

House Joint Memorial 3

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

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Urges Congress to instruct qualifications board to revise qualification requirements for real estate appraisers.

JOINT MEMORIAL

1
2 To the Senate and the House of Representatives of the United States of America, in Congress as-
3 sembled:

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

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

8 Whereas according to the Appraisal Institute, the number of real estate appraisers has de-
9 creased by nearly 23 percent since 2007; and

10 Whereas the Appraisal Institute reported that in 2016 more than 62 percent of appraisers were
11 51 years of age or older, 24 percent were between 36 and 50 years of age and only 13 percent were
12 35 years of age or younger; and

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

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

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

23 Whereas the degree requirement was implemented during a critical time of problematic demo-
24 graphics and lowers the appraiser replacement rate at a time when it should rise to meet industry
25 need; and

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

31 Whereas the degree requirement also places at a disadvantage workers already having thou-

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 sands of hours of appropriate on-the-job training who would be excellent candidates to take the
2 Certified General Examination or the Certified Residential Examination without completing a four-
3 year degree; and

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

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

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

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

14 That we, the members of the Seventy-ninth Legislative Assembly of the State of Oregon, re-
15 spectfully request that Congress instruct the Appraiser Qualifications Board of the Appraisal
16 Foundation to develop an alternative track for progressing from licensed residential appraiser to
17 certified residential appraiser and to develop an enhanced practicum curriculum to assist in meeting
18 the experience requirement of the qualification criteria; and be it further

19 Resolved, That we urge Congress to instruct the Appraiser Qualifications Board to develop a
20 temporary standard or accreditation to provide immediate relief from the shortage of real estate
21 appraisal professionals; and be it further

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

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