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Fall 2011 Field Notes

Dear Vicki,

Welcome to the first e-edition of the GOCAI Newsletter. We are trying an all electronic format with the hopes that it will simplify the process and allow us to get more than one or two newsletters out a year.

The GOCAI Board has been active in a couple of issues that seem to have been successfully resolved. HB 2499-A was passed by both houses of the Oregon legislature and signed into law by Gov. Kitzhaber on June 21, 2011. Among other things this bill moved regulation of AMC's from the Department of Consumer and Business Affairs to the ACLB. Thanks to Lana Butterfield (GOCAI lobbyist) and Wayne Richards, MAI for keeping an eye on the process.

On July 11, 2011, after listening to concerns raised by GOCAI and others in the appraisal profession, the ACLB effectively voted to re-establish reciprocal licensing agreements with all the states that had been recently removed from the list and in particular Washington, Idaho and California. Please refer to the attached explanatory article.

If you have any questions or concerns, or better yet, if you want to volunteer your services to the Chapter, please do not hesitate to contact me Stillman14@comcast.net or Vicki at the Chapter office.

Cheers,

Carl

Feature Articles

Teaching in Tianjin



Submitted by: Matthew Larrabee, MAI

Appraisal Institute Students in Matthew Larrabee's Class, Tianjin, China

The Appraisal Institute has been offering education in China only since 2005. However, our system of educating real estate appraisers has been rapidly embraced, and there are now more designated members in China than in any other country outside the United States. According to AI's online

directory, there are 63 MAIs and 94 associates in China. By comparison, there are 44 MAIs and 66 associates in Korea, 14 MAIs in Canada, and six MAIs who practice in Mexico. [Click here to read the full article.](#)

Fee Appraising and Staff Appraising: Is it really different?

Submitted by: Roxanne R. Gillespie, MAI- Appraisal Supervisor, Lane County Assessment and Taxation

Inquiring Minds want to know.....is it really different? I get this question quite a bit these days. I created a career for the past 25 years in the fee appraisal business, owning my own business, having employees, developing client lists, and errors and omission insurance. And suddenly I decided to take a leap into the world of taxation and assessment. My two daughters thought: "mid life crisis" or "brain trauma." I informed them it was neither, but rather a new and different challenge. This career change has certainly been a challenge, but a wonderful learning process as well. [Click here to read the full article.](#)

Government Affairs

Customary and Reasonable Fees

Many of our members may not be aware that on December 27, 2010, the Appraisal Institute, the American Society of Appraisers, the American Society of Farm Managers and Rural Appraisers, and the National Association of Independent Fee Appraisers sent a joint letter to Jennifer Johnson, Secretary of the Board of Governors of the Federal Reserve System.

The letter, which was sent in response to the Interim Final Rule amending Regulation Z (Truth in Lending), outlines the Appraisal Institute's position on a wide variety of issues, including

- customary and reasonable fee regulations and reporting,
- conflict of interest prohibitions,
- appraiser independence requirements,
- volume-based discounts,
- the value of a professional designation when determining a reasonable and customary fee,
- qualifications of those hired to review work completed by appraisers,
- the definition of "appraisal management company" and more.

To read the full text of the letter, click [here](#).

Oregon Reciprocity

The Oregon ACLB recently rescinded reciprocity agreements with 19 states (including

Washington, California, and Idaho) because Oregon's class hour requirements for upgrading from the licensed residential category to certified residential category were significantly more than the minimum AQB requirements.

In June our president, Carl Stillman, sent a letter to Bob Keith, Administrator of the Oregon ACLB, expressing our chapter's disappointment in the state's decision to rescind reciprocal contracts, and outlining the theoretic and business practice reasons the reciprocal agreements should be reinstated.

On Monday, July 11, ACLB voted to reduce the Oregon classroom requirements for upgrading from licensed residential to certified residential thereby allowing Oregon to re-establish reciprocal licensing agreements with the 19 states and possibly with others. The rules change should become effective in October, 2011, but hopefully reciprocity agreements will be back in place before then.

If you have any issues with reciprocal licenses or certifications please contact Bob Keith at the ACLB.

Reporting Sales Concessions

Many local real estate brokers believe that reporting sales concessions is a violation of federal privacy regulations, specifically, the Gramm-Leach-Bliley Act. In an effort to clarify the confusion about the legality and importance of brokers reporting sales concessions, Matt Gloege (pronounced "GLAY-gee"), a Realtor and a NAIFA appraiser, is working closely with RMLS and other MLS entities in the state, the ACLB, and local lawmakers. Mr. Gloege needs our help educating the various players (particularly real estate agents) about the role of concessions in the valuation process. Meetings have been scheduled with RMLS and others; if you can help, or if you are interested in additional information about this matter, please contact Matt Gloege (fho2@comcast.net).

