



OKLAHOMA REAL ESTATE APPRAISER BOARD

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

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Issue #34 May, 2013



BOARD MEMBERS

Commissioner, John D. Doak	Chairperson	
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John P. Smithson, Banking Member		2017
Stephen C. Walton, Appraiser Member		2016
P. Lane Wheeler, Appraiser Member		2015
Betty J. Cagle, Appraiser Member		2014
Patti L. Fisher, Appraiser Member		2013

Board Staff:

Christine McEntire, Director
 Rebecca Keesee, Legal Secretary
 Eric Schoen, Administrative Officer

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 Legal Secretary rebecca.keesee@oid.ok.gov
 Admin Officer eric.schoen@oid.ok.gov
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2013 REAB Roundtable Schedule

June 19 th	10:00 a.m.	Stillwater Public Library, 1107 S. Duck, Stillwater
June 26 th	1:00 p.m.	Weatherford Chamber of Commerce, 522 W. Rainey Avenue, Weatherford
July 23 rd	10:00 a.m.	Chickasha Public Library, 527 W. Iowa Avenue, Chickasha
•		To Be Determined

Announcements for each roundtable event will be sent out approximately 30 days in advance. If you do not receive an announcement, or wish to attend an event not in your area, we would love to see you there! Please RSVP to christine.mcentire@oid.ok.gov.

Board Business – Spring AARO Conference

Board staff attended the Spring Conference of the Association of Appraiser Regulatory Officials (AARO) along with board members Patti Fisher and Betty Jo Cagle, between April 25th and 29th in Austin, Texas. During the three-day conference, seminars included updates from the Appraisal Subcommittee, Appraisal Standards Board, Appraiser Qualification Board and the Appraisal Practices Board. There were many interesting and informative discussions regarding upcoming changes to the Appraisal Subcommittee Policy Statements, Appraiser Qualification Criteria and USPAP. The view below is of the Austin Skyline during sunset. The dark areas in the sky are bats! Each evening between March and October many thousands of bats exit a cave under the Congress Avenue Bridge in search of food. In October, they return to Mexico until the following March when they migrate north to Austin once again.



APPRAISAL FOUNDATION

www.appraisalfoundation.org

The Appraisal Foundation has released several new free videos to its E-Library:

[The Appraisal Practices Board \(APB\), its Role and Function;](#)

[Appraiser Qualifications Board \(AQB\) Update: The Real Property Appraiser Qualification Criteria, effective 2015;](#) and

[Understanding the Appraiser Regulatory System](#)

Please take the time to review these, or any others in the Foundation E-Library, especially if you are new to the industry. These videos are well-done, informative guides.

National Complaint Hotline Update

At the Spring Conference of AARO, James Park, the Appraisal Subcommittee's Executive Director, provided an update on the National Complaint Hotline. Below is a summary of the current data:

Between **March 15 and April 21**, there have been:

99 Referrals to Federal Agencies
272 Referrals to State Agencies

The complainants are grouped as:

196 Other
95 Appraisers
21 Banks
14 AMC's
11 Mortgage Lenders
4 Settlement Services

The top 5 states with complaints:

1. California
2. Kentucky
3. Alabama
4. Florida
5. Ohio

Contact with the Complaint Hotline :

45 Call Center Contacts
2,008 Website Hits

Overall, Mr. Park stated that the ASC was quite surprised at the low numbers and they were prepared for, and expected, much larger numbers. Mr. Park stated that these numbers are not reliable as many regulators contacted the website multiple times to walk through the online program to determine the process. He said it could take another six months to really get a good idea of the expected monthly call volume.

HAVE YOU MOVED?

Board Rule OAC 600:10-1-9 requires that: each applicant notify the Board of a change of business address, residence address, or mailing address. Written change of address notification shall be made, in writing, by mail, fax or e-mail, within ten (10) days of the change of address. You can locate a Change of Address form on our website at www.oid.ok.gov under forms if you prefer. Board staff receives lots of returned mail each month, some of which are annual fee pay and renewal statements.

