included in this newsletter and an extended list is available on our website.

## 2015 APPRAISER QUALIFICATION CRITERIA CHANGES

## Title 68: Revenue and Taxation

One more time:

### Attention: TRA, SLA and CRA Appraisers

On January 24, 2012 the Appraiser Qualification Board ("AQB") issued a Press Release outlining future changes to the *Real Property Appraiser Qualification Criteria*. **Two of these criteria changes may impact your ability to upgrade. The below requirements will be effective January 1, 2015.**

- Applicants for the Certified Residential and Certified General classifications will have to possess a Bachelor's degree or higher from an accredited college or university; (the "in lieu of" opportunity will no longer be accepted);
- Applicants for the State Licensed classification will have to have successfully completed 30 semester hours of college-level education from an accredited college, junior college, community college, or university, *or* have an Associate's degree or higher from an accredited college, junior college, community college, or university;

If you wish to upgrade your credential, and you do not meet, or cannot timely meet, the above-requirements, you **MUST** upgrade your credential prior to December 31, 2014.

Successful completion of the upgrade process includes an administratively approved application, a passing peer review of your work product, you must pass the test for upgrade, and you must submit your test pass sheet and receive your new credential prior to the close of business on December 31, 2014.

If any of these things do not occur, you will be required to reapply under the new criteria. If you have any questions about this, please feel free to contact Board staff at (405) 521-6636 or at any of the e-mail addresses listed on the front page of this newsletter.

We have recently learned of an Oklahoma Tax Commission ("OTC") law pertaining to professional licensing. This law requires that all professional license applicants be reviewed by the OTC for income tax compliance. A tax review is to be conducted before an appraisal license can be renewed. The Board is required to submit a list of all individuals who are applying for license renewal to the OTC's Professional Licensing Compliance Unit for verification of income tax compliance.

An applicant will be considered in compliance if all income tax filing obligations have been met and balances are paid in full. If the applicant has an outstanding obligation, they will be considered in compliance if: all past due returns are filed and paid; reports are filed and payment arrangements have been made; the applicant is on a current payment program; a legal protest has been filed; the licensee has a pending request for relief before the Commission or has been determined to be an "innocent spouse" with regard to an outstanding obligation.

The review could take between six and nine months. To avoid any unnecessary delays in issuing a renewal license, we will be submitting applicant renewal lists no later than twelve months in advance. We have been advised by the OTC to operate as normal for the next year. The first renewal month to be effected is August, 2013 and that roster, as well as September, 2013 renewal roster, has been submitted to the OTC.

Pursuant to the upcoming mandatory requirements under the Dodd-Frank Act, HB 2748 was signed into law by Governor Fallin on April 25, 2012. This bill modifies the language of *59 O.S. Sec. 858-715* of the Oklahoma Certified Real Estate Appraiser's Act as it pertains to reciprocity. **Effective November 1, 2012** any appraiser in any state may apply for a reciprocal license in Oklahoma so long as the appraiser licensing and certification program in the appraiser's home state is in compliance with Federal law, has in place a policy for reciprocal licensing and certification, and the non-resident appraiser holds a valid certification, in good standing, from a state whose requirements for licensing and certification meet or exceed the standards set out by the Oklahoma Certified Real Estate Appraiser's Act.

***Committee Service – An Open Letter from Board Vice-Chairman, Lee R. Caesar, Jr.***

As you know, in 1989 the Federal Government passed major legislation that impacted all of our lives. The language within FIRREA required States to implement licensing and certification programs for participation in Federally Related Transactions or Real Estate Related Financial Transactions. Large groups of appraisers from all over the State of Oklahoma came together to help develop what was eventually to become the Oklahoma Certified Real Estate Appraiser Act.

The key component to the development of this language was **volunteerism**. Those appraisers cared enough about this industry to develop a system that relied on our peers to be the watchdog of the industry. After all, who knows more about appraisal practice than the appraisers participating in the industry? From the beginning, the licensing and certification process, as well as the disciplinary process, has relied on untold numbers of volunteer hours to accomplish the goals set forth in the statute.

