



# News Letter

January 31, 2024

Volume 2, Edition 1

## ACTS Conference

The Appraisers Conference and Trade Show, ACTS, is coming soon!

Registration opened on December 1, 2023 with a wonderful slate of speakers including Jim Park of the Appraisal Subcommittee, Scott Cullen of Solomon, and a Fireside Chat with Lyle Radke of Fannie Mae, Scott Reuter of Freddie Mac, James Heaslet of VA and Brian Barnes of FHA. See the conference [schedule](#) for additional speakers and topics.

The program committee has worked very hard scheduling speakers and topics that provide the latest information from the national appraisal organizations, as well as local information including the College of Business program director at the University of Colorado - Colorado Springs. See all [speakers](#) that have agreed to present.

A local flavor night will be held on April 22nd at [Phantom Canyon Brewing Company](#), located in the historic Cheyenne Building in downtown Colorado Springs, that was named after Cheyenne Mountain and Chief Two Moons of the Cheyenne Indian Tribe. Don't miss this event to socialize and get a taste of what Colorado has to offer!

As always, attendees are treated to lunch, light snacks and continental breakfast during the conference. Vendors will be available to discuss products, have nifty giveaways and discounts on products.

The deadline to make hotel reservations is March 25, 2024 or whenever the room block is sold out. The conference is held at the [Doubletree by Hilton](#) at 1775 East Cheyenne Mountain Boulevard, which is just off Interstate 25 and east of the Broadmoor Hotel and Golf Club. So, don't forget to get your hotel room when you register for the conference.

Click the image below to link to the registration page.



## 2024 NAA Plans

by Josh Walitt, MNAA, President

Looking ahead to 2024, NAA is excited about the following initiatives:

- **Expanded Educational Programs:** We plan to promote our Appraisal Review Certification and introduce our new Litigation Support Certification, workshops, and webinars to meet the evolving needs of our members and provide valuable learning opportunities.
- **Enhanced Member Benefits:** Our commitment to deliver value to our members remains unwavering. We will introduce new benefits, resources, and services to further support the professional development of our community.
- **Increased Advocacy Efforts:** NAA will continue to actively advocate for appraiser interests, working closely with stakeholders, policymakers, and industry leaders to address key issues and promote positive change.
- **Professional Advancement:** NAA continues to be a place for appraisers to share experiences, forge professional relationships and foster a sense of community within the profession.

We extend our gratitude to our dedicated members, sponsors, and partners for their continued support. Together, we look forward to a promising 2024 filled with collaboration, innovation, and success.



For information and links to activities including a trip planning tool, visit the Visit Colorado Springs website at <https://www.visitcos.com/> or click on the picture.

# Laws Prohibiting and Penalizing Bias in Appraisals

by Laurie Egan, MNAA, NAA Association Manager

In an effort to combat bias in real property appraisal, some states and municipalities are enacting laws which create additional penalties for appraisers found to have engaged in discriminatory practices. One example is [CB-075-2023](#) which was enacted in November in Prince George's County, Maryland which comes with fines up to \$10,000. Another is New Jersey [SB777](#) which, if enacted, would allow the NJ board to impose a civil penalty up to \$10,000 for a first violation, \$25,000 for a second violation occurring within five years of the first, and \$50,000 for a third violation.

It is more important than ever for appraisers to avoid using subjective words and phrases such as "desirable, undesirable, prestigious, and safe" in their appraisal reports, particularly in neighborhood descriptions, to prevent claims of bias or discrimination. Equally important is to review your work to make sure no commentary is included regarding demographics, lifestyles or family makeup, etc. It appears this happens most often when language is copied and pasted from internet sites to describe a neighborhood. This [article](#) published by Freddie Mac provides guidance and additional information on the topic.

While superfluous, particularly given the 2024 version of USPAP, it is inevitable that more jurisdictions will pass laws similar to those referenced above. We must, therefore, remain diligent in order to minimize unintended consequences. For example, SB777 originally stipulated that appraisers must provide consumers with information on appraisal bias and instructions on how to file a complaint.

