



REAL ESTATE APPRAISER BOARD

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Pursuant to statutory changes at 59 O.S. 2021 Section 4000.1, the felonies listed below may disqualify an individual from obtaining licensure or becoming an appraiser in Oklahoma. This is not an exhaustive or exclusive list of crimes, resulting in a conviction, that may result in denial of an application for licensure or result in discipline from the Real Estate Appraiser Board. The felonies listed below disqualify an individual because they substantially relate to the practice of appraising and pose a reasonable threat to public safety for the reasons stated below.

“Substantially relate” means the nature of the criminal conduct for which the person was convicted has a direct bearing on the fitness or ability to perform one or more of the duties or responsibilities necessarily related to the occupation.

“Pose a reasonable threat” means the nature of the criminal conduct for which the person was convicted involved an act or threat of harm against another and has a bearing on the fitness or ability to serve the public or work with others in the occupation.

The Practice of Appraising is a Unique Profession

Licensees have access to the homes of the Oklahoma consumers, with and without the presence of other individuals. Individuals who have engaged in criminal conduct could place the public at risk of harm.

Crimes Involving Fraud and/or Theft

Licensees often have unfettered access to consumers’ homes, including possible access to financial information and valuables, including medications, money, jewelry, credit cards/checkbook, and /or sentimental items. The appraiser is frequently alone during the process of appraising and there is often no direct supervision. Consumers could be vulnerable to the unethical, deceitful, and illegal conduct of a licensee. When an individual has engaged in criminal behavior involving fraud and/or theft, the Board is mindful that similar misconduct may be repeated in this setting, thereby placing the public at risk. As such, crimes involving any type of fraud and/or theft are highly relevant to an individual’s ability to be trusted in private residences.

Crimes Involving Sexual Misconduct

Licensees are frequently alone in private residences with one or more individuals, including women, the elderly, and children. When an individual has engaged in criminal behavior involving any type of sexual misconduct, the Board is mindful that similar misconduct may be repeated while in a consumer’s private residence. As such, crimes involving any type of sexual misconduct are highly relevant to an individual’s ability to be trusted while in someone’s home.

Crimes Involving Lying, Falsification, and/or Deception

Licensees have a fiscal duty and are required to report accurately and honestly information pertaining to the property to be appraised. An appraisal of property is utilized as collateral by financial institutions in mortgage loan transactions. The financial institution must rely on the content of the data in an appraisal to make lending decisions. When an individual has engaged in criminal behavior involving lying, falsification, and/or deceptive conduct, the Board is mindful that similar misconduct may be repeated while performing appraisals and place the public at harm. As such, crime involving any type of lying, falsification and/or deception are highly relevant to an individual's ability to provide safe appraisals.

Crimes Involving Drugs and/or Alcohol

Licensees have a fiscal duty to their clients and/or financial institutions, as well as consumers who may be present in their homes during an appraisal. Individuals who have a substance abuse disorder may have impaired judgment and motor skills and are at risk for harming the public. Licensees could have access to medications and drugs while in a consumer's home and those with substance use disorders may misuse or steal drugs. Individuals affected by a substance use disorder may be unable to accurately assess the property to be appraised and make appropriate judgments. As such, crimes related to the use or possession of drugs or alcohol are highly relevant to an individual's fitness to practice.

Crimes Involving Violence and/or Threatening Behavior

Licensees have unfettered access to a consumer's home and are frequently alone in private residences with realtors and consumers, including women, the elderly, and children. When an individual has engaged in violent or threatening criminal behavior, the Board is mindful that consumers may be at risk for similar behavior while in a private residence. As such, crimes involving violence and threatening behaviors are highly relevant to an individual's fitness to practice.

All crimes listed below are as described in Titles 21 and 47. In addition, the Board recognizes and gives similar treatment to similar offenses charged in other jurisdictions. Felony convictions that may disqualify an individual from retaining licensure or becoming licensed as an appraiser in Oklahoma include:

- Crimes involving fraud, theft, lying and/or falsification.
 - Robbery
 - Falsely impersonating another to gain money or property
 - Identity theft
 - Burglary, first degree
 - Failure to stop after fatal accident

- Crimes involving sexual misconduct
 - Human trafficking
 - Trafficking in children
 - Incest
 - Forcible sodomy
 - Indecent exposure, indecent exhibitions, obscene material or child pornography, solicitation of minors

- Procure, cause the participation of a minor in any child pornography, buys, or knowingly possesses, procures, manufactures, or causes to be sold or distributed child pornography
- Commercial sale or distribution of pornography
- Soliciting/offering sex with a minor
- Offering or transporting one under 18 for sex

- Child Prostitution – unlawful detainment in prostitution house
 - Lewd or indecent proposals to a minor, sexual battery of minor
 - Knowingly engaging in acts likely to spread Human Immunodeficiency Virus

- Crimes involving drugs and/or alcohol
 - Causing, aiding, abetting minor to commit controlled dangerous substance crimes
 - Drug trafficking

- Crimes involving Violence or Threatening Behavior
 - Aggravated assault and battery on medical personnel with firearm or another dangerous weapon
 - Murder, first or second degree
 - Manslaughter, first degree
 - Kidnapping
 - Extortionate kidnapping
 - Malicious intentional intimidation or harassment based on suspect classification
 - Aggravated assault and battery on a law officer
 - Endangering or injuring a person during arson or attempt
 - Arson, first, second or third degree
 - Violation of Oklahoma Antiterrorism Act
 - Mingling poison, drugs or sharp objects with food, drink
 - Child endangerment by permitting child abuse