

5/8/17

Senate Business and Transportation Committee

Support for HB 2189

Chair Beyer and Members of the Committee:

My name is Owen Bartels. I am the 2017 President of the Greater Oregon Chapter of the Appraisal Institute (GCOAI). Our chapter is the largest professional organization for real estate appraisers in the state. I am also the managing director of the Portland office of Integra Realty Resources. My office is a locally held small business and I employ 19 appraisers, analysts, and support staff.

GCOAI supports HB 2189.

We in the appraisal community understand there is pressure and negative sentiment relating to an excess demand for real estate appraisals in the current hot market. Exposure to liability for an unlimited duration leads to increased costs for appraisers, especially residential appraisers, and constitutes a barrier to the field.

Real estate appraisers are subject to a Record Keeping Rule through our federal regulatory document, the Uniform Standards of Professional Appraisal Practice. By that rule appraisers must retain work files for five years after the completion of an appraisal project in most circumstances. HB 2189 would affect a common-sense solution in marrying liability on that activity to the federal Record Keeping Rule.

Though the regulations are established at the federal level they are administered by the states. In Oregon, allegations against appraisal reports or appraisers are investigated by the Oregon Certification and Licensure Board. Board staff cannot complete a thorough investigation after a work file has been duly destroyed in keeping with the federal rule, creating a costly investigation exercise without the proper potential for resolution.

Please take action to reduce unnecessary costs to the Licensure Board and to real estate appraisers by enacting this legislation.

The Realtors would like the dash-1 amendment that increases the term to six years to match their statute, and we agree with that amendment.

Thank you for your leadership,



Owen Bartels, MAI
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