

Appraisal Review Licensing Requirements Addendum

(as of May 25, 2018)

Texas (Effective: January 1, 2016)

(2-a) "Appraisal review" has the meaning assigned by Section 1104.003.

Section 1104.003

(4) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's work that was performed as part of an appraisal assignment. The term does not include an examination of an appraisal for grammatical, typographical, mathematical, or other similar administrative errors that do not involve the appraiser's professional judgment, including compliance with the elements of the client's statement of work.

§ 1103.004. Effect of Chapter

This chapter does not prohibit:

- (1) a person authorized by law from performing an evaluation of real property for or providing an evaluation of real property to another person;
- (2) a real estate broker licensed under Chapter 1101 or a sales agent acting under the authority of a sponsoring broker from providing to another person a written analysis, opinion, or conclusion relating to the estimated price of real property if the analysis, opinion, or conclusion:
 - (A) is not referred to as an appraisal;
 - (B) is given in the ordinary course of the broker's business; and
 - (C) is related to the actual or potential acquisition, disposition, encumbrance, or management of an interest in real property; or

(3) an appraiser who is certified by a jurisdiction other than this state from performing an appraisal review of an appraisal performed on real property in this state, if the appraiser does not offer an opinion of value as part of the appraisal review.

Idaho (Effective July 1, 2018)

§ 54-4104. Definitions

As used in this chapter:

(4) "Appraisal review" means the act or process of developing and communicating an opinion about the quality of another appraiser's work that was performed as part of an appraisal or appraisal review assignment. The term does not include:

(a) A general examination of an appraisal for grammatical, typographical, mathematical or other similar administrative errors; and

(b) A general examination for completeness, including regulatory or client requirements as specified in the agreement process that do not involve the appraiser's professional judgment, including compliance with the elements of the client's statement of work.

§ 54-4105A. Appraisal review

Any person who performs an appraisal review shall be licensed or certified by the board or by another state, provided that if a value opinion is provided, the person must be licensed by the board. A person performing a review that does not fall under the definition of an appraisal review is not required to be certified or licensed in any state.

Nebraska (Effective April 12, 2018)

76-2205.02.

Appraisal review ~~assignment~~ means **(1) as a noun, the act or process of developing and communicating an opinion about the quality of a real property appraiser's work that was performed as part of a valuation assignment, or evaluation assignment, or appraisal review assignment or (2) as an adjective, of or pertaining to an opinion about the quality of another appraiser's work that was performed as part of a valuation assignment, evaluation assignment, or appraisal review assignment.**

76-2220. Proper credentialing required; violation of act; cease and desist order

(2) Except as provided in [section 76-2221](#), any person who, directly or indirectly for another, offers, attempts, or agrees to perform any act described in [section 76-2216](#) shall be deemed a real property appraiser within the meaning of the Real Property Appraiser Act, and such action shall constitute sufficient contact with this state for the exercise of personal jurisdiction over such person in any action arising out of such act. Committing a single act described in such sections by a person required to be credentialed under the Real Property Appraiser Act and not so credentialed shall constitute a violation of the act for which the board may impose sanctions pursuant to this section for the protection of the public health, safety, or welfare.

76-2216. Real property appraiser, defined

Real property appraiser means a person who:

- (1) Engages in real property appraisal activity;
- (2) Advertises or holds himself or herself out to the general public as a real property appraiser; or
- (3) Offers, attempts, or agrees to perform or performs real property appraisal activity.

76-2215. Real property appraisal activity, defined

Real property appraisal activity means any act or process involved in developing an analysis, opinion, or conclusion relating to the specified interests in or aspects of identified real estate or

identified real property. Real property appraisal activity includes, but is not limited to, evaluation assignments, valuation assignments, and appraisal review assignments.