



THE APPRAISAL FOUNDATION

*Authorized by Congress as the Source of Appraisal
Standards and Appraiser Qualifications*

An Update on the Activities of The Appraisal Foundation

Prepared for the
Association of Appraiser Regulatory Officials
David Bunton, President
October 13, 2017



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Q&A Forum



- Web-based forum
- Any question relating to appraisal standards or appraiser qualifications
- Managed by TAF Director of Appraisal Issues, John Brennan
- Answer provided within 24 hours



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Q&A Forum

- If the question has broad appeal, it is posted on our website
- We now have over 100 Q & As posted and they are categorized by topic for easy reference



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Preserving public trust for a quarter of a century.

We are dedicated to promoting professionalism and ensuring public trust in the valuation profession.

LEARN MORE 




Become an Appraiser 




Find an Appraiser 



Q&A Forum 



Valuation Methods 

The Appraisal Foundation - Maintaining Public Trust in Valuation

Username



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State Investigator Training

- Highly successful partnership of TAF, AARO, and ASC that began in 2009



- This past summer, working with AARO President Debbie Rudd, we entered into a new three-year Memorandum of Understanding with AARO



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State Investigator Training

- The program is managed by a jointly appointed Steering Committee. We want to recognize the service of **Sherrie Bren** and **Dave Campbell**, who have rolled off the Committee after many years of service.
- 2017 Steering Committee:
 - **Allison McDonald** (AARO, Florida)
 - **Diana Piechocki** (AARO, Arkansas)
 - **Kelly Davids**, TAF Vice President
 - **John Brenan**, TAF Director of Appraisal Issues



State Investigator Training

Remaining 2017 Offering

Level III: December 4-6, Tampa

- 35 registered to date, with a capacity of 50
- Registration deadline is November 3rd
- Administrator: Aida Dedajic (202-624-3058, aida@appraisalfoundation.org)



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State Investigator Training

- Historical Totals
 - Level I: 481 attendees
 - Level II: 344 attendees
 - Level III: 122 attendees
- We will have our 1,000th registrant in the spring of 2018
- 54 of the 55 states and territories have participated



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State Investigator Training

2018 Investigator Training

- Location: Tampa, FL
- Dates: Level 1 - June 4-6
Level 2 – July 9-11
Level 3 – August 27-29

**Administrator: Aida Dedajic (202-624-3058,
aida@appraisalfoundation.org)**



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Introduction to Terms and Concepts of USPAP for Non-Appraisers

- Introductory course gives a basic understanding of USPAP
 - AARO Inspired - Many appraiser regulators are not appraisers
 - On-line format – 4 hours in length



Introduction to Terms and Concepts of USPAP for Non-Appraisers

- Good for new state regulatory staff, attorneys, board members, and others
- Quick link available via our website



Intro to Terms and Concepts of USPAP
A seminar for state regulators that focuses on the *Uniform Standards of Professional Appraisal Practice (USPAP)* and its applicability to state appraisal enforcement programs. Register today!

PLUS
Guidance from the Appraisal Standards Board
USPAP Appraiser Certification
USPAP Requirements for Appraisers in Real Estate Firms

APPRAISAL STANDARDS BOARD
THE APPRAISAL FOUNDATION
Member of the Appraisal Institute



Corrective Education Modules

- Developed after surveying AARO for appropriate topics
- Four hour on-line courses that include a final exam
- Not for continuing education



Corrective Education

Solutions to Help Appraisers Get Back on Track

With the input of state regulators, The Appraisal Foundation has developed the following four in-depth training courses to cover a range of USPAP compliance issues identified as common trouble spots. These courses are geared toward appraisers who need a deep dive into specialized topics and for those who want to get their careers back on track.



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Corrective Education Modules

- Can be accessed through our website
- Appraiser Regulators can get a passcode to review the courses
- Almost one hundred people have taken the courses to date



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Corrective Education Modules

Four currently available:

1. Residential Report Writing vs. Form Filling
2. Report Certifications – What am I Signing and Why
3. Appraiser Self Protection: Documentation and Recordkeeping
4. Scope of Work: Appraisals and Inspections

Password access for regulators to preview the courses can be obtained from Kelly Davids.



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DISCIPLINARY ACTION MATRIX

Voluntary disciplinary action guidelines

Outlines five levels of sanctions

Detailed spreadsheet with:

- the violation
- USPAP citation
- an example of the offense
- recommended sanctions for 1st, 2nd and 3rd offenses.

Also contains a comprehensive list of mitigating and aggravating circumstances



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Resources for State Regulators

Disciplinary Action Matrix

Resources for Business Valuers

State Regulators

Investigator Training

Consumer Resources

Webinars



The Foundation works closely with the Association of Appraiser Regulatory Officials (AARO), an organization of state appraiser regulatory agencies. For more information on AARO and its mission, please visit their website located at www.aaro.net.

The Foundation, the ASC, and AARO developed a manual for individuals who are appointed to serve as a board member or program director of a state appraiser regulatory licensing board or commission. To review this manual, click [here](#).

State Appraiser Investigator Training

The Foundation, Appraisal Subcommittee, and AARO work together to offer annual training for state appraiser investigators. To learn more about this training and when these courses will be offered, please visit the Investigator Training webpage located [here](#).

Disciplinary Action Matrix

The Appraisal Foundation has issued voluntary guidance that is intended to assist state appraiser regulatory agencies with enforcement cases.

