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**Sam Brownback, Governor**

House Bill 2414

Honorable Chair, John E Barker and Committee members

I am Richard E Livingston, Chair of the Kansas Real Estate Appraisal Board

I come in opposition to this bill. The Kansas Real Estate Appraisal Board was presented with this information last year. At that time it was decided that changing the standards used by the appraisers of the State of Kansas was not necessary, nor in the best interest of the public. The changes requested are felt to be unnecessary. All of the appraisal work products can be completed under the current standards.

The proposed changes have been reviewed by The Appraisal Foundation and attached to the information received. All of the issues have been covered under Uniform Standard of Professional Appraisal Practice (USPAP).

Implementation of these changes would leave The Appraisal Board unable to govern and the State would effectively be left without standards. No other state has approved these proposed changes as requested. Many of the members of The Appraisal Institute are also in disagreement and opposed to the proposed changes.

Myself, personally, I find no reason to go backward to the days of multiple methods of completing appraisals, where each professional appraisal society was responsible for governing its own members. The fight for TRUE STANDARDS was long and hard-fought. If changes need to be made, I feel they should be made from within the framework of The Appraisal Foundation and USPAP.

Respectfully Submitted,

Richard E Livingston, IFA