

Dear Representative Olson,

I have been an independent appraiser since 1983. I am hoping that you **DO NOT** vote to control my independence to prepare appraisal reports or control appraisal fees.

My staff and I are opposed to HB 2501 for several reasons:

1. Having one agency setting “reasonable and customary” appraisal fees assumes that all properties are “typical” is a problem.

On a typical day I can inspect:

A dwelling on over 50 acres.

A fourplex in a rural market.

A single family dwelling foreclosure with significant repairs.

A driveby appraisal on five acres.

I am not sure how any agency can standardize fees for such varying types of properties. This will affect our ability to serve our clients.

2. The purpose of most appraisals is to establish a value for lending purposes. Compromising the quality of the appraisal process, with standardized fees, will certainly threaten the appraisal process.
3. Allowing an Appraisal Management Company to notify an appraiser of “non-payment” **AFTER** the appraiser has already completed an inspection and issued an appraisal report harms every appraiser financially. The rules presently in effect were recently enacted to solve a problem: The Appraisal Management Companies and/or Lenders were deliberately failing to pay for appraisals and then shopping appraisals....Shopping for a threshold value to make sure the loan is made. This threatens the financial system.

4. This bill would give appraisers only 2 reasons for declining an appraisal:

- Lack of expertise for the property type
- Being unable to meet the desired turn time

Our office currently receives requests to do appraisals at the rate of 20 to 30 PER DAY. There is no way to meet all of the turn times requested NOR is there any way to accept that many orders. Why would any appraiser want to be on an appraiser panel when they must accept anything assigned, regardless of the property type?

5. The appraisals we prepare today are much more complex and time consuming to prepare than even ten years ago. The time to prepare a report, since UAD regulations have been instituted, is significant.
6. Limiting this bill will result in fewer appraisers entering this business and this will hurt the real estate economy.

Respectfully,

Scott Lepman
SL/ak