



AQB ISSUES PROPOSED SUPERVISORY AND TRAINEE APPRAISER COURSE OBJECTIVES AND CONTENT OUTLINE

On December 9, 2011, the Appraiser Qualifications Board (AQB) adopted changes to the *Criteria* that will become effective January 1, 2015. These changes represent minimum national requirements that each state must implement.

One of the changes adopted by the AQB requires that both Supervisory Appraisers and Trainee Appraisers complete a course that, at a minimum, complies with the specifications for course content established by the AQB. The course must be completed by the Trainee Appraiser prior to obtaining a Trainee Appraiser credential, and completed by a Supervisory Appraiser prior to supervising a Trainee Appraiser.

SUPERVISORY APPRAISER OBJECTIVES

The course must provide adequate information to ensure the Supervisory Appraiser understands the qualifications and responsibilities of that role. Specifically, the objective of the course shall be that the student understands:

- AQB minimum qualifications for becoming and remaining a Supervisory Appraiser;
- Jurisdictional credentialing requirements for both Supervisory Appraisers and Trainee Appraisers that may exceed those of the *Criteria*;
- Expectations and responsibilities of being a Supervisory Appraiser;
- Responsibilities and requirements of a Supervisory Appraiser in maintaining and signing all appropriate Trainee Appraiser experience logs; and
- Expectations and responsibilities of the Trainee Appraiser.

APPRAISER TRAINEE OBJECTIVES

The course must provide adequate information to ensure the Trainee Appraiser understands the qualifications and responsibilities of that role. Specifically, the objective of the course shall be that the student understands:

- AQB minimum qualifications for becoming a Trainee Appraisers;
- Jurisdictional credentialing requirements for Trainee Appraisers that may exceed those of the *Criteria*;
- AQB minimum qualifications for becoming and remaining a Supervisory Appraiser, as well as jurisdictional credentialing requirements that may exceed those of the *Criteria*;
- Processes and roles of the entities involved in establishing qualifications for credentialed appraisers;
- Expectations and responsibilities of the Trainee Appraiser;

- Qualifications to become a credentialed appraiser;
- Basics of the Uniform Standards of Professional Appraisal Practice (USPAP); and
- Responsibilities and requirements of a Trainee Appraiser's role in maintaining and signing all appropriate Trainee Appraiser experience logs.

For the proposed outline, go to <https://appraisalfoundation.sharefile.com/d/s8623b44b00f462db>.



GOVERNOR APPOINTS NEW BOARD MEMBER

Kris Munsch, Hays

Mr. Munsch is a native of western Kansas and is proud to call Hays his home. Kris is an entrepreneur at heart, starting 11 businesses from the ground up. Retail, restaurant, construction, inspection services...he loves challenge. Kris's only son Blake was tragically killed in December of 2005, which left him questioning his future. Following a lifelong dream, Kris became a high school woods teacher in Bonner Springs, KS. The students led him down a path to write the book *The Birdhouse Project*, a project now used internationally as a tool of self-discovery. Kris is living in Hays, keynoting nationally, working on his second book, *Crossing the Threshold*, inspecting homes and doing what he loves most...teaching at Ft. Hays State University in the field of construction management. **Go Tigers!**



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UPCOMING CHANGES TO REAL PROPERTY APPRAISER QUALIFICATIONS

OVERVIEW OF CHANGES	
NATIONAL UNIFORM LICENSING AND CERTIFICATION EXAMINATIONS	Education and experience must be completed prior to taking the AQB-approved <i>National Uniform Licensing and Certification Examination</i> .
BACKGROUND CHECKS	All candidates for a real property appraiser credential must undergo background screening. State appraiser regulatory agencies are <i>strongly</i> encouraged to perform background checks on <i>existing</i> credential holders as well.
COLLEGE DEGREE ACCEPTANCE AND CORE CURRICULUM REQUIREMENTS	Credit toward qualifying education requirements may be obtained via the completion of a degree program in Real Estate from an accredited degree-granting college or university provided the college or university has had its curriculum reviewed and approved by the AQB.
DELETION OF THE SEGMENTED APPROACH TO CRITERIA IMPLEMENTATION	States had the option to implement the 2008 <i>Real Property Appraiser Qualification Criteria</i> via the "segmented approach." This implementation option will no longer be valid effective January 1, 2015.
RESTRICTION ON CONTINUING EDUCATION COURSE OFFERINGS	Aside from complying with the requirements to complete the <i>7-Hour National USPAP Update Course</i> (or its AQB approved equivalent), appraisers may not receive credit for completion of the same continuing education course offering within an appraiser's continuing education cycle.
DISTANCE EDUCATION REQUIREMENTS	A <i>written, proctored</i> examination is required for all qualifying education distance course offerings. The term <i>written</i> refers to an examination that might be written on paper or administered electronically on a computer workstation or other device.
REVISIONS TO SUBTOPICS IN GUIDE NOT 1 (GN-1) & CONTINUING EDUCATION TOPICS	Added topics on green building (qualifying and continuing education), seller concessions (qualifying and continuing education), and developing opinions of real property value in appraisals that also include personal property and/or business value (continuing education only).

