

Representative Paul Holvey,

I have been an Oregon Certified Residential Appraiser since 2004 and I am the Business Manager for Conser Appraisals, Inc. We are a large appraisal firm in the Mid-Willamette Valley servicing four counties for countless local and national clients. I am writing to you in great opposition to HB 2501. I urge not to schedule the bill for consideration and let it “die in committee”.

First, HB 2501 would require more specific language defining what is a ‘completed’ report date, such as is it the date the report is reviewed, submitted, or received? This should be something that is accomplished with an appraisal contract prior to initiating the assignment.

Furthermore, what is “**customary and reasonable rates of pay for independent contractor appraisers in the state**”? Fees had remained the same for over a decade. Have fees for lawyers, accountants, or architects remained the same? It can now take as long as six years to become a Certified Residential Appraiser coupled with the demand, liability, and now with the increased required credentials the fees are actually more “in-line.” In return, HUD, FNMA, VA, USDA, and investors are receiving a quality product which is building confidence and stability in the economy.

The appraisal fee is negotiated between the appraiser and the client. This is customarily based on the complexity of the assignment, time to complete the assignment, and the scope of work. This is not something that should be regulated.

An appraiser’s level of professionalism and experience is essential to complete the various assignments and scenarios. Each unique assignment requires reasonable compensation.

The proposed fee regulations would not help with the current shortage of appraisers in Oregon. This “supposed shortage” is due to the current market. There is no incentive to provide a quote on a complex assignment, in order to provide a quality appraisal report, if an appraiser is not adequately compensated.

I appreciate your time and consideration in this matter.

Thank you,

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