AMCs

On June 21, 2011, Oregon's governor signed into law House Bill 2499, which transfers duties, functions, and powers of the Department of Consumer and Business Services relating to appraisal management companies to the Appraiser Certification and Licensure Board. The law went into effect on July 21, 2011, the same day the bill was signed by the governor.

The Oregon Appraisers' Coalition (OAC), The Greater Oregon Chapter of the Appraisal Institute, and The Portland Rose City Chapter of the National Association of Independent Fee Appraisers all supported the passage of HB 2499-A. A special thanks to our Wayne Richards, MAI, SRA, and to our lobbyists Lana Butterfield and Elise Brown, for their efforts in this process, and to Rep. Paul Holvey and Rep. Gene Whisnant for shepherding this legislation through the legislative process.

News About Our Members

RICS inaugurates Brian A. Glanville, MAI as RICS Americas World Regional Board Chairman

RICS, the world's leading qualification for professional standards in land, property and construction, announced on August 4th the inauguration of Brian A. Glanville FRICS CRE MAI, as the new Chairman, RICS Americas World Regional Board for the 2011-2014 term. [Click here to read the full article.](#)

Report on Recent Events

National Appraisal Institute Meeting in Las Vegas, August 14-17, 2011

Submitted by: Terry Bernhardt JD, SRA; Appraisal Institute Region 1 Chair/Director

In August 2011 the Appraisal Institute held its first national membership meeting since 2005. This year's meeting was in Las Vegas at The Cosmopolitan, a brand-new 61-story hotel in the heart of "The Strip." The hotel has struggled with occupancy issues and so granted approximately 60%

off regular rates, with additional "comped" rooms for meetings, education sessions, committee meetings, and staff activities.

August 14th opened with a joint regional meeting in the morning, followed by individual region breakout sessions in the afternoon. August 15-17 saw multiple general/residential appraiser seminars and workshops for continuing education credit, and tips on marketing, office management, and social media networking. [Click here to read the full article.](#)

Appraisal Institute Region 1 Meeting, April 8-9, 2011

Submitted by Hillary Huefner, MAI

Notable events from the April Region 1 meeting include the following:

Regional Chair:

It was announced that Terry O. Bernhardt, JD, SRA will serve the remainder of the two-year term left vacant by Claudia Carleton, and he will then serve his own two-year term as regional chair. [Click here to read the full article.](#)

GOCAI President's Report: [Click here to read the full article.](#)

Joe Magdziarz Regional Meeting presentation: [Click here to view the presentation.](#)

Leadership Development Advisory Council Meeting, July 2011

Submitted by Jordan R. Lee, Associate Member Director



Many years ago, Spencer Powell, MAI, a member of our own Greater Oregon chapter, and Ted Anglyn, MAI, an accomplished appraiser and long-time contributor to the Appraisal Institute, had a meeting at the famed Drake Hotel in Chicago. This meeting would determine the future of the Leadership and Development Advisory Council, better known as LDAC, which was in serious danger of being cut due to declining interest and budgetary issues. At this meeting it was determined, quite wisely, that without developing future leadership there would be no Appraisal Institute. [Click here to read the full article](#)

Member Spotlight

Submitted by: Beth Aquilizan, SRA

Todd S. Liebow, MAI

When appraisers meet, we tend to talk about appraisal work. After all, who else in our lives can (or would want to) discuss the complexities of an atypical appraisal assignment?

[Click here to read the full article](#)



Fun Stuff/Member Survery

Memorable Site Inspections

Submitted by: Beth Aquilizan, SRA

Appraising can be a relatively dry profession, but every now and then a crazy site inspection really livens things up. Over the next year we'd like to hear and share your memorable site inspection stories. Read below about a site inspection that Beth Aquilizan will never forget, and then submit a story or two of your own. We'll publish your stories in upcoming issues of our newsletter. Thanks, and happy inspecting! [Click here to read the full article.](#)

Upcoming Events

Special Events, Meetings, and Classes

Please mark your calendars for the following events:

October 18-21-General Appraiser Income Approach, Part I

October 24-27-General Appraiser Income Approach, Part II

November 3-Appraisal Curriculum Overview (1 day Residential)

November 3-4-Appraisal Curriculum Overview (2 day General)

November 17-Introduction to Green Buildings: Principles and Concepts

December-Chapter Meeting and 2012 Installation of Officers(exact date and location to be announced)

***All of the above classes will be held at the Phoenix Inn & Suites/Tigard, OR. unless otherwise noted.

For a complete list of upcoming classes and events, and to register for any of these classes, please visit the GOCAI website. We are working on the 2012 Schedule. If you are interested in a class and don't see it posted on the web site yet please contact Vicki in the Chapter Office to see if it's scheduled for 2012 aioregon@oregonappraisers.org www.oregonappraisers.org/event.html

Sincerely,

Hillary Huefner, MAI
Newsletter Editor

Vicki Champ
Greater OR. Chapter of the Appraisal Institute