

Oregon Legislative Assembly

For the record, I am opposed to HB2501.

Please consider that if fees are set by the ACLB in accordance with what is “customary and reasonable”, owners of complex properties will be left unable to refinance or purchase property. Why would an appraiser accept an assignment for a rural property that takes twice as long to appraise due to travel, limited sale data available, etc if the fee is set at a rate that is similar or slightly more than for a tract house in a metro area? Each assignment is bid at a rate that is based upon how long it will likely take to complete the appraisal, among other variables. Most appraisers will simply take the close-in assignments that are the most profitable and pass on anything that is more time consuming. The result would be punishing people hoping to purchase property in rural areas and small towns which could impact the real estate market and economies in these underserved areas.

There have been many occasions when I have charged a fee which seemed a little high, but the homeowner was just glad to finally get someone to do the appraisal because the lender had been trying for several weeks just to find someone to accept the assignment because it was in a rural area.

Furthermore, only in the last year have fees been sufficient for most appraisers to consider training new appraisers because of the risks involved. Fees have to be sufficient enough to make it worthwhile to train new appraisers and attract high quality candidates as trainees.

The solution is not government controlling fees, rather, fostering an environment that is conducive to training additional appraisers. As fees get higher, more appraisers will enter the profession which will put downward pressure on fees. The State should not be putting up barriers to entering the profession. Quite the opposite if it is interested in keeping fees “reasonable”.

Thank you for your consideration.

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