ATTENTION: TRAINEES LICENSED AFTER JULY 14, 2007 AND THEIR SUPERVISORS

As you may be aware, **Board Rule 600:10-1-16 (j) - Supervision of Trainee Appraisers** was effective July 14, 2007 and states: *“Trainee appraisers must successfully complete a Board-sponsored course for trainees and supervisors; provided, however, that trainee appraisers credentialed as of the effective date of this rule must successfully complete this course within the (1) year following the effective date of this rule.”*

At its April 3, 2013 meeting, the Board voted to adopt the Supervisor/Trainee Course currently being offered online through the Appraisal Institute, in order for current Trainees and Supervisors to satisfy the Board’s requirements to take such a course. Alternatively, Trainees and Supervisors may take any other Appraisal Foundation CAP-approved Supervisor/Trainee Course that may become available, and upon adoption by the Board.

The Appraisal Institute is offering an online webinar entitled “Supervising Appraisal Trainees” which is available every two weeks through the month of July. This is a four-hour course for which you will receive four hours of continuing education credit. You can locate additional information, or register for this course at www.appraisalinstitute.org.

Alternatively, you may take NAIFA’s live course “Supervising Beginning Appraisers: Plan for Success”. This is a seven-hour course for which you will receive seven hours of continuing education credit. Additional information can be found at www.naifa.com or you can contact Glinda Cordell at (405) 787-2721.

Pursuant to Board Rule, your deadline to complete this mandatory course will be **April 3, 2014**.

ATTENTION EDUCATION PROVIDERS

Please note that the provider forms are occasionally updated. Please be sure to double check that you are using the most up to date version. Some of you are still utilizing course completion certificates with the old Shepherd Mall address, or P.O. Box, neither of which has been in effect for several years. Forms may be downloaded from our website, at www.oid.ok.gov under Education Provider Information. Additionally, please be aware of the following:

Board Rule OAC 600:10-1-8. Course Approval Requirements

(d) Course providers shall provide written notice of date, time, place, and title of courses to be presented **not less than seven (7) days in advance of the beginning date of the course**. Courses presented shall be subject to unannounced compliance inspection by a representative of the Board.

Failure to comply with the above could result in cancellation and/or disapproval of the course, or refusal of continuing education credits to attending participants. Please plan accordingly when scheduling your classes.

Please also be sure to complete the course completion certificates correctly and completely. It is not uncommon to receive course completion certificates with the wrong course number, or even an incorrect course date.

Appraisal Management Companies

Current AMC Population: 131

In response to Board staff’s most frequent question regarding appraisal management companies:

§ 858-821 Requirement of Appraisal Management Company’s Payment to Appraiser

Each AMC shall, except in bona fide cases of breach of contract or substandard performance of services, make payment to an appraiser for the completion of an appraisal or valuation assignment within sixty (60) days of the date on which the appraiser transmits or otherwise provides the completed appraisal or valuation study to the AMC or its assignee unless a mutually agreed upon alternate arrangement has been previously established.

Appraiser Summary County
Courtesy of the Appraisal Subcommittee

State or Territory	#CGA	#CRA	#SLA	# Total
ALABAMA	565	676	91	1332
ALASKA	111	127	0	238
ARIZONA	783	1129	289	2201
ARKANSAS	390	371	61	822
CALIFORNIA	3315	6099	2068	11482
COLORADO	1059	1289	324	2672
CONNECTICUT	535	852	0	1387
DELAWARE	281	313	37	631
DISTRICT OF COLUMBIA	279	320	133	732
FLORIDA	2149	4243	21	6413
GEORGIA	1716	1548	516	3780
GUAM	18	1	11	30
HAWAII	207	339	28	574
IDAHO	305	341	79	725
ILLINOIS	1402	2654	0	4056
INDIANA	760	1066	340	2166
IOWA	563	503	0	1066
KANSAS	459	454	139	1052
KENTUCKY	560	777	17	1354
LOUISIANA	468	735	0	1203
MAINE	232	174	169	575
MARIANA ISLANDS	5	0	2	7
MARYLAND	708	1171	535	2414
MASSACHUSETTS	649	1180	317	2146
MICHIGAN	1011	1036	776	2823
MINNESOTA	808	1055	180	2043
MISSISSIPPI	551	460	263	1274
MISSOURI	775	1397	119	2291
MONTANA	188	150	45	383
NEBRASKA	373	210	80	663
NEVADA	449	537	136	1122
NEW HAMPSHIRE	286	389	84	759
NEW JERSEY	1116	1250	507	2873
NEW MEXICO	256	334	42	632
NEW YORK	1618	2204	286	4108
NORTH CAROLINA	1150	1998	107	3255
NORTH DAKOTA	157	59	38	254
OHIO	997	1325	757	3079
OKLAHOMA	404	428	145	977
OREGON	596	679	266	1541
PENNSYLVANIA	1384	2011	0	3395
PUERTO RICO	215	156	8	379
RHODE ISLAND	173	258	61	492
SOUTH CAROLINA	923	1085	229	2237
SOUTH DAKOTA	186	72	61	319
TENNESSEE	745	970	129	1844
TEXAS	2389	2383	497	5273
UTAH	404	706	174	1284
VERMONT	145	137	38	320
VIRGIN ISLANDS	11	9	0	20
VIRGINIA	1096	1721	691	3508
WASHINGTON	1019	1632	170	2821
WEST VIRGINIA	180	229	154	563
WISCONSIN	678	1020	357	2055
WYOMING	218	125	0	343
	38020	52387	11577	101988