Obviously, appraisers often don't personally meet with borrowers, buyers or sellers; so, this was not only impractical, but it was also simply not possible. This language has been corrected. Another area of great concern is who will investigate allegations of bias/discrimination? Most appraiser boards do not have the training to investigate bias claims. Conversely, it is doubtful that, in the case of SB777, the New Jersey Division on Civil Rights has the requisite technical appraisal expertise to conduct such investigations.

NAA is working with other industry groups to make sure these laws are as "right" as they can be and your input and participation is greatly appreciated.

## Volunteer Opportunities

Many committees are looking for new members. Committees meet 4 - 12 times a year for about one-hour meetings and provide the Board with assistance and proposals based on the duties assigned. Email [info@naappraisers.org](mailto:info@naappraisers.org) for more information or to apply.

## NAA Directors

President	Joshua Walitt MNAA CO
Vice President	Malinda Griffin MNAA SC
Secretary	Greg Stephens MNAA TX
Treasurer	Hal Humphreys MNAA TN
Director	Blair Dingeman MNAA CA
Director	Pamela Teel MNAA TX
Director	Barry Phillips MNAA SC
Director	Jason Covington MNAA TN
Director	Kenneth Williams MNAA MS
Immediate Past President	Bryan Reynolds MNAA KY
Board of Directors Trustee	Michael Brunson MNAA NV
Association Manager	Laurie Egan MNAA OR
Executive Director	Teresa Walker TX

## NAA Committee Chairs

Audit Committee . . . . .	Samuel Henderson MNAA MD
Appraiser Trainee . . . . .	Sierra Alden Assoc. Mbr AZ
Board of Governors . . . . .	Pam Teel MNAA TX
Bylaws Committee . . . . .	Gregory Stephens MNAA TX
Communications . . . . .	JoAnn Apostol MNAA CO
Conference Program . . . . .	Joshua Walitt MNAA CO
Education . . . . .	Hal Humphreys MNAA TN
Executive Committee . . . . .	Joshua Walitt MNAA CO
Finance Committee . . . . .	Malinda Griffin MNAA SC
Fundraising . . . . .	Blair Dingeman MNAA CA
Government Affairs . . . . .	Laurie Egan MNAA OR
Membership . . . . .	Barry Phillips MNAA SC
Nominating . . . . .	Bryan Reynolds MNAA KY
Professional Conduct . . . . .	Martin Wagar MNAA MI
Public Relations . . . . .	Cathy Putegnat MNAA OR



## Welcome to New Members

NAA has both state appraisal organizations and individual memberships for appraisers and others. Explore the [membership](#) options of this volunteer organization and join us!

Welcome to all new members in 2023! A special welcome to the Utah Coalition of Appraisal Professionals!

# The Appraisal Foundation Advisory Council (TAFAC)

by Dana Murray, MNAA

The Appraisal Foundation Advisory Council (TAFAC) is composed of over 60 non-profit organizations and government agencies (67 currently). TAFAC member organizations represent various professions and occupations with an interest in valuation, including appraisers, home builders, real estate brokers, financial institution regulators, federal land acquisition agencies, the secondary mortgage market and the private mortgage insurance industry.

At this time, over 50% of the groups are users of valuation services such as Mortgage Bankers Association, National Association of Federal Credit Unions, National Association of Realtors (NAR), Real Estate Valuation Advocacy Association (REVA), to name a few.

This is part of the reason it is so important for organizations that represent appraisers, such as the National Association of Appraisers (NAA) and NAA Board of Governors (BOG) members, like North Carolina Professional Appraisers Coalition (NCPAC), to have representatives attend these meetings to educate these groups about appraisal issues, like density laws, and ensure that our voices are heard among the many groups that are speaking about our profession from a banker, real estate agent or mortgage brokers viewpoint!

(TAFAC Continued)

NAA, NCPAC and many appraisal organizations have been ensuring that we have a spokesperson at these meetings to clearly support Appraisers.

What does TAFAC do?