COLLEGE LEVEL EDUCATION REQUIREMENT CHANGES*		
TRAINEE APPRAISER	None	None
LICENSED RESIDENTIAL APPRAISER	None	30 semester credit hours of college-level education from an accredited college, junior college, community college, or university OR an Associates' degree or higher (any field).
CERTIFIED RESIDENTIAL APPRAISER	21-semester credit hours in specified collegiate subject matter courses from an accredited college or university OR an Associate's degree or higher.	Bachelor's degree or higher (in any field) from an accredited college or university.
CERTIFIED GENERAL APPRAISER	30-semester credit hours in specific collegiate subject matter courses from an accredited college or university OR a Bachelor's degree or higher.	Bachelor's degree or higher (in any field) from an accredited college or university.

*These requirements are effective for individuals seeking a real property appraiser credential *after* January 1, 2015. However, in some cases, the requirements may also apply to *existing* real property appraisers (for example, a state may require a credentialed appraiser to meet the new Criteria if he or she moves from a state that does not have reciprocity with that state. Or some states may require appraisers seeking to change their credential level to meet all of the 2015 Criteria prior to obtaining the new credential). **Credentialed appraisers are urged to contact the applicable state appraiser regulatory agencies if they are contemplating relocation or changing credential levels.**

SUPERVISORY APPRAISER AND TRAINEE APPRAISER REQUIREMENT CHANGES	
SUPERVISORY APPRAISER	TRAINEE APPRAISER
State-certified Supervisory Appraiser shall be in good standing with the training jurisdiction and not subject to any disciplinary action within the last three (3) years that affects the Supervisory Appraiser's legal ability to engage in appraisal practice. Shall have been state certified for a minimum of three (3) years prior to being eligible to become a Supervisory Appraiser.	All qualifying education must be completed within the five (5) year period prior to the date of submission of an application for a Trainee Appraiser credential.
A Supervisory Appraiser may not supervise more than three Trainee Appraisers at one time, unless a state program in the licensing jurisdiction provides to progress monitoring, supervising certified appraiser qualifications, and supervision oversight requirements for Supervisory Appraisers.	A Trainee Appraiser is permitted to have more than one Supervisory Appraiser.
Shared responsibility to ensure the appraisal experience log for the Trainee Appraiser is accurate, current, and complies with the requirements of the Trainee Appraiser's credentialing jurisdiction.	
Both the Trainee Appraiser and Supervisory Appraiser shall be required to complete a course that, at a minimum, complies with the specifications for course content established by the AQB. The course will be oriented toward the requirements and responsibilities of Supervisory Appraisers and expectations for Trainee Appraisers. The course must be completed by the Trainee Appraiser prior to obtaining a Trainee Appraiser credential, and completed by the Supervisor Appraiser prior to supervising a Trainee Appraiser.	

HOW WILL THE 2015 CRITERIA CHANGES AFFECT LICENSURE IN KANSAS?

We believe the change that will impact most is that there will be no "segmented approach" when implementing these changes in Kansas. In other words, if you begin the licensing process, it must be completed (education application received and approved, test taken and passed, experience submitted and approved by the Board and your license/certification issued) on or prior to December 31, 2014. If the license/certification has not been issued by that date, you would be subject to the new criteria.

