

I am writing in opposition to House Bill 2501. I have been an appraiser in Eugene for nearly 40 years. I began as a residential appraiser and continue my career and in the late 1980's and became a commercial appraiser. Our company employees 12 people, 4 are residential appraisers. I have always attempted to create a family wage income for all of my employees. In 1992 the average residential appraisal was \$425, utilizing the CPI, those fees should be near \$750 today, which they are not. Yes technology has helped the appraiser be more efficient, but the lending industry requires more information today than ever before. The current typical residential appraisal is about \$600. Appraisers are finally able to return to family wage incomes. Where was the legislation back five years ago when the AMCs were requiring appraisers to have a three day turnaround and only willing to pay \$350, which likely affect the quality of the appraisals being completed. Those low fees are what caused appraisers to leave this industry. Now the fees have generally returned to family wage levels and people are returning to the appraisal industry. I have trained many appraisers over my years and have never found that the education requirements were a detriment to having people enter this industry; it has been the very low fees that were around for the last 15 years that cause people to leave. It is only been the last year or two that fees have returned to a family wage level. The last thing we need is for fees to be legislated; this shows a complete lack of understanding of our industry. Many appraisals are very complex. Many residential appraisals we do through this office can cost several thousands of dollars because of their complexity, how will you legislate fees recognizing the complexity of a large number of assignments have to be completed, that are not necessarily related to lending. In addition, there are appraisals needed on highly complex properties that are for lending purposes. How will you decide what would be exempt from a legislated fee schedule. You need to let the open market system work. By reducing or restricting fees you are only going to hurt the consumer you need to let the market work. Yes, fees are higher in the recent past but that due to the high level of demand. The pendulum is likely to swing the other direction, will you legislate guaranteed fees not to drop below a certain level, I doubt it.

I have always loved the appraisal industry and very much enjoyed by 40 years meeting and servicing the people of Oregon. Please pay attention to what House Bill 2501 CAN'T do if it is passed.

Please contact me to discuss this material further.

Please oppose House Bill 2501.

Respectfully submitted,
Richard J. Duncan, MAI, SRA