



OKLAHOMA REAL ESTATE APPRAISER BOARD

3625 NW 56TH STREET, SUITE 100, OKLAHOMA CITY, OK 73112

Issue #29 – January, 2012



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
 Shannon Gabbert, Administrative Officer
 Christen Watson, Legal Secretary



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 Admin Officer reabadmin@oid.ok.gov
 Legal Secretary reabsec@oid.ok.gov
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2012 Schedule of Events

Jan 2 - New Year's Day
 Jan 6 - Board Meeting
 Jan 16 - Martin Luther King Day
 Feb 3 - Board Meeting
 Feb 20 - President's Day
 Mar 2 - Board Meeting
 Mar 30 - Board Meeting (*April*)
 Apr 20-23 - AARO Conf, Chicago

Apr 27 – Board Meeting (*May*)
 May 28 – Memorial Day
 June 1 – Board Meeting
 July 4 – Independence Day
 July 6 – Board Meeting
 August 3 – Board Meeting
 September 3 – Labor Day
 September 7 - Board Meeting

October 5 – Board Meeting
 October 12-16 – AARO Conf, DC
 November 2 - Board Meeting
 November 12 – Veteran's Day
 November 22-23 - Thanksgiving
 December 7 - Board Meeting
 December 24-25 - Christmas

WHERE DO I GET HELP WITH REASONABLE AND CUSTOMARY FEES?

The appropriate agency to receive your concern about a creditor's compliance with the Truth in Lending Act (TILA), including the creditor or the creditor's agent paying an appraiser a customary and reasonable fee, is the agency that enforces TILA for the creditor. If the agent or Appraisal Management Company (AMC) is affiliated with a federally-regulated creditor, the appropriate agency to receive complaints against the AMC is the affiliated creditor's federal regulator. If the agent (or AMC) is not affiliated with a federally-regulated creditor, the appropriate agency to receive the complaint is the [Federal Trade Commission](#). There are two websites that you can use to find the federal regulator for a creditor.

Federal Reserve System – National Information Center website:

<http://www.ffiec.gov/nicpubweb/nicweb/nichome.aspx>

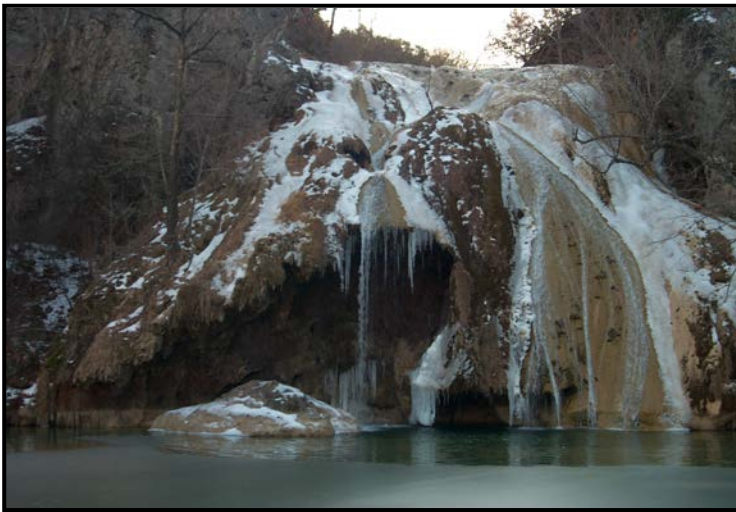
FDIC website at the "Bank Find" webpage:

http://www2.fdic.gov/idasp/main_bankfind.asp

Questions regarding the appropriate interpretation of the Truth in Lending Act, including those on customary and reasonable fees, should be directed to the Federal Reserve Board at

<http://www.federalreserve.gov/feedback.cfm>.