WHAT WOULD THAT MEAN? For one thing, if you used the "in lieu of" option currently in place for the college level education for both the Residential and General certifications, you would no longer qualify, as effective January 1, 2015, that option will no longer apply. If you are seeking the Residential certification and have only an Associate's degree, you will no longer qualify, as the college level education requirement will be a Bachelor's degree. If you are applying for the State License, you would no longer qualify if you do not have the 30-hours of college-level education or an Associate's degree of higher (in any field).

If you are a Provisional Trainee when the new criteria takes effect in 2015, there are several areas where you will be impacted. First, your education may no longer qualify you for the license/certification level you are provisioning to (see above). Also, as the new criteria will require that both a trainee and a supervisory appraiser must have taken and passed a course specific to supervision. If that course has not been completed by January 1, the Trainee would be required to cease supervised appraisal work and the Supervisor must cease all supervisory work until the course has been completed and applicable notifications have been made. It is also possible that your Supervisory appraiser would no longer qualify to supervise as those requirements will change from: (a) carrying a state license/certification for a minimum of 2 years to carrying a certification for a minimum of 3 years; and (b) in good standing for a period of 2-years prior to supervision to in good standing for a period of 3-years prior to supervision.

TIME LINE EXAMPLES:

Applicants for the Certified General Classification: For a new applicant (not an up-grade from a current appraiser license/certification), assuming that no experience has been accrued prior to applying, the education application should be submitted to the Board office on, or prior to June 30, 2012. An applicant's experience must cover no less than 30 months and the approval process of the experience can take up to 4 months. There would still be

no guarantee that the certification could be issued prior to January 1, 2015. **Keep in mind** that the only change that will have much bearing on the certified general applicant is to the removal of the "in lieu of" option for the college level education. If you already have your Bachelor's Degree, the January 1, 2015 date carries less importance. It may, however, impact you with regard to the test if you have already taken it. The new criteria require that the test be the last step in the process. If your experience is not completed and submitted until after January 1, 2015, and you have already taken and passed the exam, it will be invalid and you will be required to retest provided your experience is approved. It may also impact you with regard to who is allowed to supervise you.

Applicant for the Certified General Classification: For a current licensed/certified appraiser seeking to up-grade, it is assumed that he/she would have met their 3,000 experience hours already (1,500 of which must be in non-residential appraisals and must have been supervised), therefore the time frame is not so rigid; however, if the applicant has only residential appraisals at the time they apply, they must meet the 1,500 hours of non-residential appraisals and must take that time into account when submitting an application. At a minimum, an application to upgrade to the Certified General classification should be submitted by the first of 2014 to ensure that the certification can be issued prior to the cut-off date. Again, if you already have your Bachelor's Degree and you have not taken the test, the January 1, 2015 date carries less importance.

Applicant for the Certified Residential Classification: For a new applicant (not an up-grade from a current appraiser license), assuming that no experience has been accrued prior to applying, the education application should be submitted to the Board office on, or prior to December 31, 2012. An applicant's experience must cover no less than 24 months and the approval process of the experience can take up to 4 months. There would still be no guarantee that the certification could be issued prior to January 1, 2015. **Keep in mind** that the only changes that will have much bearing on the certified residential applicant is that instead of an Associate's Degree, they must have a Bachelor's Degree, and the removal of the "in lieu of" option for the college level education. The new criteria require that the test be the last step in the process. If your experience is not completed and submitted until after January 1, 2015, and you have already taken and passed the exam, it will be invalid and you will be required to retest provided your experience is approved. It may also impact you with regard to who is allowed to supervise you.

Applicant for the Certified Residential Classification: If this is a current licensed appraiser seeking to up-grade, it is assumed that he/she would have met their 2,500

experience hours already, therefore the time frame is not so rigid; however, at a minimum, an experience application to upgrade to the Certified Residential classification should be submitted within the first half of 2014 to ensure that the certification can be issued prior to the cut-off date. If you already have your Bachelor's Degree, the January 1, 2015 date carries less importance. It may, however, impact you with regard to who is allowed to supervise you.

Applicant for the State Licensed Classification: As the required time frame to meet the 2,000 hours of experience is only 12 months for the licensed classification, an education application under the current criteria would need to be submitted prior to July 1, 2014. The change to the requirements for the state license require that an applicant have completed 30 semester hours of college level education (no specific areas of study required). If an applicant has a degree or has already completed the 30 semester hours, the January 1, 2015 date carries less importance. It may, however, impact you with regard to who is allowed to supervise you.

