

1 STATE OF OKLAHOMA

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

3 SENATE BILL 1493

By: Paddack

4
5
6 AS INTRODUCED

7 An Act relating to the Oklahoma Certified Real Estate
8 Appraisers Act; amending 59 O.S. 2011, Section 858-
9 713, which relates to experience required for
10 certification; modifying language; providing
11 procedures for certification upgrades; requiring
12 certain applicant meet certain qualifications and
13 experience for certification upgrade; expediting
14 certain applications; stating considerations for
15 initial review; providing for automatic second review
16 upon denial in initial review; setting maximum time
17 period for initial and second reviews; allowing
18 extension of time under certain condition; directing
19 notification to applicant after each review is
20 completed; requiring recommendations and criteria to
21 reapplication upon denial; providing an effective
22 date; and declaring an emergency.

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

24 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
the Appraisal Qualifications Board of the Appraisal Foundation in

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

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

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

1 upgrades shall be expedited. The maximum time to complete the
2 initial review of an application for certification upgrade shall not
3 exceed forty-five (45) days from the date of receipt of the
4 application by the Real Estate Appraiser Board to the date of
5 sending notification to the applicant; however, the maximum time
6 period may be reasonably extended if additional information must be
7 obtained from the applicant which causes an unforeseeable delay in
8 the application processing and review. During the initial review
9 period all qualifications and experience including review of sample
10 appraisal reports submitted shall be considered. Upon completion of
11 the initial review, the applicant shall be notified as to whether or
12 not the application for certification upgrade is approved. In the
13 event an application for a certification upgrade is denied, a second
14 review shall automatically commence. During a second review, the
15 applicant may be required to submit different sample appraisal
16 reports as authorized in subsection B of this section or other
17 information requested by the Board or reviewer which would tend to
18 clarify or assist in determining the applicant's qualifications and
19 experience relating to the certification being sought. The second
20 review shall be completed within a thirty-day period following the
21 date of the first notice of denial. Following the completion of the
22 second review, the applicant shall be notified in writing by the
23 Board as to whether or not the application for certification upgrade
24 is approved, and if denied, the notification shall state

1 recommendations for improving qualifications and experience and any
2 criteria for reapplication.

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

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

8

9 53-2-2533 NP 1/18/2012 6:57:59 PM

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24