



# OKLAHOMA REAL ESTATE APPRAISER BOARD

## Newsletter

October, 2016  
Volume 45



### BOARD MEMBERS

Commissioner John D. Doak, Chairperson	
Stephen C. Walton, Appraiser Member, Vice	2021
Becky Zarecki, Real Estate Member	2021
Ted Smith, Appraiser Member	2020
Betty J. Cagle, Appraiser Member	2019
James R. Artman, Appraiser Member	2018
Shelley Pruitt, Layperson	2017
John P. Smithson, Banking Member	2017

### Board Staff:

Christine McEntire, Director  
Eric Schoen, Administrative Officer  
Sherry Ainsworth, Legal Secretary

Patti Fisher (board member 2003-2013) stops by the Insurance Department's booth at the Oklahoma State Fair to say hello to the board's legal secretary, Sherry Ainsworth. **(Picture)**

### 7-Hour USPAP Update: Submission Deadline December 31, 2016

Each appraiser is required to take the 7-hour USPAP update on a two-year cycle. In Oklahoma it is an odd-year, even-year, cycle. This requirement is unrelated to your three-year continuing education requirement, although you will receive continuing education credit for the USPAP update, and it will count towards your 42-hour total.

The current cycle is January 1, 2015 to December 31, 2016 and covers the 2016-2017 version of USPAP. Regardless of when you last took the 7-hour USPAP Update, you must complete this course no later than December 31, 2016. You **MUST** submit proof of completion, in the form of a course completion certificate, no later than close of business on December 31, 2016. If you do not take the course in a timely manner, or if you take the course and do not submit your certificate, you risk being fined or your license suspended. Do not rely on the education provider to submit your certificate. It is the appraiser's responsibility to submit the course completion certificate for this course. As of August 12, 2016, 493 appraisers have not yet taken the 7-hour USPAP update. If you are one of the 493, please consider taking this course sooner rather than later in order to avoid potential problems at the end of the year.

### 2016 BOARD SEMINAR

The Oklahoma Real Estate Appraiser Board is happy to announce that it will be sponsoring a free continuing education seminar on **Wednesday, November 16, 2016** beginning at **8:30 a.m.** Appraisers in attendance for the entire seminar will be given seven (7) hours of continuing education credit. **Registration begins at 7:45 a.m.**

The seminar will be held at the Tower Hotel, 1<sup>st</sup> Floor Ballroom, located at 3233 N.W. Expressway in Oklahoma City. Reservations for this event are required. Space is limited and registrations will be accepted on a first come first served basis. **REGISTRATION DEADLINE:** Registrations for this seminar must be received by the close of business on **Wednesday, November 9.** No registrations will be accepted after this date.

To attend, complete the registration form below and **fax the form** to (405) 522-6909 or you may email the form to [reabadmin@oid.ok.gov](mailto:reabadmin@oid.ok.gov). You may also mail your registration form, so long as it is received prior to **November 9.** Please do not call the Board office to register.

### AGENDA

Morning Session: **Timothy C. Anderson, MAI**

How to Raise Appraisal Quality and Minimize Risk: Guide to a Defensible Work File

Afternoon Session: **Peter Christensen, General Counsel**

LIA Administrators & Insurance Services – Hot Topics and Myths in Appraiser Liability

**Stephen L. McCaleb, Board Prosecutor**

Derryberry & Naifeh – Perspective of the Board: Things We See

### REGISTRATION

NAME: \_\_\_\_\_ CREDENTIAL NUMBER: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

TELEPHONE NO: \_\_\_\_\_ FAX or EMAIL: \_\_\_\_\_

The Tower Hotel has a room block reserved for the night of November 15 at the government rate of \$74.00 for out-of-town appraisers who wish to travel the night before. Call (405) 842-6633 or go to [www.towerhoteloklahomacity.com](http://www.towerhoteloklahomacity.com).

### **Board Member News**

Congratulations to **Becky Zarecki** who was appointed by the Governor to the Real Estate Appraiser Board for a five year term which began on July 2. Ms. Zarecki is the managing broker at McGraw Realtors in Broken Arrow. Ms. Zarecki will fill the real estate sales seat which was vacated by Lee Caesar, Jr. *Welcome Becky!*

Congratulations to the Board's Vice-Chairman, **Steve Walton**, who has been reappointed to the Real Estate Appraiser Board for a second five-year term beginning July 1.

Course announcements can be found on the Board's website at the following link:

[https://www.ok.gov/oid/documents/091416\\_%20Course%20Announcements.pdf](https://www.ok.gov/oid/documents/091416_%20Course%20Announcements.pdf)

These listings change frequently as providers are only required to give 7 days' notice of a course offering. Check back often.

**Q. Why won't the Board allow me an extension to take my 42 hours of continuing education?**

**A.** The Appraiser Qualification Criteria requires that appraisers take 14 hours of continuing education per year. Because Oklahoma has a three year renewal cycle, the board requires 42 hours of continuing education. The Criteria is mandatory and the board is in place to enforce rules and regulations, which includes compliance with the Criteria. The Board is audited every two years by the Appraisal Subcommittee to ensure that compliance occurs. The Board does not have authority to waive the Criteria.

### **Uniform Standards of Professional Appraisal Practice Q&As**

The *Uniform Standards of Professional Appraisal Practice* (USPAP) Q&As are issued by the Appraisal Standards Board (ASB) to provide guidance on USPAP questions raised by state regulators and the public. They illustrate the applicability of USPAP in specific situations and provide advice from the ASB for the resolution of appraisal issues and problems.

USPAP Q&As do not establish new standards or interpret existing standards and do not constitute a legal opinion of the ASB. The below link will take you directly to the current USPAP Q&As issued by the ASB:

[http://www.appraisalfoundation.org/imis/TAF/USPAP\\_QAs.aspx](http://www.appraisalfoundation.org/imis/TAF/USPAP_QAs.aspx)