Provisional (Trainee): Each Provisional licensed appraiser will be required to have completed and submitted their experience to the Board on or prior to December 31, 2014. If not submitted prior to the January 1, 2015 effective date of the new criteria, they will be required to meet all current criteria prior to issuance of the license/certification. For example, a Provisional licensed appraiser was issued their trainee license on August 1, 2007. They had met the education requirements in place at that time for the Certified Residential classification. They complete their experience and submit their application on March 1, 2015. Before that experience can be reviewed for approval, the trainee will be required to re-file their education application, proving that they have met the current education criteria for the Certified Residential classification. If they took and passed test prior to approval of their experience, that test would be invalid and they would be required to re-test.

Supervisors/Trainees: Effective January 1, 2015, all supervisors/trainees will be required to have completed a specific course for supervised work. It is assumed that these courses will be available at least several months prior to January 1; however, it will be the responsibility of each supervisor/trainee to seek the course prior to continuing supervision/supervised work on and after January 1. Any experience accrued after January 1 where either the supervisor or the trainee have not completed the course and reported same to this office, would be ineligible for experience credit.

Also, each supervisor will be required to have carried their certification (no licensure period will count) for a minimum of 3 years and must have been in good standing

(not subject to any disciplinary action) within the last 3 years.



AMC REGISTRATIONS

The KREAB made the Application for Registration of an AMC available for completion in July and registration has, to date, gone smoothly. Our database currently totals 85. The listing of approved (and temporary) AMC registrations is posted on the Board's website and we will update it weekly.

Keep in mind that it is the AMC's responsibility to include their Kansas Registration # on every letter of engagement. If you are unsure as to whether or not an AMC is registered, first check the posted listing on the Board's website at <http://www.kansas.gov/kreab> and click on Appraisal Management Company. If you do not find the AMC listed there, contact the AMC to see if they are required to be registered (see the following "You Know You Are an AMC If" article). If you believe that the AMC should be registered, contact the KREAB staff at (785) 296-6736 or e-mail sally.pritchett@kreab.ks.gov or cheryl.magathan@kreab.ks.gov.

YOU KNOW YOU ARE AN AMC IF.....

The Kansas AMC (Appraisal Management Company) legislation was passed by the 2012 Kansas Legislature and became law on July 1, 2012. Any AMC conducting business in the state of Kansas must register with the Kansas Real Estate Appraisal Board (KREAB) by October 1, 2012.

An AMC is any individual, firm, partnership, association, corporation, limited liability company, or any other business entity

- (1) that acts as an external third party authorized:
 - by creditor of a consumer credit transaction that is secured by a consumer's principal dwelling, or
 - by an underwriter of or other principal in the secondary mortgage markets,
- (2) that performs appraisal management services, and
- (3) that oversees an appraiser panel of
 - more than 15 appraisers who are certified or licensed in Kansas, or
 - a total of more than 25 appraisers who are certified or licensed in Kansas and any other jurisdiction.

Appraisal management services is performing or attempting to perform, directly or indirectly, any one or more of the following functions on behalf of a lender, financial institution, client, or any other person:

- administering an appraisal panel of independent contract appraisers (not employees)

- recruiting, qualifying, verifying licensing or certification and negotiating fees and service level expectations with any person who is part of an appraiser panel
- receiving an order for an appraisal from one entity and delivering the order for the appraisal to an appraiser that is part of an appraiser panel for completion,
- tracking and determining the status of orders for appraisals,
- conducting quality control of a completed appraisal prior to the delivery of the appraisal to the person that ordered the appraisal, or
- submitting a completed appraisal performed by an appraiser to one or more clients.

If your business meets any of this criteria and will be doing business in Kansas, visit the KREAB website at <http://www.kansas.gov/kreab/> and click on Appraisal Management Company to access the AMC registration forms and instructions, as well as the statutes and regulations. Please complete the application form according to the instructions and submit the form, all supporting documentation, and the appropriate fees to:

Kansas Real Estate Appraisal Board
Jayhawk Tower, Suite 1102
700 SW Jackson
Topeka, Kansas 66603



ASB ISSUES 3RD EXPOSURE DRAFT FOR 2014-2015 USPAP CHANGES

The Appraisal Standards Board (ASB) has issued a third exposure draft of proposed changes for the 2014-2015 edition of USPAP.

