

Enrolled

House Joint Memorial 3

Sponsored by Representative GOMBERG, Senators JOHNSON, HANSELL, Representative ESQUIVEL; Representatives BARKER, HACK, LININGER, LIVELY, MEEK, NOSSE, WHISNANT, WITT (Presession filed.)

To the Senate and the House of Representatives of the United States of America, in Congress assembled:

We, your memorialists, the Seventy-ninth Legislative Assembly of the State of Oregon, in legislative session assembled, respectfully represent as follows:

Whereas our constituents have expressed concern that, as a result of a shortage of real estate appraisers in Oregon, delayed appraisals are impeding the real estate closing process; and

Whereas according to the Appraisal Institute, the number of real estate appraisers has decreased by nearly 23 percent since 2007; and

Whereas the Appraisal Institute reported that in 2016 more than 62 percent of appraisers were 51 years of age or older, 24 percent were between 36 and 50 years of age and only 13 percent were 35 years of age or younger; and

Whereas the current demographics and decline in the number of appraisers reveal that, without a significant influx of new appraisers, the real estate appraiser shortage will worsen as older workers leave the profession, delaying, or even preventing, yet more Oregonians from achieving the American Dream of home ownership; and

Whereas multiple reports indicate that the shortage affects rural Oregonians in greater numbers than those in urban areas; and

Whereas in December 2011, the Appraiser Qualifications Board of the Appraisal Foundation, authorized by Congress to set the real estate appraiser qualifications for the nation, adopted criteria revisions that require a Bachelor's degree or higher for individuals seeking credentials under Certified General and Certified Residential classifications on or after January 1, 2015; and

Whereas the degree requirement was implemented during a critical time of problematic demographics and lowers the appraiser replacement rate at a time when it should rise to meet industry need; and

Whereas although the degree requirement was adopted to increase professionalism, the present criteria result in an unfeasible financial burden, as wages earned by appraisers are not high enough to induce an individual to enter the profession after incurring the costs of a four-year college degree, especially when the degree must be accompanied by a multiyear, and often unpaid, internship; and

Whereas the degree requirement also places at a disadvantage workers already having thousands of hours of appropriate on-the-job training who would be excellent candidates to take the Certified General Examination or the Certified Residential Examination without completing a four-year degree; and

Whereas the requirement for an appraiser trainee to have 2,500 hours of experience to become a certified residential appraiser or 3,000 hours of experience to become a certified general appraiser is necessary to the safety and soundness of the appraisal industry; and

Whereas also necessary to the safety and soundness of the appraisal industry are the National Uniform Licensing and Certification Examinations, a set of three comprehensive tests to demonstrate professional competency and expertise that each contain 125 examination items and require between four and six hours to complete; and

Whereas we find the combined qualification requirements, however, to be a significant barrier to entry for those considering real estate appraisal as a profession; now, therefore,

Be It Resolved by the Legislative Assembly of the State of Oregon:

That we, the members of the Seventy-ninth Legislative Assembly of the State of Oregon, respectfully request that Congress support changes to the minimum appraiser qualifications criteria proposed by the Appraiser Qualifications Board of the Appraisal Foundation, including development of an alternative track for progressing from State Licensed Appraiser to State Certified Residential Appraiser, reducing the number of experience hours required to obtain each appraiser credential and the time period over which those experience hours must be obtained, and development of an enhanced practicum curriculum to assist in meeting the experience requirement of the qualification criteria; and be it further

Resolved, That a copy of this memorial shall be sent the Senate Majority Leader, to the Speaker of the House of Representatives and to each member of the Oregon Congressional Delegation.

Adopted by House April 12, 2017

Timothy G. Sekerak, Chief Clerk of House

Tina Kotek, Speaker of House

Adopted by Senate May 16, 2017

Peter Courtney, President of Senate