



# **Appraisal Subcommittee:**

## **Advisory Committee for Development of Regulations**

Roberta Ouellette, Chairperson

# Process:

- Formed in February 2014
- Met 4 times in Washington, DC area
- All meetings open to the public, and meeting materials available on ASC website



# Process:

Recommendations in 4 areas:

- Temporary Practice
- The National Registries
- Information Sharing

Also addressed potential uses of ASC grant money once those funds are available.



# Temporary Practice:

## Recommendation 1:

Once all States report data to the National Registry on at least a weekly basis, the Committee recommends finding that a letter of good standing is burdensome on States and appraisers if the person being asked for the letter is active on the National Registry.



# Temporary Practice:

## Recommendation 2:

Given the importance of criminal background screening, the Committee recommends that no action be taken regarding the requirement by some States of a criminal background check on an applicant for temporary practice.



# Temporary Practice:

## Recommendation 3:

Currently it appears on the Registry as if the disciplinary action on a temporary practice permit was taken in the applicant's home State, not the State that took disciplinary action. Design the Registry so it reflects the State that took disciplinary action against the appraiser and the details of the action.



# National Registries:

## Recommendation 1:

Absent uniformity across the States, do not include trainees, either on a voluntary or mandatory basis, in the National Registry.



# National Registries:

## Recommendation 2:

Develop one unique identifier for each appraiser or Appraisal Management Company (AMC) listed on the National Registry that will be used by each State in which the appraiser is credentialed or AMC is registered.





# National Registries:

## Recommendation 3:

Maintain for public viewing, on each appraiser's or AMC's screen, all historical disciplinary actions that impact a registrant's ability to practice.



# National Registries:

## Recommendation 4:

The National Registry notes only if an appraiser is active or inactive in a State. Develop a drop down list within the Registry to denote the reason a person is listed as inactive, i.e., retired, deceased, license suspension/revocation.



# National Registries:

## Recommendation 5:

Provide additional content to information currently available on the National Registry for each appraiser.



# National Registries:

## Recommendation 6:

Appraiser data and information regarding disciplinary actions should be submitted to the ASC as soon as practical and at least weekly.



# National Registries:

## Recommendation 7:

Content for the National Registry of AMCs should include detailed information as set forth in Section 2 of the Appendix.



# National Registries:

## Recommendation 8:

Require that States notify the ASC of any disciplinary action that interrupts a credential holder's ability to practice within five business days after the action is either final or effective.



# Information Sharing :

## Recommendation 1:

Provide more information about each appraiser and AMC on the National Registry. See Sections 1 and 2 in the Appendix, and also refer to Recommendation 5 under National Registries.



# Information Sharing :

## Recommendation 2:

Maintain the disciplinary action history of an appraiser on the public side of the Registry so that the public will know of all periods of time in which an appraiser was not active on the Registry. Also the Registry should maintain all information regarding registration, such as periods of inactive status.





# Information Sharing :

## Recommendation 3:

Enhance the ASC website to include much more information on each State appraiser regulatory agency, including information regarding AMCs. See Section 3 in the Appendix



# Information Sharing :

## Recommendation 4:

Make it easy for a State appraiser regulatory agency to discover if another State appraiser regulatory agency is in compliance with Title XI. This can be noted on each State agency page, in a separate document, or both.



# Information Sharing :

Note:

There was significant disagreement among Committee members regarding how to treat information the ASC has regarding disciplinary actions that do not affect an appraiser's ability to practice, such as reprimands or additional education.



# Enforcement:

## Recommendation 1:

Strictly define the “complaint filing date” as the date the original complaint is received in the State appraisal regulatory agency office.



# Enforcement:

## Recommendation 2:

More specifically define “special documented circumstances,” as currently used in ASC Policy Statement 7.



# Enforcement:

## Recommendation 3:

Clarify what constitutes an “investigation” of the merits of a complaint.



# Sanctions:

Redefined some existing definitions and added new ones

Developed aggravating and mitigating circumstances

Created a matrix of sanctions based on type and severity



# Grant Funding:

- Continue investigator training
- Add other areas for training, including for Board members, attorneys, staff members, and administrative law judges
- Training may be live or online
- Grants for technology
- Other one-time grants to address issues discovered during compliance reviews or to address unforeseen circumstances facing a program, such as those resulting from a natural disaster
- Direct unrestricted grants to states are not advised





The full report may be found at:

[www.asc.gov](http://www.asc.gov)

Under “What’s New”