1. Provides appropriate guidance and recommendations to the Board of Trustees (BOT), The Appraisal Standards Board (ASB), and The Appraiser Qualifications Board (AQB).
2. Fosters the development of quality appraisal standards and appraiser qualifications by having clearly communicated procedures.
3. Provides expert input of the TAFAC members to increase the credibility and stature of the work products of the BOT, ASB, AQB and APB.
4. Fosters and enhances the appraisal profession generally.

To see the full description of their operating procedures go to - <https://appraisalfoundation.sharefile.com/d-s7a485e9953349578>

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**Attention NAA Members!**

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# Appraiser Relief Fund

The Appraiser Relief Fund was established three years ago to assist appraisers with day-to-day life after unexpected events such as medical conditions, fires, flooding, earthquakes or any other natural disaster.

The fund can assist with education, licensing fees

(TAFAC Continued from page 3)

Why is it important to have multiple Appraiser members attend these meetings? Look at the list of Boards and Councils of the Foundation and then realize that some of these have been meeting at the same time as TAFAC.

Although there has been discussion recently about scheduling the meetings to prevent them from conflicting with each other, attending as many meetings as possible increases the feedback to the Foundation.

Foundation Boards - Appraisal Foundation Board of Trustees (BOT), Appraisal Standards Board (ASB), Appraiser Qualifications Board (AQB).

Foundation Councils - The Appraisal Foundation Advisory Council (TAFAC), Council to Advance Residential Equity (CARE), Appraisal Standards Board (ASB), Industry Advisory Council (IAC).

Ms. Lisa Meinczinger from Relocation Appraisers & Consultants was elected to the office of secretary of TAFAC. Mr. Netterville accepted the position of Chair of the CARE Council who was the former Vice Chair of TAFAC and Linda Selvin was installed as the chair of the committee.

NAA's own vice president, Malinda Griffin, MNAA, also a member of South Carolina Professional Appraiser Coalition, was elected to fill the Vice Chair seat of TAFAC!

Congratulations to all!

The next scheduled TAFAC meeting is back in Crystal City on February 1st and 2nd, 2024.

## George R Harrison Scholarship

The National Association of Appraisers created a scholarship program for those people who need a helping hand and are interested in entering the appraisal profession.

This scholarship honors the legacy of one of the founders of NAA who believed that quality education plays a pivotal role in becoming a professional appraiser.

To find out more, donate or apply for funds, visit the NAA website here: [GRH Scholarship](https://naappraisers.org/grh-scholarship).

and other items that can help these appraisers get their businesses up and running again. This is a 501-c3 non-profit organization.

If you know a fellow appraiser in need of assistance or want to donate to the fund, click here: <https://naappraisers.org/arf>

## Board of Directors

The BOD met January 17th via zoom with committees providing information and updates. The Program Committee has the 2024 ACTS Conference planned. We are still finalizing the trainee events in Colorado Springs. Next up is the Summit in September 2024.

The board approved a 2025 ACTS proposal from the Association of Texas Appraisers which will be held in San Antonio, Texas next April.

The Government Affairs Committee submitted comments to the Veterans Affairs request for information on minimum property requirement modifications.

Membership has been busy reaching out to those people who did not renew, working with states that want to create an appraiser association and finding new discounts for membership. There are currently 2,146 active members of NAA!

The education committee is working with Appraiser eLearning on a new certification program on Litigation Support.

Nominations for the 2024 election are complete with 5 nominees. Elections will begin in late January for the new positions beginning in April. Don't miss the installation at the board meeting at ACTS for those elected.

The communications committee meets monthly and has a website redesign proposal under consideration. If you have experience, we would love to have you on the task force.

## Catch us on Social Media

Facebook: <https://www.facebook.com/NAAppraisers>

LinkedIn: <https://www.linkedin.com/company/national-association-of-appraisers/>

Instagram: <https://www.instagram.com/naappraisers/>

Discuss current appraisal topics on the Clubhouse App or website: <https://www.clubhouse.com/>

# State Organizations

## State Organization Leadership Meeting

The NAA Board of Governors Committee and State Appraisal Organization Leaders meet 4 times a year, two live and two via Zoom. The next live meeting will be in Colorado Springs (in conjunction with the ACTS conference) on April 21 from 9-Noon. The group's goal is to hear challenges and wins from the state organization leaders that attend. A primary focus is to share information between the state organizations, including how to start a new state organization, and discuss any political or regulatory challenges with laws, rules, and other industry participants that need to be brought to the NAA Board's attention.

