

To: Oregon House Committee on Business and Labor
Fm: Carol Rodrick, Gorge Appraisal
State Certified Residential Appraiser
Hood River, OR 97031

Re: House Bill 2501
Date: 2/24/2017

To HB 2501 Chair and Committee Members:

Please accept this letter expressing my strong opposition to House Bill 2501. This bill originated via pressure from the lobbying arm of the Oregon Association of Realtors. According to Representative Gombert's office, one of the co-sponsors of this bill, **not a single appraiser was contacted prior to creation of this bill.** As mentioned by several other appraisers who wrote letters opposing this bill, the shortage of appraisers is a short term problem, which would have been easily understood if the problem had been explored to any degree. Instead a bureaucratic, expensive and ineffective bill has been drafted and placed before this committee.

Because this bill is a product of the Realtor' Association, it is relevant to point out that real estate agents work entirely on commission, while Appraisers charge a flat fee. Paula Sepolpo from Pine-Rok Realty posted the only letter in support of this bill. **She cites the "outrageous" appraisal fee of \$1700 for a rush appraisal, compared to the \$29,094 real estate commission** (assuming the typical 6% fee). In other words, the appraisal fee contributes less than 1/2 of 1 percent to the costs of this transaction or **\$27,394 LESS** than the real estate commission.

Passage of this bill will result in increased taxpayer costs; it will harm the public because there will be fewer qualified appraisers to provide unbiased property valuations; and, ironically, it will stifle the real estate industry, particularly in rural areas where appraisers have long travel time and require more local expertise.

I implore you to kill this bill in committee before any more time is wasted on it. It has no redeeming value.

Thank you for your consideration.

Carol Rodrick
Certified Residential Appraiser
541-478-0019
carol@gorgeappraisal.com