- [Voluntary Disciplinary Action Matrix, References the 2016-17 edition of USPAP](#)
- [Voluntary Disciplinary Action Matrix, References the 2018-19 edition of USPAP](#)

View the Voluntary Disciplinary Action Matrix for previous versions of USPAP [here](#).



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Legislative Initiatives for Alternative Standards to USPAP

- Legislative or administrative law proposals to permit the use of valuation standards other than USPAP
- Promoted as a way to give appraisers flexibility, but would be a burden to both regulators and users of appraisal services



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Legislative Initiatives for Alternative Standards to USPAP

- Expensive for states to administer due to increased training for legal and investigative staff
- Increase in compliance expenses for users of appraisal services
- To date not one state has adopted alternative standards



Legislative Initiatives to Circumvent or Dilute USPAP

- Recent attempts to allow appraisers to perform evaluations that would not have to be in accordance with USPAP
- The Federal Interagency Appraisal and Evaluation Guidelines were developed for financial institutions, not appraisers or state appraiser regulators



Informational Webinar on Restricted Appraisal Reports

- Webinar entitled *“Alternatives to Evaluations: Using Restricted Reports in your Practice”*
- Restricted Appraisal Reports:
 - Are a USPAP-compliant alternative to evaluations
 - Permit state licensed and certified appraisers to comply with state laws
 - Allow clients to receive abbreviated reports
- Residential and non-residential sample reporting formats are available in the “resources” section of our website.



Speaking Engagements

- Foundation representatives are available to speak to your board or board sponsored functions
- Since your meeting in May we participated in a conference sponsored by the Missouri Real Estate Appraisers Commission and gave a presentation at a meeting of the Montana Board of Real Estate Appraisers



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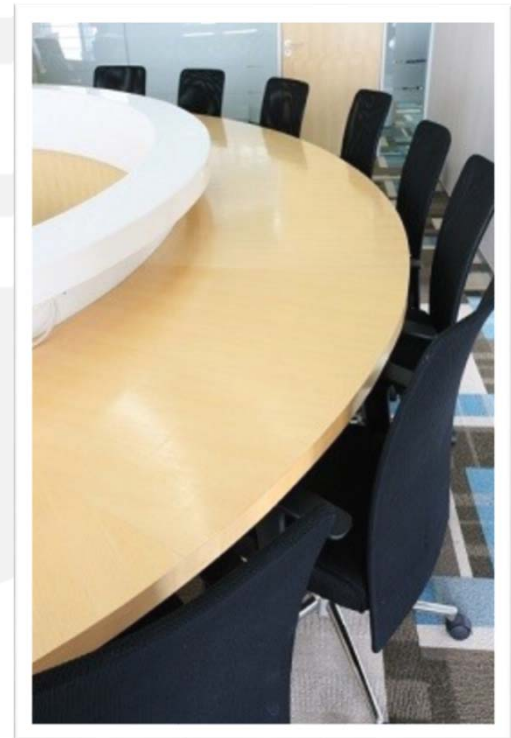
Valuation Roundtable

- Initiated this earlier this year
- Composed of appraisal organizations, users of appraisal services, state and federal appraiser regulators
- The group, recognizing improvements can be made, overwhelmingly supported the unique structure of the current appraiser regulatory system and the strong partnership that has developed over many years of cooperative effort



Valuation Roundtable

- Other topics discussed included:
 - the need to develop a uniform process for requests for reconsideration of value;
 - the feasibility of using a value range instead of a specific value, and
 - The use of FBI background checks in lieu of numerous background checks requested by clients.
- The Roundtable hopes to continue to meet on a quarterly basis.



Appraisal Practices Board

- Activities of the Appraisal Practices Board (APB) were suspended by the Board of Trustees in January.
- Valuation Advisories issued by the APB were not being embraced by the stakeholders.
- Reason?
 - Too lengthy
 - Not timely



Appraisal Practices Board

- After eight months of further study and conducting focus groups, the Board of Trustees voted last month to sunset the Appraisal Practices Board (APB)
- TAF will continue to issue voluntary guidance on valuation methods and techniques on an as-needed basis
- Brief, timely advice developed by small teams appointed for specific tasks



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Thank You to AARO!

This fall marks the 30th Anniversary of The Appraisal Foundation and we have had a great working relationship with AARO since it was created 25 years ago.

30th
★ ★ ★
Anniversary

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1987-2017



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TAF and State Regulators

- The Appraisal Foundation Advisory Council (TAFAC) is composed of 62 Organizations, including AARO. It's 2017 Chair is **Don Rodgers** of North Carolina.
- The Industry Advisory Council (IAC), which is composed of 36 for-profit entities, and our Board of Trustees always have AARO as a standing item on their agenda.



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TAF and State Regulators

- **ASB Chair Maggie Hambleton:** Former Chair of the Ohio Real Estate Appraiser Board
- **AQB Chair Joe Traynor:** Former Chair of the Indiana Real Estate Appraiser Board
- **Director of Appraisal Issues John Brennan:** Former Director of Appraiser Licensing for the State of California
- **Vice President Kelly Davids:** Former Superintendent of Real Estate for the State of Ohio



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TAF and State Regulators

- **AQB Member Greg Harding:** Former regulator with the California Bureau of Real Estate Appraisers.
- **AQB Member Larry Disney:** Former Executive Director of the Kentucky Real Estate Appraisers Board and former President of AARO (twice).



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TAF and State Regulators

- We are always looking for talent as all four boards have term limits
- We also periodically need people to serve as exam SMEs or as course reviewers
- State appraiser regulators may serve on the Board of Trustees
- Former state appraiser regulators can serve on our other two independent boards



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Contact Us

Connect with us!

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