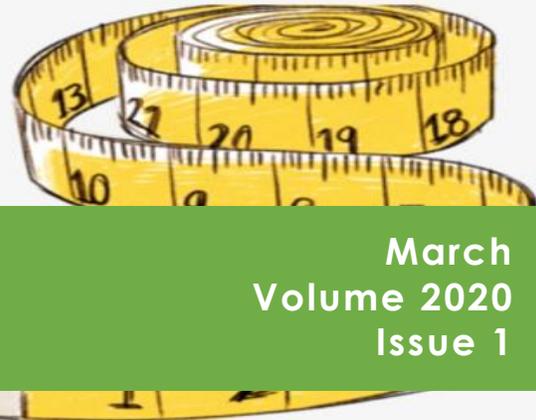




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SCPAC: South Carolina Professional Appraisers Coalition
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1. Message from the President

By: Malinda Griffin

Dear South Carolina Appraisers,

I would like to thank you for the opportunity to serve as the 2020 SCPAC President. My goals for 2020 will be to increase memberships, promote SCPAC, encourage communication between appraisal professionals and making sure SCPAC appraisers have a voice at the legislative level. It is a privilege to be a part of a board that all our members and the appraisal industry as a whole, can be proud of. We will continue to make strides to enhance our profession while protecting the interest of professional appraisers.

2020 marks SCPAC's 14th anniversary of having the opportunity to serve all Real Estate Appraisers in the State of South Carolina. SCPAC was formed in 2006 as a political action group to be a unified voice for the appraisal profession in South Carolina. SCPAC's mission is to promote the appraisal profession and its image to the general public and to users of appraisal services. SCPAC continues to be committed to being on the forefront of protection South Carolina Appraisers, advancing the profession

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and protecting the public's trust in real estate appraisals. SCPAC's objectives include working to be a collective voice in legislation and regulatory debates for all South Carolina appraisal professionals, work to provide all South Carolina appraisal professionals and industries, and maintain a forum for professional information and education sharing amongst our members and sponsoring organizations.

For those who have yet to join the Coalition of Appraisers in South Carolina (SCPAC), I would encourage you to consider the annual dues of \$100, where I think you will find that it is a nominal investment to protect your career and our profession. Your contributions/dues are essential to SCPAC remaining a strong political activist for appraisers in South Carolina. Thank you for your continued support of SCPAC and the appraisal profession in our State. On behalf of the 2020 SCPAC Board of Directors, we thank you for your continued membership, support and participation and look forward to serving you in 2020.

Malinda Griffin
President- SCPAC



2. 2020 SCPAC Annual Conference



Thank you if you participated in the **2020 SCPAC Annual Conference** in February. This was the largest and most successful conference we have EVER organized and couldn't have done it without YOU!

- **95 Participates**, Winter 2020 Panel (7 Hours of CE)
- **104 Participates**, USPAP 2020-2021 (7 Hours of CE)

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We want next year's conference to be even better than 2020 and need your help in achieving that.

Below is a link to our poll/survey on how we could improve the 2020 conference and what you would like to see change at our 2021 conference. Please let us know your thoughts on location, food, room accommodations, extracurricular activities and more.

Survey:

<https://forms.gle/GNb6dQmDfxZATNV59>

This poll/survey is anonymous but feel free to leave your email on the form provided. We MIGHT contact you for more information.

Thank you again for making the 2020 SCPAC Annual Conference great and we hope to surpass your expectations next year!

