



February 24, 2017

The Honorable Paul Holvey, Chair
The Honorable Greg Barreto, Vice Chair
The Honorable Janelle Bynum, Vice Chair
Oregon House of Representatives Committee on Business and Labor

RE: H.B. 2501– Relating to Real Estate Appraisals and Appraisal Management Companies (AMC)

Greetings Chair Holvey, Vice Chair Barreto, Vice Chair Bynum and Members of the Committee:

On behalf of the Appraisal Management Companies (AMCs) represented by the Real Estate Valuation Advocacy Association (REVA), who are licensees of the State of Oregon, **we are strongly opposed to passage of H.B. 2501.**

REVA is an industry trade association whose membership includes 21 AMCs that collectively provide more than 80 percent of the residential appraisal transaction volume nationwide on behalf of mortgage lenders, many of whom serve Oregon mortgage consumers. In addition, many REVA members also provide other important lender valuation services such as Broker Price Opinions (BPO) and Alternative Valuation Methods (AVM).

Despite the direct impact of this legislation, AMCs were not included in the creation of H.B. 2501 and we'd certainly be interested in working with all stakeholders in the future to identify common ground on areas of mutual interest.

We do understand and appreciate the concerns raised in Oregon about appraisal fees. REVA members believe in the free market and that means that there should be no attempt to either set a cap or floor on residential appraisal fees. AMCs follow the guidance of the federal Truth in Lending Act in the payment of customary and reasonable fees, which are based on previous assignments and may vary widely depending on numerous market factors including seasonality, supply of appraisers, demand of residential appraisals, location and complexity.

Thank you for considering our comments. Please do not hesitate to contact me with questions.

Respectfully,

Mark Schiffman
Executive Director