

Mr. Holvey,

I have reviewed the contents of the above document and it is clearly a very bad idea. The crux of it revolves around the "control" of real estate appraisal fees to be overseen by the ALCB. This is specifically set out SECTION 3, beginning line 28.

Oregon is a large state, with a wide variety of real estate, from fishing cabins through to multi million dollar homes, single wides, condos...a range of property that will not fit in one box.

To suggest that a one fee fits all, or to even begin to formulate a fee schedule to attempt to meet the differing property types, counties and situations would be an utter waste of time. Currently real estate appraisers quote, or bid on available work flow. Based on their workload, along with the perceived complexities appraisers compete with each other for available assignments. They understand the specific market they work in.

Clearly over the past year this system has been stretched, both by the sheer volume of real estate activity, and by the lack of available appraisers. With this, fees have increased. This is simply the market. Current evidence points to the overall Oregon market adjusting and this will reduce turn times and likely fees.

Instead of trying to set fees, a truly impossible task in the face of a wide range of parameters, the time, energy and money would be better focused on the training of additional appraisers to better be able to manage the demand for this skill. Many country's in the world have college degrees in valuation, this coupled with greater support of the current system in place could encourage capable men and women to take up an employment and better resolve the current situation versus HB2501.

HB2501 is utterly flawed. It would be a true waste of the State's time and money.

Sincerely,

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