The exposure draft includes:

- revisions to reporting and communication requirements
- reporting options
- retirement of STANDARDS 4 and 5
- other revisions and additions as needed to ensure clarity and relevance.

To see the full draft, go to <https://appraisalfoundation.sharefile.com/d/sbe05929a13844d89>.



The Appraisal Foundation has released several new free videos in its Elibrary:

The Appraisal Practices Board (APB), Its Role and Function

Appraiser Qualifications Board (AOB) Update: The Real Property Appraiser Qualification Criteria, effective 2015

And

Understanding the Appraiser Regulatory System (About The Appraisal Foundation, About AARO, About the Appraisal Subcommittee)

To view the Foundation's available videos, go to: <http://www.globalpres.com/mediasite/Catalog/pages/catalog.aspx?catalogId=97b75dbc-da29-4ac2-b603-caa7705cf271>



Altering Appraisal Report Photographs

Q. I recently submitted an appraisal report to my client and was subsequently requested to alter the photographs I included in my report. Am I permitted to alter photographs per a client's request?

A. As with virtually every appraisal assignment, there are assignment conditions and contractual obligations with which the appraiser is expected to comply (provided the appraiser can produce credible assignment results and produce a report that is not misleading).

Clients sometimes request that photographs do not include certain items or entities that do not affect value. An appraiser may comply with such requests, except when doing so would result in a misleading appraisal report. For example, a photograph may include a person off to the side of the subject of the photo, and the appraiser may be able to crop the photo in a manner that would eliminate the person, but maintain a clear image of the subject of the photo. In this simple example, this would not be misleading and the appraiser could comply with the client's request.

On the other hand, a photograph depicting a relevant physical characteristic (e.g. physical defect) cannot be altered or deleted simply because of a client's request.

Disclosure of Prior Services

Q. I know USPAP requires an appraiser, prior to accepting an assignment (or if discovered at any time during the assignment), to disclose any prior services performed on a property within the last three years, as well as making the disclosure in the certification of the report. I have recently seen some reports where the appraiser stated, "I have performed no prior services regarding this property within three years of the effective date of this report." Is it acceptable to base the three years from the effective date of the appraisal?

A. No. The Conduct section of the ETHICS RULE specifies the three year time frame to be immediately preceding acceptance of the assignment:

If known prior to accepting an assignment, and/or if discovered at any time during the assignment, an appraiser must disclose to the client, and in the subsequent report certification:

- *any services regarding the subject property performed by the appraiser **within the three year period immediately preceding acceptance of the assignment**, as an appraiser or in any other capacity. (Bold added for emphasis)*

Although the effective date of the appraisal may be relatively close to the date the assignment was accepted, there may be cases when there are significant differences between the two dates, which could result in a different response from the appraiser.

Q. What are some examples of an encumbrance that could have an effect on the value of personal property?

A. An encumbrance exists when the owner of a property is prohibited from exercising one of their traditional rights of ownership (i.e., when one of the "sticks" in the bundle of rights is removed). Examples include: constraints on the exhibition of a work of art; a prohibition or limit on the breeding of an animal; a prohibition on the use of a machine in a particular location; or the prohibition or limit on the sale of the item produced by a particular machine.

Each of these examples shows an encumbrance that prohibits a particular action, and in each case, that prohibition may have an effect on value

Liens on Personal Property

Q. I am appraising an asset that is encumbered by a lien. Does the addition of the term encumbrances to Standards Rule 7-4(d) mean that when providing an opinion of the value of an asset

that is being used as collateral an appraiser would conclude a value based on the portion of the asset that is not encumbered by the lien (i.e., taking into consideration the remaining balance outstanding on a loan secured by the asset)? Also, must it then be stated in the report which particular asset(s) being appraised is encumbered by this lien?

A. Standards Rule 7-4 states, in part:

In developing a personal property appraisal, an appraiser must collect, verify, and analyze all information necessary for credible assignment results.

S.R. 7-4 (d) further states:

*When developing an opinion of value of a lease, leased, or encumbered property, an appraiser must analyze the effect on value, **if any**, of the terms and conditions of the lease or encumbrances. (Bold added for emphasis)*

The mere existence of a lien or other encumbrance does not necessarily affect value, even though the owner's equity in the property may be greatly impacted. The USPAP requirement is to analyze the effect on value; if there is no effect on value then no further analysis is required.

