



**American Society
of Farm Managers
& Rural Appraisers**

THE MOST TRUSTED RURAL
PROPERTY PROFESSIONALS

January 30, 2018

Director Sally Pritchett
Kansas Real Estate Appraisal Board

RE: Opposition to HB 2414, Regarding Alternative Appraisal Standards

Director Pritchett,

I am writing on behalf of the National organization and the Kansas Chapter of the American Society of Farm Managers and Rural Appraisers (ASFMRA) to voice our opposition to House Bill 2414. If passed, the bill would allow for the adoption of alternative valuation standards when performing appraisal services in Kansas. This bill could allow for a decreased quality of work, risk the integrity of the appraisal profession, and would not benefit the people of Kansas.

The single set of standards used across the appraisal profession, the Uniform Standards of Professional Appraisal Practice (USPAP) has been unanimously used in all 54 jurisdictions since the Congressional action in 1989 to require adherence to USPAP. No other jurisdiction has adopted an alternative standard.

USPAP was developed considering the views and input of all stakeholders in the appraisal profession and is subject to regular review for further improvement – all in the name of upholding the public trust. USPAP is known and understood by appraisers and users of appraisal services alike. It would be detrimental to the borrower, appraiser and institution to have multiple, completely different ways to determine market value, different ways to obtain license credentials, and many different sets of continuing education that must be completed.

ASFMRA and its members pride themselves on being ethical professionals who uphold the appraisal occupation and public trust. Adherence to USPAP provides an effective deterrence and enforcement tool where individuals would seek to abuse public trust through their work as an appraiser.

ASFMRA opposes House Bill 2414 and asks the committee vote against its passage if it comes up for hearing, and bear in mind the previously noted facts when considering any future propositions of alternative appraisal standards that would benefit a small number of appraisers while risking the wellbeing of all other parties involved. Please contact Brian Stockman, EVP/CEO of ASFMRA if you have questions or wish to discuss this matter further at bstockman@asfmra.org, or by phone at 303.692.1211.

Sincerely,

David GaNun
ASFMRA President