

Midyear Meeting Report

It was my privilege to attend these meetings again this year. I am a member of one committee the Real Property Valuation Committee which met at on Wednesday morning May 11 at 8:00.

On Tuesday afternoon May 10, I attended the FHA Valuation Policies- Helping or Hurting Transactions? Real Property Valuation Forum. This was a two hour forum with a 4 person panel including a member from the FHA that was answering questions about the updated guidelines regarding FHA standards for appraisals. What is interesting is that a lot of confusion about the new standards and the FHA is not much help in the matter frankly. The NAR is continuing to work with the FHA for further clarification and training for appraisers in this area. One of the issues in this inconsistency in the training that comes from the FHA on the interpretation of the guidelines.

May 11 was the Real Property Valuation Committee meeting. There was an animated discussion regarding the previous day's forum and it was suggested that we press the FHA for more consistent training on the guidelines that have been released. I personally can report on the high handed manner in which the FHA representative acted which did not help build bridges in solving the issue at all.

We did receive a verbal report from staff about a letter that was sent to Appraisal Qualifications Board (AQB) on Real Property Appraiser Qualification Criteria. These standards have increased tremendously in the last few years and there is concern about this affecting the number of new appraisers that will be able to enter the profession. The NAR has sent a letter to encourage some re-evaluation of these standards. Also there was discussion of the Appraisal Institute attempting to introduce legislation that would allow an Alternative Valuation Standards as opposed to USPAP which the NAR opposes. This has gained no traction nationally, but they have tried this in some states but have not succeeded yet.

There was a brief report from Susan Martins-Phipps about the Appraisal Foundation. There was really nothing new to report as they have not met yet since our last meeting.

The next section of interest in the meeting was concerning RESO standards. As we know that MLS's will all have to be compliant with these standards as they continue to be rolled out and this is good for the best practices in industry and the ability for appraisers to have standardized data. They are also working on having Green Updates for the MLS by 2018. This an area of concern to consumers as how do they receive credit for these improvements to their properties.

Starting later this year, there will be a track in the Code of Ethics that will be specifically designed for appraisers and will qualify for COE credit to maintain their Realtor status.

The meeting was running long and the issue that affected our state the most was glossed over which was Rural Appraisal Issues. I will be contacting the staff and the chair of the committee to make sure that we have time to discuss these issues in November.

Respectfully submitted,

David Lanpher