There is no requirement that encumbrances be identified unless: it is part of the scope of work for the assignment; it is required by the intended use or an intended user; or failure to do so would lead to assignment results that are not credible.

Exposure Time Value Range

Q. I understand that exposure time needs to be developed and reported in cases when it is a component of the definition of the value opinion being developed. However, STATEMENT ON APPRAISAL STANDARDS NO. 6 (SMT-6) seems to suggest that a *range of values* is required when reporting exposure time. Does this mean I must reference a range of values when I report my opinion of reasonable exposure time?

A. No, a *range of values* is not required when reporting an opinion of reasonable exposure time. However, the appraiser's opinion of reasonable exposure time must be linked to *an* opinion of value, whether it is a specific value or a range of values. As stated in SMT-6:

"The reasonable exposure period is a function of price, time, and use, not an isolated opinion of time alone."

Replacement Cost Estimate

Q. Is an estimate of replacement cost new (RCN) considered an estimate of value (i.e., an appraisal)?

A. No. An appraisal is defined in USPAP as “an opinion of value.” USPAP also defines value and cost. Value is defined as:

VALUE: the monetary relationship between properties and those who buy, sell, or use those properties.

Comment: Value expresses an economic concept. As such, it is never a fact but always an opinion of the worth of a property at a given time in accordance with a specific definition of value. In appraisal practice, value must always be qualified - for example, market value, liquidation value, or investment value.

Cost is defined as:

COST: the amount required to create, produce, or obtain a property.

Comment: Cost is either a fact or an estimate of fact.

Replacement cost may be a major component used in developing an opinion of some types of value, such as insurable value, but an RCN by itself is not a value, thus an estimate or opinion of RCN is not an appraisal.

Date of Report

Q. I was recently asked by a client to change the date of an appraisal report that I had submitted. I have always used the date that I began writing the report as my report date. My client wants me to use the date the report was submitted. Is my client correct in asking me to change the date?

A. Yes. The date of the report is the date that it is completed and transmitted to the client.

According to USPAP, a report is a communication “transmitted to the client upon completion of the assignment.” Given that language, the appraiser’s document is not a “report” until it is transmitted to the client.

In addition, if the certification is dated, that date should also be based on the date the report is completed and transmitted, not when it is begun. Logically, one cannot certify regarding what has been done before it has been done.

Date of Revised Report

Q. In response to a client request, I recently made some minor edits to a report. The assignment results were unchanged, but I corrected a few minor typographical errors and entered the census tract number which had been omitted from the original report. Because the results did not change, this was essentially the same report, so I did not change either the effective date or the date of the report. My client now wants me to resubmit the report with the current report and certification date. Should the new report be dated as of the date revised?

A. Yes. The date of the revised report should be the date that it is completed and transmitted to the client. According to USPAP, a report is a communication “transmitted to the client upon completion of an assignment.” Since, in this case, a new report is being completed and transmitted, it should be dated accordingly. This is true even when the only changes are minor corrections and the assignment results are unchanged.

In addition, if the certification is dated, that date should also be based on the date the report is resubmitted. In the resubmission, the appraiser is certifying the content of the revised report, so any certification date cannot precede the completion of the revisions.