The Appraisal Subcommittee conducted their bi-annual field review between October 5th and October 7th. On October 7th the ASC Policy Managers attended the Board's regular session and presented their preliminary findings. The policy managers found that REAB was in full compliance, with no areas of concern found in any area of review, including regulation and statutes, enforcement, education and applications. The policy managers were highly complementary and the Board and the Department were commended for having such a successful program.



Message from the Director

Happy New Year!

*I would like to bring you current on recent staff and Board member changes. **Stephen C. Walton** (Tulsa) was appointed to the Board by Governor Fallin on November 16th. Mr. Walton is a Certified General Appraiser and has been licensed in Oklahoma since 1994. Mr. Walton took over the appraiser member seat previously held by Kim Allen of Enid. Welcome, Steve!*

*Commissioner John D. Doak officially promoted me to the position of Director in November after having served as Interim Director for three months. It is has been a busy, and somewhat stressful, last quarter of 2011, but I have enjoyed the challenge. I am happy to also announce that we are back to a three-person staff. Please welcome **Christen Watson**, who began service as the Board's new legal secretary on November 28th!*

*In closing, I would like to pass on the Board's many thanks to **Kim Allen** for his five years of service. Mr. Allen was an asset to the Board and he will be missed. All our best, Kim!*

~ Christine McEntire ~

2012 Chair & Committee Appointments

At its December 2nd Regular Session, the Board voted Lee R. Caesar, Jr., to serve as Vice-Chair of the Board for the calendar year 2012. Co-chair appointments were voted on for each of the three committees that serve the Board. Jana S. Barker and Joey Snyder are co-chairs of the 2012 Legislative & Rules Committee; Betty J. Cagle and Steven C. Walton are the co-chairs of the 2012 Education, Experience & Testing Committee; and Patti L. Fisher and Lane Wheeler are the co-chairs of the 2012 Standards and Disciplinary Procedures Committee.

Did you know that a complete list of approved providers and courses can be found on our website? Yes indeed, it's all available at your very fingertips. All you need do is visit our website at www.reab.oid.ok.gov, click on *Education Provider Information* and then the *List of Approved Continuing Education Providers and Courses* link, at which point this handy document will appear before your very eyes. Before you have it framed, however, be aware that we update once a month, following each month's Board meeting. If you would like to submit a course for approval, this section also contains all of the forms that providers will need to register.

USPAP FAQ #12:**DON'T ACCEPT UNLESS YOU CAN APPRAISE FOR \$XXX,000**

Question: I received an appraisal order that says: "If you can't appraise the property for \$XXX,000, you must not accept the appraisal assignment." How should I respond to this appraisal order?

Answer: Accepting such an assignment would violate the Management section of the ETHICS RULE, which states in pertinent part:

An appraiser must not accept an assignment, or have a compensation arrangement for an assignment, that is contingent upon one of the following:

1. the reporting of a pre-determined result (e.g. opinion of value);
2. a direction in assignment results that favors the cause of the client;
3. the amount of a value opinion;
4. the attainment of a stipulated result (e.g. that the loan closes or taxes are reduced); or
5. the occurrence of a subsequent event directly related to the appraiser's opinions and specific to the assignment's purpose.

You could respond to this request with the following statement: "I cannot accept the assignment with this condition because it violates professional ethics. You should be aware that I must develop the appraisal before I will know the results. I can only accept the assignment if you remove the predetermined value requirement."

Please refer to Advisory Opinion 19, *Unacceptable Assignment Conditions in Real Property Appraisal Assignments*, for additional guidance on appraisal requests with conditions.

Information regarding education cycles:

21 of the required 42 hours of continuing education for your three-year licensing cycle MUST be taken in person.

The course numbering system is as follows:

600-level courses are approved for qualifying education. *All qualifying education courses are approved for continuing education.*

60A and up level courses are approved for online or distance qualifying education. *All qualifying education courses are approved for continuing education.*

700-level courses are approved for in-class continuing education.

900-level courses are approved for online or distance continuing education.