Thank you,
SCPAC Board Members

Thank you again to our Conference Sponsors



3. Lifetime Membership Award

Ben Atkins

Ben Atkins, President/Owner of Appraisals of Carolina for over 35 years, was awarded the **Lifetime Membership Award** from the South Carolina Professional Appraisers Coalition-SCPAC on February 7th of 2020. This was the first award of its kind to be given by the association. Ben was recognized for his dedication and hard work to SCPAC. Among his accomplishments in his profession, Ben was acknowledged for his position as Past President of SCPAC, his membership in NCPAC, his representation to the Appraisal

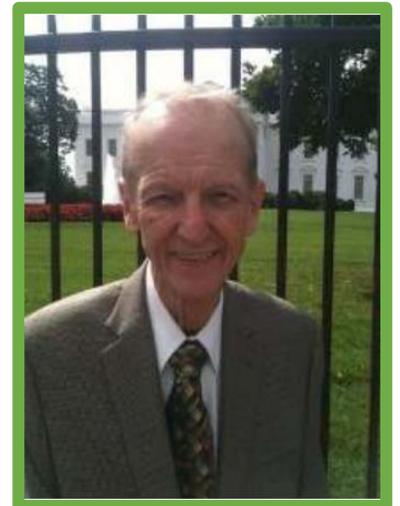
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Foundation Advisory Council on behalf of SCPAC, and as a member of the Appraisal Foundation Advisory Executive Board.

In 2015, The Appraisal Foundation Advisory Council announced the appointment of Ben Atkins to Chair the Appraisal Standards Board issues committee. This appointment elevates the South Carolina Appraisers Coalition's delegate to a Chairmanship position allowing South Carolina Appraisers to have direct access to the highest levels of The Advisory Council to The Appraisal Foundation. This is very important and timely as The Appraisal Foundation is developing policies that merging current USPAP Guidelines with International Appraisal Standards. Previously in 2016, he received the NCPAC Life Membership Award. This also was the first ever awarded to an Appraiser in North Carolina.

Appraisers in all parts of this state and the country have expressed the wonderful job Ben has done to elevate the profession of Appraisers.

Thank you, Ben!



4. Regional CE Opportunity

CE is being offered again by two of our Regional Area Presidents, **Midlands and Upstate**.

These classes are projected to take place on Friday, May 15th & Saturday, May 16th.

- **USPAP: 2020-2021 National Update Course (7 Hours of CE)**
Stay up to date on the latest revisions of the National USPSP Update course. Learn how these concepts can help you apply the requirements in your day-to-day work, gain more fluency in the concepts and applications, and how these changes will affect your daily practices.
- **Accessory Dwelling Units (7 Hours of CE (once approved))**
Appraisals of Accessory Dwelling Units (ADUs) are tricky because they take a subjective review by the appraiser. Is the property a Multi-Unit or a single-family home with an ADU? Can the unit generate income? Accessory Dwelling Units can be relatively scarce creating even more challenges. SCPAC is developing a course to assist appraisers in valuing the Accessory Dwelling Unit. We anticipate implementation in late April pending approval for 7 hours of Continuing Education by the SC Appraisal Board. Look for future detail at SCPAC.NET

Registration link to come! Save the date!!

5. Continuing Education: CE Broker

REMINDER make sure your account is up to date and all CE is completed BEFORE the license renewal period with LLR. No appraiser should have to self-submit their CE to CE Broker, all CE must be reported by the approved provider. When you submit it, the provider may create a duplicate.

If you are seeing courses not submitted by the provider, notify the provider and SCPAC so that we can check to see what the problem is. If you have just finished a course, make sure to give the provider a couple of weeks after the completion of the course to report to CE Broker.

At this time, the only courses that must be self-submitted would be special courses approved individually or qualifying education courses that are taken (which must be courses above their current level of licensure).



Check your account here:

<https://cebroker.com/>

If you are having trouble, please reach out to Laura Smith at:

Tel: (803) 896-4630

Laura Smith laura.smith@llr.sc.gov

6. State of Appraisal Profession in the US

By: Dale Bailey, Legislative Affairs Director

SCPAC is working hard to update its members and continue to push for action that affects our profession, not only in the State but the Nation as well. Recently our Legislative Director attended a series of meetings in Washington that all related to the Appraisal Industry. Meetings attended were the AARO (Association of Appraisal Regulatory Officials) conference, the NSAO (Network of State Appraiser Organization) annual conference, meeting with Staff of the Chairman's House Financial Services Committee, and meeting with attorneys with Constantine Cannon LLP.

