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Appraisal Subcommittee

Federal Financial Institutions Examination Council

February 9, 2005

L. Wayne Mayo, Chairperson
Texas Appraiser Licensing and Certification Board
P.O. Box 12188
Austin, TX 78711-2188

Dear Mr. Mayo:

Thank you for your January 11, 2005 letter responding to our November 12, 2004 follow-up review letter. We appreciate your efforts to propose statutory changes to your complaint processing and temporary practice programs to address our concerns. In your letter, you stated that the statutory changes regarding your complaint processing program, if passed, would become effective in the fall of 2005, too close to our next planned field review of Texas in late 2005 for us to see the hoped for benefits from the changes. That, of course, would not be the case regarding your temporary practice changes.

Because of the worsening condition of Texas' complaint investigation and resolution program and the fact that the proposed legislation may fail, we strongly urge the Texas Appraiser Licensing and Certification Board ("TALCB") to continue its efforts to find alternative methods for investigating and resolving complaints in a timely manner. Whether the legislation passes or fails, the TALCB will need in place by the time of our next field review (Fall 2005) a complaint investigation and resolution program that will result in the timely resolution of all complaints.

Our follow-up review letter, your response, and any other previous correspondence between us regarding the follow-up field review now will become publicly available on our Web site.

Please contact us if you have any questions.

Sincerely,

Ben Henson
Executive Director

cc: Wayne Thorburn, Commissioner, TALCB