The 15-Hour National USPAP is course number 600 (in-class) and 60A (online).

The 7-Hour National USPAP Update is course number 700 (in-class) and 900 (online).

FHA Appraiser Roster**How do I apply for the FHA appraiser roster?**

FHA provides instructions on applying for the FHA Appraiser Roster.

FHA Application Process: As part of its application and renewal process, HUD/FHA relies on the National Registry, which is a database the ASC maintains. HUD is a Federal agency. Board staff cannot assist in the processing of applications or renewals for the FHA Appraiser Roster. Any questions about your FHA application or renewal must be directed to HUD. We understand that appraisers may call (202) 402-2041 to reach a HUD representative who can provide information on how to proceed in this regard. We also suggest you consult the HUD website:

<http://www.hud.gov/groups/appraisers.cfm>

Where do I find help for the FHA Roster?

Appraisers may call (202) 402-2041 or e-mail

AppraiserRoster@hud.gov to reach a HUD representative who can provide information on how to proceed in this regard. We also suggest you consult the HUD website. You may find answers to FHA Appraiser Roster frequently asked questions at the following site:

http://www.hud.gov/offices/hsg/sfh/appr/faqs_appraiser.cfm

Board staff and three Board members attended the **Fall Conference of the Association of Appraiser Regulatory Officials (AARO)** in Washington, D.C. between October 14th and October 18th.

It was a well attended conference with a lot of informative and interesting information presented. Speakers included representatives of the Appraisal Foundation, the Appraisal Subcommittee, HUD, Fannie Mae and the FBI.



Board Member Patti Fisher (fourth from the right) swears in at the AARO Board of Director's meeting, October 2011.

EARTHQUAKES: Did you feel it?

The United States Geological Survey's Earthquake Hazards Program has an informative website located at usgs.gov. In addition to raising earthquake awareness you can track earthquakes in Oklahoma and around the world. With the recent rise in earthquakes here in Oklahoma, Commissioner Doak and the Oklahoma Insurance Department have posted important "before, during and after" tips concerning earthquake preparedness on the Insurance Department's website.

Additionally, we will be researching educational opportunities available to Oklahoma appraisers and will post our findings to the website.



A.O. Shannon Gabbert & Board Member Patti Fisher at the 2011 AARO 20th Anniversary River Cruise

FROM THE DESK OF THE ADMINISTRATIVE OFFICER

I hope that everyone enjoyed the holiday season and was able to spend quality time with family and friends. Now that it's time to return to work with that turkey sandwich in tow, we'd like to say that our office has some exciting changes in store for you all.

Many have said that they would like to see newsletters more often. Well, your Christmas wishes have come true. We are set to release a newsletter each quarter. If you did not receive the October 2011 newsletter, it can be found on our website, along with all of our past newsletters.

Another wish granted is the **Appraiser Roster**, which is now available on our website. This document lists all active appraisers by county and is updated on a weekly basis.

As always, we look forward to your feedback and ****fingers crossed**** hope to have news of the next Board sponsored course available very soon.

~ Shannon N. Gabbert ~

ATTENTION: TRAINEE AND STATE LICENSED APPRAISERS

At the recent Association of Appraiser Regulatory Officials' (AARO) Fall Conference, we learned of future changes to the Appraiser Qualification Criteria that may affect your ability to upgrade. At this conference, Appraisal Subcommittee (ASC) staff and members of the Appraiser Qualifications Board (AQB) spoke at length of upcoming changes, including the following:

Effective January 1, 2015, the "in lieu of" opportunity set forth in the Appraiser Qualification Criteria with regard to college education requirements will be eliminated. What this means is that any future applicants wishing to apply for original licensure and/or upgrade must have an Associate's Degree or higher to upgrade to Certified Residential and a Bachelor's Degree or higher to upgrade to Certified General. The Board will **no longer** be able to accept "successful completion of seven specific college courses of three semester hours totaling twenty-one hours" for Certified Residential applications or "successful completion of ten specific college courses of three semester hours totaling thirty hours" for Certified General applications, as outlined in the current Criteria.