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There was so much to hear and learn about it was almost overwhelming. There are so many obstacles that face us every day. Local ordinances, snakes in the yard, rain, snow, and sleet during an inspection and so on in every state! There are state regulatory requirements and interpretations. What is an “intent” or what is an “opinion” for USPAP. How about underwriter requests “Please consider revising the report or comment on the leaves on the roof. Roof is listed in average condition, consider listing roof in less than average condition.”

Then there are National issues that seem to be so far away that it doesn’t concern us or our day to day lives. Currently there are three such items that you may not be aware of but have or will have the greatest impact on our profession:

1-Property Inspection Waivers (PIWs). These are pushed by lenders to circumvent the need for an appraiser. A group of Bankers/lenders in Tennessee tried to push this through but after solid evidence that there was no appraiser shortage, was denied this path. However, most recently the Appraisal Subcommittee (ASC) and North Dakota’s governor decided to allow PIWs in their state. Even after overwhelming evidence against the waivers it became an issue. The issue is strongly noted in the letter from Rep Waters and Senator Brown asking the questions as to why this was granted. See the link here.

https://financialservices.house.gov/uploadedfiles/09.24.19_letter_to_asc_on_waiver.pdf

2-Transparency Act-This would allow for the Property Owner to be made aware of what third party entities charge for their services (AMC’s) and what the appraiser charges. Currently most HUD statements are all inclusive for this fee and there is confusion by the typical homeowner as to what appraisers got paid for their work. All too often it is much less than what is shown on the HUD. This was passed by the House as HR 3619 on September 10th and is being sent to the Senate. The Senate Version removes the part disclosing the separation of the Fees. Hence the Transparency will no longer be transparent!

3-Raising the De Minimus. October 8, 2019 federal financial agencies decided to raise the appraisal minimum threshold from \$250,000 to \$400,000. Effect of the Rule Change? The rule establishes a national threshold whereby lenders will not have to obtain appraisals for mortgages of \$400,000 or less for primary residences secured by the property itself. **The financial agencies estimate that, as a result, some 72% of consumer residential mortgages would not require an appraisal.** The rule change puts at risk the value of the single most important investment an individual consumer will make and jeopardizes the integrity of the residential mortgage market as a whole. These risks will fall disproportionately on lower-to-middle income rural, suburban and minority communities. The change from appraisals to evaluations and AVMs will harm the appraisal industry, resulting in loss of livelihood for appraisers.

7. NASO Update

Please visit the links below and social media outlets for the full version on NASO Supporters HR 3619 and Meeting Recap, 2019

NASO Supporters HR 3619

(A summary is presented below, for full details, [please click here.](#))

August 9, 2019

Re: House Resolution 3619 - Appraisal Reform Act of 2019

Dear Representatives Clay, Duffy, and Cleaver:

The undersigned represent a Network of State Appraiser Organizations, which is an informal collective of independent state grassroots organizations, organized and run by volunteers and working real estate appraisers...

We support this proposed legislation and look forward to further conversations and efforts that can elevate the effectiveness of our services. This will increase our ability to uphold our mandate to protect the public trust. We have included the names, phone numbers, and email addresses of each organizations' leadership for your convenience in the attached contact list. Please do not hesitate to contact any or all of us if you have any questions.

Sincerely,

(30 state organizations)

NASO Meeting Recap, 2019

(A Summary is presented below, for full details on the meeting, [please click here.](#))

**Network of State Appraiser Organizations
Washington, DC October 17 - 18, 2019**

An information and advocacy packed session.

(Pictured) Beverly Wilson, Karen Emerle, Joseph Mier, Janis Bonura, Beth Riedel, William Riedel, