

March 20, 2015
House Committee on Business and Labor
RE: HB 3419

Chairman and Committee Members,

I am in support of House Bill 3419. My message regarding this bill is brief and quite simple.

The Preamble of the National Association of Realtors Code Ethics and Standards of Practice and that of USPAP, the Uniform Standards of Professional Appraisal Practice, spell out the differences between our vocations.

The National Association of Realtors Preamble begins this way: "Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. Realtors® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership."

The Preamble of the Uniform Standards of Professional Appraisal Practice is this: "The purpose of USPAP is to promote and maintain a high level of public trust in appraisal practice by establishing requirements for appraisers. It is essential that appraisers develop and communicate their analyses, opinions and conclusions to intended users of their service in a manner that is meaningful and not misleading."

In most cases brokers work has inherent incentive by the price and/or value of a house. Appraisers, on the other hand, are impartial and are not motivated by our opinions of value.

The fact that appraisers are diligent to not have bias with their value conclusions and brokers have a conflict of interest, by design, is a key point as to why this bill is a good idea and it mirrors appraiser standards as it promotes and maintains a high level of public trust.

Sincerely,

A handwritten signature in black ink that reads "Brian Brooks". The signature is written in a cursive, flowing style.

Brian Brooks
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