If your state organization is not currently a member of the Board of Governors Committee, why not? Remember: For NEW BOG members, the first year is free. After that, for every 5 members the state organization has that are also designated NAA members, the organization will receive \$100 off annual dues.

## Other State Organizations

Colorado Coalition of Appraisers (COCAP) - [www.cocapp.org](http://www.cocapp.org) - Michael Carroll - [mj@mjvaluations.com](mailto:mj@mjvaluations.com)

Delaware Association of Appraisers, Inc (DAA) <https://www.deappraisers.net/>

Illinois Coalition of Appraisal Professionals (ICAP) <https://www.deappraisers.net/>

Louisiana Real Estate Appraiser Coalition (LAREAC) <https://www.lareac.org/>

Michigan Coalition of Appraisal Professionals (MCAP) - <https://www.facebook.com/groups/michcap/> - Eric Dean Morse - [eric@realistappraisals.com](mailto:eric@realistappraisals.com)

North Dakota Appraisers Association (NDAA) <https://ndappraisers.org/>

Tennessee Appraiser Coalition (TAC) <https://tappc.clubexpress.com/-president@tnappraisercoalition.com>

Virginia Coalition of Appraisers (VaCAP) <https://vacaponline.com/>

## NAA Member Organizations

Appraisers Coalition of Washington (ACOW) <https://acow-wa.org/> - [info@acow-wa.org](mailto:info@acow-wa.org)

Association of Texas Appraisers (ATA) <https://www.txappraisers.org/> - [info@TXappraisers.org](mailto:info@TXappraisers.org)

Coalition of Arizona Appraisers (CoAA) <https://www.azcoaa.us/> - [info@AZCOAA.us](mailto:info@AZCOAA.us)

Coalition of Oregon Real Estate Appraisers (COREA) [COREAppraiser@gmail.com](mailto:COREAppraiser@gmail.com)

Colorado Association of Real Estate Appraisers (CAREA) <https://carea.wildapricot.org/> - [CAREA.appraising@gmail.com](mailto:CAREA.appraising@gmail.com)

Mississippi Coalition of Appraisers (MSCAPP) <https://mscapp.org/> - [mscapp12@comcast.net](mailto:mscapp12@comcast.net)

New York Coalition of Appraiser Professionals (NY-CAP) <https://www.facebook.com/groups/202436526832014/> - [NewYorkCoalitionofAppraisers@gmail.com](mailto:NewYorkCoalitionofAppraisers@gmail.com)

North Carolina Profession Appraisers Coalition (NCPAC) [www.ncpac.us](http://www.ncpac.us) - [ncpac@live.com](mailto:ncpac@live.com)

Northern Colorado Association of Real Estate Appraisers (NCAREA) <https://ncarea.org/> -

Ohio Coalition of Appraisal Professionals (OCAP) <https://www.ocapweb.org/> - [info@ocapweb.org](mailto:info@ocapweb.org)

Real Estate Appraisers Association (REAA) <https://reaa.org/> - [info@reaa.org](mailto:info@reaa.org)

Real Estate Appraisers of Southern Arizona (REASA) <https://www.reasa.org/> - [admin@REASA.org](mailto:admin@REASA.org)

South Carolina Professional Appraisers Coalition (SCPAC) <https://www.scpac.net/> - [info@scpac.net](mailto:info@scpac.net)

Utah Coalition of Appraisal Professionals (UTCAP) <https://uautah.wildapricot.org/> - [Info.UTCAP@gmail.com](mailto:Info.UTCAP@gmail.com)

If you have a state coalition that isn't associated with NAA, consider joining forces by contacting a membership committee person or emailing us at [info@naappraisers.org](mailto:info@naappraisers.org).