The Board itself is actually comprised of seven volunteer members that are appointed by the Governor and one ex-officio chairperson who is the elected Insurance Commissioner. The volunteer Board members include four appraisers, one banker, one real estate professional and one lay person. Those founding volunteers knew that the task at hand was larger than seven volunteer Board members could handle. They provided statutory language that allowed the Board to promulgate rules and regulations to implement the provisions of the Oklahoma Certified Real Estate Appraisers Act.

From that simple language the volunteer system as we know it was born. In 1992, language was codified under OAC Title 600 Chapter 20 that provided the Board the opportunity to develop Committees. The language allows that the Board may establish committees for the purpose of advising and assisting the Board in its duties and function. The committees serve the Board in an ongoing capacity and include The Education, Experience and Testing Committee, Legislation and Rules Committee and Standards and Disciplinary Procedures Committee

Each Board member nominates two people to serve on the Education Experience and Testing Committee and Legislation and Rules Committee as well as three people to serve on the Standards and Disciplinary Procedures Committee. Committee members serve from January 1 through December 31 of each calendar year. The Board approves all persons appointed to a committee at its last regularly scheduled meeting during the calendar year.

Unfortunately, in recent years, the reliance on volunteers has created some problems associated with both the disciplinary process, as well as the upgrade process, as more and more of our volunteers forget how important their role is. Many times upgrade reviews were held for long periods of time because the volunteer reviewer was too busy with paying jobs to perform the necessary review. These long delays impacted the ability for someone to upgrade their license. Because the volunteer system for upgrades was becoming increasingly ineffective the legislature took a look at our upgrade process based on complaints raised by their constituents. They felt that our system of volunteerism was not processing applications for upgrade in a timely matter. They worked with members of the Board to develop a new system that would allow the upgrade reviewers to be compensated for their time in an effort to expedite the process. In doing this, however, they placed strict time constraints on how long we have to process applications for appraisers.

The Board in turn developed a contract with members of the EET committee that would allow the provisions of the statute to be carried out. As of the writing of this article only one of the fourteen members of the EET committee have executed the contract and returned it to the Board.

In the disciplinary procedures process we rely on members of the Standards and Disciplinary procedures committee to serve as hearing panel members as well as serve on the Probable Cause Committee. Unfortunately, many times we hear responses from committee members that they are too busy right now to help out. As was the case with the EET committee, the legislature may see a need to upgrade our disciplinary procedures process if we fail to accomplish the tasks via the volunteer system. This system of volunteerism has served us well over the past twenty years; however, it becomes increasingly important for others to step up to the plate like those appraisers from the past that came together to develop the original licensing language.

If you currently serve on one of the Boards Committees I want to personally say **thank you** for your continued service. If you have never served on one of the Boards Committees and would like the opportunity to serve and help maintain our peer review system, I would encourage you to apply to the Board for an appointment. **To do that, simply e-mail your resume to [christine.mcentire@oid.ok.gov](mailto:christine.mcentire@oid.ok.gov) and advise what committee you might be interested in serving on.**

Lee Caesar, Jr.

**Dear Non-AQB Compliant Appraiser:**

As we officially notified you on August 24, 2011 and March 1, 2012, the Real Property Appraiser Qualification Criteria for State Licensed Appraisers will change **effective July 1, 2013**. As of that date, in order for you to remain actively listed on the National Registry, you must satisfy current AQB Criteria. Licensed appraisers currently listed as AQB Compliant will remain actively listed on the National Registry; their current status will not be affected. Non-AQB Compliant licensed appraisers will be mandatorily listed as inactive.

If you are not currently AQB Compliant and wish to remain active on the National Registry you **MUST** upgrade your appraiser credential. This can be accomplished in one of two ways: 1) You can apply for upgrade to Certified Residential or Certified General; or 2) You can apply for upgrade to AQB Compliant.

If you would like an information packet to be mailed to you with regard on how to upgrade, or have any additional questions or concerns that have not been answered here, please contact Board staff at [reabadmin@oid.ok.gov](mailto:reabadmin@oid.ok.gov) (please email all packet requests) or call us at (405) 521-6636.

