

To committee:

I have been a full time appraiser in Oregon since 1980 and am currently a Certified General Appraiser. HB 2501 will help send a message to the US Congress that the entry level requirements for an appraiser are too stringent, I would agree that we need more appraisers. However, I am totally against any attempts to control our appraisal fees. Few other similar professions have such fee control. The increase in fees are mostly the result of the massive increase in new appraisal requirements, not us "gouging" the client when possible. Uniform appraisal fees will not properly compensate all individual property types (we estimate each fee based on scope of work involved), and we charge ONLY the amount the lender/client has agreed to in advance of work. If the assignment takes more time than originally anticipated than we absorb the loss, rather than add additional costs to an already determined fee.

As appraisers, we have struggled for years to be recognized as trained professionals and have continued to work to advance fees to the level where people will want to become appraisers. I have a Bachelors degree in Resource Economics from OSU which required 4 hard years of schooling, most new graduates would be very disappointed to see what the average appraiser makes per year, certainly not enough for most people to bother with the training and education costs needed.

Unless the State of Oregon wishes to start regulating professional fees for ALL businesses (accountants, lawyers, doctors, etc) I would suggest not tampering with any type of fee regulations that affect the Oregon Appraiser. Any attempts to restrict appraisal fees will result in less appraisers in the State and especially rural areas where there are limited appraisers available.

By the way, much of my work is non-residential/AMC type work, thus, any changes in the AMC & Fees would not likely affect me much.

While I cannot be present in Salem on 2/27/17 for the HB2501 hearing, I request this letter be submitted for the Committee's consideration. Please consider leaving the appraisals fees to the appraiser's discretion when advancing HB2501.

Sincerely,  
Chuck Lewis  
#C000209