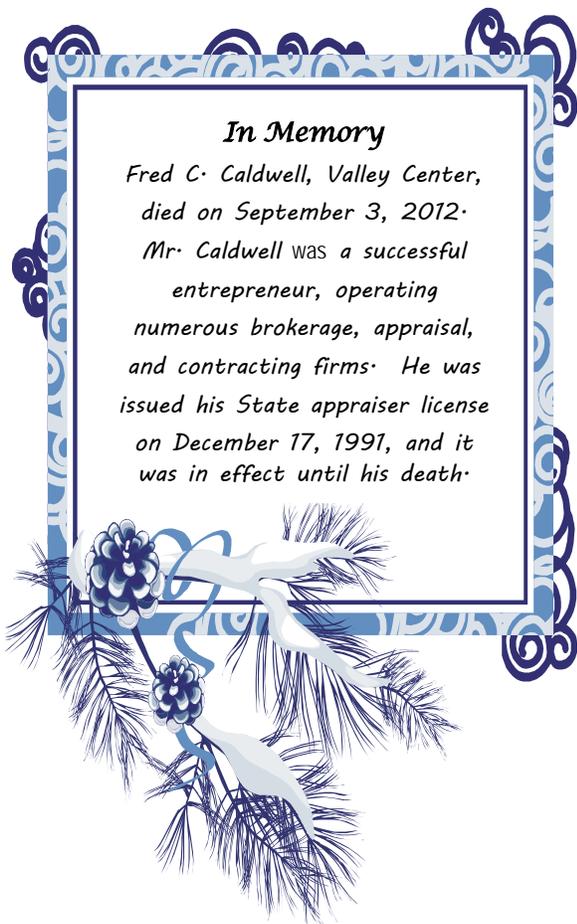
The new report date will also help to avoid any confusion between the two documents that have been completed and transmitted. If a revision is made on the same date as the prior transmittal, referencing the earlier report in any revised document might help prevent confusion of the two documents.

The USPAP Q&A is posted on The Appraisal Foundation website (www.appraisalfoundation.org). The ASB compiles the USPAP Q&A into the USPAP Frequently Asked Questions (USPAP FAQ) for publication with each edition of USPAP. In addition to incorporating the most recent questions and responses issued by the ASB, the USPAP FAQ is reviewed and updated to ensure that it represents the most recent guidance from the ASB. The USPAP Frequently Asked Questions can be purchased (along with USPAP and USPAP Advisory Opinions) by visiting the “Foundation Store” page on The Appraisal Foundation website (<https://commerce.appraisalfoundation.org>)

For further information regarding USPAP Q&A, please contact:

John S. Brennan, Director of Appraisal Issues
The Appraisal Foundation
1155 15th Street, NW, Suite 1111
Washington, DC 20005
(202) 624-3044 (202) 347-7727 fax john@appraisalfoundation.org





In Memory

Fred C. Caldwell, Valley Center, died on September 3, 2012. Mr. Caldwell was a successful entrepreneur, operating numerous brokerage, appraisal, and contracting firms. He was issued his State appraiser license on December 17, 1991, and it was in effect until his death.

and pass the examination of Qualifying Education Module (QEM) #3, USPAP, on or prior to June 30, 2013; that McColm take and pass the examination of QEM #11, General Appraiser Sales Comparison Approach, on or prior to June 30, 2013; that McColm take and pass the examination of QEM #13, General Appraiser Income Approach, on or prior to June 30, 2013; and that McColm pay \$1,320 to cover the cost of the review associated with this complaint within 30 days from the date of this Order.





IMPORTANT REMINDER!!

Appraisers will be required to log evidence of completion of 28 hours of approved continuing education when they renew in 2013. Of those 28 hours, 7 must be in the USPAP Update Course [NOTE: the 15-hour USPAP course cannot be used in place of the 7-hour Update course.] The current continuing education cycle runs from July 1, 2011 through May 31, 2013. Keep in mind that if your license was issued after July 1, 2011, the original issue date becomes the beginning date of your education cycle. Also, if you renewed late in 2011, the effective date of the late renewal would be the beginning date of your education cycle.



DISCIPLINARY ACTIONS

Teresa L. Crosby®, KC, MO
Violations: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on October 18, 2012, with the following terms and conditions: That Crosby take and pass the exam of QEM #3, USPAP; QEM #6, Residential Sales Comparison & Income Approaches; and QEM #9, Advanced Residential Applications & Case Studies, by June 30, 2013; that Crosby pay a fine of \$500 within 30 days from the date of the Order; and that Crosby pay \$350 to cover the cost of the review associated with the complaint within 30 days from the date of the Order.

Allen D. McColm (G), Columbus
Violations: K.S.A. 58-4121, 58-4118(a)(6), (7), & (8).

A Consent Order was entered into on December 8, 2012, with the following terms and conditions: That McColm take

KANSAS APPRAISER TOTALS		
LICENSE TYPE	RESIDENT	NON-RESIDENT
Certified General	301	149
Certified Residential	295	157
State Licensed	113	24
Provisional (Trainee)	25	-0-
Totals:	734	330

KANSAS REAL ESTATE APPRAISAL BOARD
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