



# BEST PRACTICES FOR THE REGULATORY SUPERVISION OF AMCS

## INVESTIGATIONS

# OREGON AMCS

2010	2011	2012	2013	2014	2015	2016	2017
122	128	130	140	155	150	143	145

# OREGON- REGULATIONS OF AMCS

- Unlicensed AMC Activity
- Failure to Make Payment to an Independent Contractor Appraiser
- Failure to Report Litigation Involving the AMC and the Subject Individuals Within Thirty (30) Calendar Days After Receipt of Any Written Notification.

# DISCIPLINARY ACTION

- 2012- 7 Complaints Against 4 AMCs and Controlling Person.  
3 Revocations/Civil Penalty 1 Civil Penalty
- 2013- 0 Complaints Against AMCs.
- 2014- 5 Complaints Against AMCs and Controlling Person.  
3 Closed/No Action 2 Civil Penalty
- 2015- 3 Complaints Against AMCs and Controlling Person.  
3 Closed/No Action
- 2016- 6 Complaints Against AMCs and Controlling Person.

	1 <sup>ST</sup> BOARD ACTION	2 <sup>ND</sup> BOARD ACTION	3 <sup>RD</sup> BOARD ACTION	4 <sup>TH</sup> BOARD ACTION
ORS 674.205(1) Unregistered Activity	\$500 CP plus \$1,000 for 2 <sup>nd</sup> & Subsequent offenses	\$1,000 CP plus \$5,000 for 2 <sup>nd</sup> & Subsequent offenses	\$5,000 CP plus \$10,000 for 2 <sup>nd</sup> subsequent offenses	\$15,000 CP for each offense.
ORS 674.205(2) through (5)	\$250-\$500 CP per violation	\$500-\$1,000 CP per violation	\$1,000-\$2,000 CP per violation and/or suspension of registration	\$2,500-\$5,000 CP per violation and/or revocation of registration
ORS 674.235 and/or OAR 161-570-0050 Violation of Final Order	\$2,500 CP per violation and/or suspension of registration	\$15,000 CP per violation and/or revocation of registration.		
ORS 674.210 Surety Bond	\$2,500 CP and/or revocation of registration			
ORS 674.215 and OAR 161-560-0020 Fails an Audit	\$250-\$1,000 CP per violation	\$1,000- \$5,000 CP per violation	\$5,000 CP per violation and/or suspension of registration	\$15,000 CP per violation and revocation of registration.
ORS 674.220 Prohibited Activities Negligence/Competency	\$250-\$1,000 CP per violation	\$1,000-\$2,500 CP per violation	\$2,500-\$5,000 CP per violation and/or suspension or	\$15,000 CP per violation and revocation of registration

	1 <sup>st</sup> BOARD ACTION	2 <sup>ND</sup> BOARD ACTION	3 <sup>RD</sup> BOARD ACTION	4 <sup>TH</sup> BOARD ACTION
ORS 674.220 Prohibited Activities Knowingly/Fraudulently	\$1,000-\$5,000 CP per violation and/or suspension of registration	\$5,000-\$15,000 CP per violation and revocation of registration		
ORS 674.225 Payment to Independent Contractor Appraisers	\$250-\$500 CP per violation	\$500-\$1,000 CP per violation	\$1,000-\$5,000 CP per violation and/or suspension of registration	\$15,000 CP per violation and revocation of registration
ORS 674.230 Forwarding of Complaints	\$250-\$500 CP per violation	\$500-\$1,000 CP per violation	\$1,000-\$5,000 CP per violation and/or suspension of registration	\$15,000 CP per violation and revocation of registration
ORS 674.240 Duty to report unethical conduct	\$500-\$1,000 CP per violation	\$1,000-\$5,000 CP per violation	\$5,000-\$10,000 CP per violation and/or suspension of registration.	\$15,000 CP per violation and revocation of registration
ORS 674.245 Documentation for training in accordance with rules adopted by the Board	\$250-\$1,000 CP per violation	\$1,000-\$2,500 CP per violation	\$2,500-\$5,000 CP per violation and/or suspension of registration	\$15,000 CP per violation and revocation of registration
Rules adopted by the Board not otherwise related to items identified in grid.	\$250-\$1,000 CP per violation	\$1,000-\$2,500 CP per violation	\$2,500-\$5,000 CP per violation and/or suspension of registration	\$15,000 CP per violation and revocation of registration

The image features a solid blue gradient background. In the lower-left corner, there is a partial view of a modern building with a grid of windows. A large, faint, light-blue watermark of a globe is centered in the background. The text "THANK YOU" is displayed in a bold, dark blue, sans-serif font, centered horizontally and positioned in the lower-middle part of the frame.

**THANK YOU**