

1 STATE OF OKLAHOMA

2 2nd Session of the 53rd Legislature (2012)

3 COMMITTEE SUBSTITUTE

4 FOR

5 SENATE BILL NO. 1493

6 By: Paddack

7 COMMITTEE SUBSTITUTE

8 An Act relating to the Oklahoma Certified Real Estate
9 Appraisers Act; amending 59 O.S. 2011, Section 858-
10 713, which relates to experience required for
11 certification; modifying language; providing
12 procedures for certification upgrades; requiring
13 certain applicant meet certain qualifications and
14 experience for certification upgrade; expediting
15 certain applications; stating considerations for
16 initial review; providing for automatic second review
17 upon denial in initial review; requiring
18 recommendations and criteria for reapplication upon
19 denial; authorizing Real Estate Appraiser Board to
20 employ appraisers for certain purpose; directing
21 certain notification to applicant upon certain
22 condition; providing an effective date; and declaring
23 an emergency.

24 BE IT ENACTED BY THE PEOPLE OF THE STATE OF OKLAHOMA:

SECTION 1. AMENDATORY 59 O.S. 2011, Section 858-713, is
amended to read as follows:

Section 858-713. A. An original certification as a state
certified general or a state certified residential or state licensed
appraiser shall not be issued to any person who does not possess the
equivalent of the minimum requirements of experience promulgated by

1 the Appraisal Qualifications Board of the Appraisal Foundation in
2 real property appraisal supported by adequate written reports or
3 file memoranda. Provided, ~~there shall be~~ no experience requirement
4 shall be required for a trainee appraiser. Provided, any state
5 licensed appraiser who becomes state licensed prior to July 1, 2001,
6 shall not be required to attain the minimum requirements of
7 experience promulgated by the Appraiser Qualifications Board to
8 maintain certification as a state licensed appraiser.

9 B. Each applicant for certification as a state certified
10 general or a state certified residential or state licensed appraiser
11 shall furnish under oath a detailed listing of the real estate
12 appraisal reports or file memoranda for each year for which
13 experience is claimed by the applicant. Upon request, the applicant
14 shall make available to the Real Estate Appraiser Board for
15 examination, a sample of appraisal reports which the applicant has
16 prepared in the course of that applicant's appraisal practice.

17 C. Each applicant for a certification upgrade to a state
18 certified general or a state certified residential or state licensed
19 appraiser shall be required to meet the prerequisites for the
20 certification sought as provided in Section 858-712 of this title
21 and the minimum requirements promulgated by the Appraisal
22 Qualifications Board of the Appraisal Foundation as required by
23 subsection A of this section. The application for a certification
24 upgrade shall be processed as provided for an application for

1 original certification, except all applications for certification
2 upgrades shall be expedited. During the initial review period all
3 qualifications and experience including review of sample appraisal
4 reports submitted shall be considered. Upon completion of the
5 initial review, the applicant shall be notified as to whether or not
6 the application for certification upgrade is approved. In the event
7 an application for a certification upgrade is denied, a second
8 review shall automatically commence. During a second review, the
9 applicant may be required to submit different sample appraisal
10 reports as authorized in subsection B of this section or other
11 information requested by the Board or reviewer which would tend to
12 clarify or assist in determining the applicant's qualifications and
13 experience relating to the certification being sought. Following
14 the completion of the second review, the applicant shall be notified
15 in writing by the Board as to whether or not the application for
16 certification upgrade is approved, and if denied, the notification
17 shall state recommendations for improving qualifications and
18 experience and any criteria for reapplication.

19 D. In order to expedite the application process provided in
20 this section, the Real Estate Appraiser Board shall employ by
21 contract, as necessary, a qualified appraiser or appraisers to
22 review the applicants' experience for compliance with the minimum
23 requirements promulgated by the Appraisal Qualifications Board of
24 the Appraisal Foundation as required by subsection A of this

1 section. In the event the application process cannot be completed
2 in ninety (90) days, the Real Estate Appraiser Board shall notify
3 the applicant of the reason for delay or provide an estimated date
4 for completion of the application process.

5 SECTION 2. This act shall become effective July 1, 2012.

6 SECTION 3. It being immediately necessary for the preservation
7 of the public peace, health and safety, an emergency is hereby
8 declared to exist, by reason whereof this act shall take effect and
9 be in full force from and after its passage and approval.

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