



MEMORANDUM

To: Senator Jackie Dingfelder
Chair, Senate Environment and Natural Resources Committee

Cc: Terry O. Bernhardt, SRA

From: Scott DiBiasio
Manager, State & Industry Affairs

Date: May 8, 2013

Subject: HB 2801 – Relating to energy efficiency

Thank you for the opportunity to provide testimony to the Senate Environment and Natural Resources Committee last Monday regarding HB 2801 relating to energy efficiency. We have reviewed the draft “-A7” amendments that were distributed at the committee hearing.

We are generally very supportive of the modifications as contained in the “-A7” amendments and believe that the inclusion of these amendments in the bill would be a significant improvement from the language that is contained in the House A-Engrossed version of the bill.

However, we feel that the language of Section 14 should be modified slightly to include appraisal related terminology that is consistent with what is contained in existing Oregon appraisal law and in the Uniform Standards of Professional Appraisal Practice. We also believe that it should be clear that nothing in the legislation requires an appraiser to make a unilateral adjustment to the value of the property being appraised merely because a property contains energy efficiency features, unless the research and analysis of the appraiser indicates that adjustments are necessary to obtain credible assignment results. We believe that these are very minor modifications and do not change the goals of the bill or the amendments.

We have only one very minor suggested change to Section 15 as contained in the “-A7” amendments that will clarify that the language is applicable to new construction with energy efficient features in addition to properties that have been improved. We are strongly supportive of the role and responsibilities that this language would bestow upon the Appraiser Licensing and Certification Board.

Attached to this memo are the Appraisal Institute’s recommended modifications to the “-A7” amendments.

Thank you in advance for your consideration of our proposed modifications to the “-A7” amendments. If you should have any questions, please do not hesitate to contact me at (202) 298-5593 or via email to sdbiasio@appraisalinstitute.org.