



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

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Shirley Ward February 17, 2006
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Commissioner
512-465-3900

Ms. Virginia M. Gibbs
Chairman
Appraisal Subcommittee
2000 K Street, NW
Suite 310

FEB 21 2006

Dear Ms. Gibbs:

I am pleased to respond to your letter of December 23, 2005 to the Texas Appraiser Licensing and Certification Board concerning certain findings of your staff in their audit of last Fall.

Concerning the absence of experience logs (as opposed to affidavits) for those individuals who obtained general or residential certification from January 1, 2005 to November 14, 2005, we have submitted to you previously a listing of all such individuals. We certified a total of 180 residential appraisers and 73 general appraisers during that time period. Of these, 85 residential and 25 general certified appraisers did not submit appraisal logs which fully comply with the time frame or minimum number of hours engaged in eligible appraisal work. Each of these individuals has received a letter indicating what experience is lacking in our files and requiring that this information be provided to us no later than March 1, 2006. We will keep your staff informed of our progress in line with the timetable presented in your letter.

Regarding the complaint situation, our new process began on January 1, 2006 and we can see progress already. Our new attorney has held three hearings before the agency administrative law judge and eight more have been scheduled through mid-March. Informal conferences with the attorney, investigator, and respondent are expediting the process of settling complaint matters. We are investigating the possibility of converting our 3/4 time attorney to full time. Our investigators have been assigned specific geographical areas of responsibility. The purpose of these assignments is that the investigators will already be familiar with their market areas, thus speeding up the investigation process. The Board has instituted a quarterly review of the status of complaints. While the number of new complaints continues to rise, our objective is to close all complaints over one year old by this Fall.

We have informed the education providers of the Legal Update and Ethics continuing education courses that approval for ACE has been withdrawn per the dictates of the Appraisal Subcommittee effective January 2006. Any appraiser submitting completion of either of these courses after January 2006 will not be allowed to count these six hours for his or her ACE commitment.

Finally, the Board has proposed an amendment to the TALCB's rules concerning the completion of continuing education by those members of the armed services (including National Guard) who have been activated. A copy of that amendment is enclosed and we would appreciate learning whether this will be an acceptable response to your dictates. The amendment will be scheduled for final adoption at the May 2006 Board meeting.

Sincerely,

Shirley Ward
Chair

cc: Board Members
Wayne Thorburn

enclosure: proposed rule on continuing education for active duty military