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Patti L. Fisher, Appraiser Member 2013
Jana S. Barker, Layperson 2012
Joey Snyder, Banking Member 2012

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

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**

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.

**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.**

**Title 68: Revenue and Taxation**

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.
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** 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 (please email all packet requests) or call us at (405) 521-6636.

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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, 2nd 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 1st!

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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.
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.

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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.