

Honorable Senators,

My name is Bryan Merideth. I am an Oregon State Certified Residential Appraiser, a member of the Oregon Association of Realtors and an Oregon taxpayer who has traveled two hundred and thirty miles to be heard.

The Oregon Association of Realtors (OAR) has petitioned to amend HB 2189 to extend the statute of repose for appraisers from 5 years to 6 years.

I believe the OAR's petition to amend HB 2189 is misguided, ill-informed and unnecessary.

In a display of wisdom, the Oregon House of Representatives voted overwhelmingly to enact a record keeping law requiring that real estate appraisals be retained for 5 years because the Oregon law will be consistent with the federal regulations that specify a 5-year record keeping period for appraisals.

I believe that the same wisdom must prevail today. It makes no sense to have a statute of repose that is greater than the federal record keeping laws and regulations that appraisers already must follow.

I have been told by a Senator that the lobbyists for the OAR and the Greater Oregon Chapter of the Appraisal Institute have come to a "compromise." The Senator said he works very well with both groups and it is his "normal policy" to support their decision if the two groups have reached a compromise. This is why I am compelled to be here today. I must set the record straight. I do not believe the lobby for the OAR and the lobby for the Appraisal Institute are representing the majority of citizens who will be effected by HB 2189.

I am a member of the Oregon Association of Realtors. The OAR lobby is not representing my position on HB 2189. I believe that OAR's position on HB 2189 is detrimental for many members of the OAR and beneficial to none. The OAR's proposal to amend HB 2189 to "match the Realtors record keeping law" is misguided, ill-informed and unnecessary. Since Realtors are not subject to a federal regulatory level, I believe it would make more sense to reduce the Realtors' state record keeping period to 5 years.

I applaud and thank the Greater Oregon Chapter of the Appraisal Institute for introducing HB 2189. However, the Greater Oregon Chapter of the Appraisal Institute represents less than 30% of appraisers in Oregon and the national organization represents less the 25% of appraisers nationwide. I know that many non-member appraisers as well as members of the Appraisal Institute disagree with the proposed amendment for the same reasons that I disagree with the proposed amendment.

Please reject the proposed amendment to change from 5 years to 6 years and vote yes on HB 2189 as originally written.

Thank you for the opportunity to be heard.