ATTENTION: APPLICANTS FOR UPGRADE

At its April 3, 2013 Board meeting, the Board voted to temporarily suspend the 90-day waiting period between applications, should you be denied. The suspension of this waiting period will be in effect from **April 3, 2013 until July 1, 2013**. If you have been denied within the last 90 days, you do not have to complete the waiting period and are free to reapply at your convenience.

<u>Course Provider</u>	<u>Course Title</u>	<u>QE/CE</u>	<u>CRS</u>	<u>MAY</u>	<u>Location</u>
Oakcrest	2012-2013 15-Hour USPAP	15QE	600	26-27	Lawton
	Basic Appraisal Procedures	30QE	602	22-25	Lawton
	Residential Report Writing	15QE/14CE	614	18-19	Stroud
	Depreciation and Obsolescence	7CE	722	15	Stroud
	Appraising Green Residences	7CE	725	8	Stroud
Tulsa Tech	Statistics, Modeling & Finance	15QE	621	18-19	Tulsa
	Meth Lab Awareness	3CE	702	21	Tulsa
Appraisal Institute	Advanced Income Capitalization	30QE	633	20-24	Tulsa
ASFMRA	Sales Comparison Approach	8CE		30	Tulsa
	Cost Approach Application	8CE		31	Tulsa
<u>Course Provider</u>	<u>Course Title</u>	<u>QE/CE</u>	<u>CRS</u>	<u>JUNE</u>	<u>Location</u>
Tulsa Tech	Basic Real Estate Procedures	30QE	602	29 – 07/07	Tulsa
	Unique & Complex Property	20QE	651	21-23	Tulsa
	Lead Education	3CE	703	11	Tulsa
ASFMRA	Cost Approach for CGA	27CE	902	30-07/06	Live Webinar
NAIFA	Supervising Begnng. Appraisers	7CE	713	7	OKC
<u>Course Provider</u>	<u>Course Title</u>	<u>QE/CE</u>	<u>CRS</u>	<u>JULY</u>	<u>Location</u>
<u>Course Provider</u>	<u>Course Title</u>	<u>QE/CE</u>	<u>CRS</u>	<u>OCTOBER</u>	<u>Location</u>
Appraisal Institute	Advanced Res. Applications	15QE	622	23-34	Tulsa
	Advanced Res. Report Writing	30QE	652	25-29	Tulsa
Contacts:					
Oakcrest	Annemieke Roell	(918) 906-5982			
NAIFA	Glinda Cordell	(405) 787-2721			
Tulsa Tech	Beverly Rousey	(918) 828-5414			
Appraisal Institute	Susan Lamkin	(918) 832-9008			



This publication was printed by the Real Estate Appraiser Division of the Oklahoma Insurance Department. It is authorized and issued by the Honorable John D. Doak, Oklahoma Insurance Commissioner. 1,108 copies were prepared at a cost of **\$935**.

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.

The Board is now accepting online payments! You will find an "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.**



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