Course Provider	Course Title	QE/CE	CRS	OCT.	Location	Contact
Tulsa Tech	Basic Appraisal Procedures	30QE	602	22-23	Tulsa	(918) 828-5414
Tulsa Tech	Basic Appraisal Procedures	30QE	602	27-28	Tulsa	(918) 828-5414
NAIFA	Residential Site Valuation	15QE	612	25-26	OKC	(405) 787-2721
Tulsa Tech	Residential Report Writing	15QE	614	13-14	Tulsa	(918) 828-5414
Oakcrest	Residential Report Writing	15QE	614	29-30	Ardmore	(918) 906-5982
Tulsa Tech	7-Hour USPAP Update	7CE	700	17	Tulsa	(918) 828-5414
Green Cntry Chap Al	7-Hour USPAP Update	7CE	700	25	Tulsa	(918) 832-9008
Tulsa Tech	Meth Lab Awareness	3CE	702	18	Tulsa	(918) 828-5414
NAIFA	The Appraisal Spreadsheet	7CE	739	12	OKC	(405) 787-2721
Great Plns Chap Al	UAD Aftereffects	7CE	825	17	OKC	(405) 590-0185
				<b>NOV.</b>		
Tulsa Tech	15-Hour USPAP	15CE	600	17-18	Tulsa	(918) 828-5414
NAIFA	15-Hour USPAP	15CE	600	15-16	OKC	(405) 787-2721
Tulsa Tech	7-Hour USPAP Update	7CE	700	28	Tulsa	(918) 828-5414
NAIFA	7-Hour USPAP Update	7CE	700	14	OKC	(405) 787-2721
Tulsa Tech	Mold: A Growing Issue	3CE	701	18	Tulsa	(918) 828-5414
Green Cntry Chap Al	UAD Aftereffects	7CE	825	29	OKC	(918) 832-9008
				<b>DEC.</b>		
Tulsa Tech	Res Sales Comp & Income Appr.	30QE	613	1-2	Tulsa	(918) 828-5414
Tulsa Tech	Res Sales Comp & Income Appr.	30QE	613	8-9	Tulsa	(918) 828-5414
Great Plns Chap Al	7-Hour USPAP Update	7CE	700	14	OKC	(405) 590-0185

**Save the Date!****November 14, 2012 OREAB Fall Seminar**

The OREAB is happy to announce that it will be sponsoring a free continuing education seminar on **Wednesday, November 14, 2012**. Appraisers in attendance for the entire session will be given six (6) hours of continuing education credit.

The seminar will be held at the Reed Conference Center, 2<sup>nd</sup> floor Ballroom, located at 5800 Will Rogers Boulevard in Midwest City.

Registration begins at 8:00 a.m. Reservations for this event are required and will be accepted on a first-come, first-served basis. If you have not faxed or e-mailed your registration form yet, please be sure to do so no later than **close of business on November 1<sup>st</sup>**!



Online Bill Pay

The Board is now accepting online payments! You will find a "Online Bill Pay" button at the bottom of REAB's main menu on the OID website! REMEMBER: You are still required to mail in any documentation with an original signature.



**E-Mail Addresses**

Please be reminded that the “reab” and “reablegal” e-mail addresses are both CLOSED. Anything sent to either of those e-mail addresses since mid-July have not been received. Please note the correct staff e-mail addresses on the front of this newsletter. E-mail addresses for all staff members are also posted on the Board’s web page.



**OID / REAB E-MAIL BLASTS**

If you are interested in being included on a list to receive e-mail blasts from the Oklahoma Insurance Department and the Real Estate Appraiser Board, please send us an acknowledgement via e-mail at [reabadmin@oid.ok.gov](mailto:reabadmin@oid.ok.gov). Please include your name and the e-mail address at which you wish to receive notifications.

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This newsletter is distributed for informational and educational purposes only and does not constitute an endorsement by the Oklahoma Insurance Department or the Real Estate Appraiser Board of any service, company or individual offering any product or service.

**Effective January 1, 2013**

Your National Registry Fee will increase from \$25 to \$40.



**OKLAHOMA REAL ESTATE APPRAISER BOARD**

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