If you have any additional questions or would like an information packet to be mailed to you with regard to upgrade, please contact Board staff at reabadmin@oid.ok.gov or call us at (405) 521-6636.

UPCOMING COURSE OFFERINGS

Course Provider	Course Title	QE/CE	CRS	JANUARY	Location	Contact
Appraisal Institute	Business Practice & Ethics	4CE	760	13 th	OKC	(405) 590-0185
Oakcrest Appr. Academy	Residential Report Writing	15QE	614	20 th -21 st	Stroud	(918) 906-5982
Oakcrest Appr. Academy	Basic Appraisal Procedures	30QE	602	22 nd -25 th	Stroud	(918) 906-5982
Tulsa Technology	Basic Appraisal Principles	30QE	601	28 th -29 th	Tulsa	(918) 828-5414
Course Provider	Course Title	QE/CE	CRS	FEBRUARY	Location	Contact
Tulsa Technology	Basic Appraisal Principles	30QE	601	4 th -12 th	Tulsa	(918) 828-5414
Tulsa Technology	7-Hour USPAP Update	7CE	700	8 th	Tulsa	(918) 828-5414
Tulsa Technology	Mold: A Growing Issue	3CE	701	16 th	Tulsa	(918) 828-5414
Course Provider	Course Title	QE/CE	CRS	MARCH	Location	Contact
Appraisal Institute	Res Apps: Using Technlgy	7CE	817	30	Tulsa	(918) 832-9008
Tulsa Technology	Basic Appraisal Procedures	30QE	602	3 rd -11 th	Tulsa	(918) 828-5414
Tulsa Technology	7-Hour USPAP Update	7CE	700	14 th	Tulsa	(918) 828-5414

TIPS AND TIDBITS:

TIP: Providers: We publish Course Announcements not only on our website, but also in our newsletter. So if you want to get your courses out to the appraiser population, what better way to do it? Send your Course Announcements as early as possible so that we can get them in the newsletter and on the website.

TIDBIT: With regard to the 7-Hour USPAP Update Course requirements; please be aware that it is a two year cycle with a **fixed date**, which is the same for everyone. As an example:

The last cycle was January 1, 2009 – December 31, 2010.
The current cycle is January 1, 2011 – December 31, 2012.
 The next cycle will be January 1, 2013 – December 31, 2014.

It is an odd year - even year cycle, unrelated to when it was last taken, and unrelated to an appraiser's continuing education cycle.

Note to all providers: Please be aware that all education courses should follow the prescribed timed outlines submitted with initial course approval. It is imperative that timelines are followed, within reason. A few minutes time difference is not going to have an impact on the overall course, but if students are allowed to leave several hours early, then the course is clearly much shorter in length. If that is the case, a revised timeline needs to be submitted so that the course hours may be modified accordingly. If you have additional questions regarding this matter, please feel free to contact our office.

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**Appraiser Population as of
November 30, 2011**

- Certified General: 389
- Certified Residential: 446
- State Licensed: 176
- Trainee: 103

Total Appraisers: 1,114

Total AMCs: 105



Complaint Statistics

2011 44 Grievances Filed

- * 3 against AMC's
- *23 Adopted as a Complaint
- *21 Dismissed at PCC Level

2010 53 Grievances Filed

- *36 Adopted as a Complaint
- *17 Dismissed at PCC Level

2009 62 Grievances Filed

- *33 Adopted as a Complaint
- *29 Dismissed at PCC Level

The 2012 – 2013 USPAP has been released. The Appraisal Foundation has established an e-library of informational videos and training sessions. A short 23 minute video of the changes to USPAP adopted on April 8, 2011 can be found at appraisalfoundation.org.

**HAPPY NEW
YEAR!!!**



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