

Appraisal Subcommittee
Federal Financial Institutions Examination Council

December 8, 2010

Mr. Charles B. Bramlett, Chair
Georgia Real Estate Appraisers Board
International Tower, Suite 1000
229 Peachtree Street NE
Atlanta, GA 30303-1605

RE: ASC Compliance Review of Georgia's appraiser regulatory program

Dear Chairman Bramlett:

The Appraisal Subcommittee (ASC) staff conducted an ASC Compliance Review (Review) of Georgia's appraiser regulatory program on June 14-16, 2010. This is the final ASC Compliance Review Report (Report) on that Review.

The ASC has considered the preliminary findings regarding the Review and the State's response. The ASC has determined the Program is in substantial compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended. In its response, the State indicated that corrective actions are in process to address the following area of concern identified by the ASC:

Georgia must adopt and/or implement all relevant AQB Real Property Appraiser Qualification Criteria.¹

Through off-site monitoring and during the next Review, ASC staff will confirm that the State's corrective actions as indicated were completed. Please also be advised this letter and the attached Report are public record and available on the ASC website in accordance with the Freedom of Information Act.

Please contact us if you have any questions.

Sincerely,



Deborah S. Merkle
Chairman

Attachment

cc: Mr. Jeffrey Ledford, Real Estate Commissioner

¹ Title XI § 1116 (a), 12 U.S.C. 3345; Title XI § 1118 (a), 12 U.S.C. 3347; AQB Real Property Appraiser Qualification Criteria.

ASC Compliance Review Report

Finding: In Substantial Compliance
Report Issue Date: December 8, 2010

Georgia Appraiser Regulatory Program (Program)

Georgia Real Estate Board (Board) / Decision Making PM: N. Fenochietti

ASC Compliance Review (Review) Date: June 14 - 16, 2010

Review Period: May 2008 to June 2010

Umbrella Agency: Georgia Real Estate Commission

Number of State credentialed appraisers on National Registry:
4,336

Issue: FINAL

Requirement/Guidance	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required State Actions	Recommended State Actions	General Comments
	YES	NO	AC					
Georgia Statutes, Regulations, Policies and Procedures:			X					
States must adopt and/or implement all relevant AQB Real Property Appraiser Qualification Criteria. (Title XI § 1116 (a), 12 U.S.C. 3345; Title XI § 1118 (a), 12 U.S.C. 3347; AQB Real Property Appraiser Qualification Criteria.)				<p>A review of the State's regulations revealed the following inconsistencies with Appraiser Qualifications Board Real Property Appraiser Qualification Criteria (AQB Criteria):</p> <p>(1) 539-1-.16(7) requires completion of at least 7 hours of USPAP every 2 years. However, it does not specify the 7-hour National USPAP Update Course or an equivalent approved by the AQB.</p> <p>(2) 539-2-.01(2) allows teaching of qualifying education to satisfy the qualifying education requirement for certification.</p> <p>(3) 539-2-.16(a) does not require that distance education course delivery mechanism approval be obtained in accordance with AQB Criteria.</p> <p>Despite the conflicting provisions in the regulations, ASC staff found no incidents where these provisions were applied to any aspect of the Program.</p>	On September 21, 2010, the Board reported to ASC staff that on September 14, 2010, the Board released a proposed regulation for public comment. The proposed regulation incorporates a provision that would prevent the Board from approving courses that are in conflict with AQB Criteria.		The Board should continue the process of amending its regulations to be consistent with AQB Criteria.	Upon adoption, please provide ASC staff with copies of these regulation changes.
Temporary Practice:	X			No compliance issues noted.	N/A	None	None	None

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	YES	NO	AC					
National Registry:	X			No compliance issues noted.	N/A	None	None	None
Application Process:	X			No compliance issues noted.	N/A	None	None	None
Reciprocity:	X			No compliance issues noted.	N/A	None	None	None
Education:	X			No compliance issues noted.	N/A	None	None	None
Enforcement:	X			No compliance issues noted.	N/A	None	None	None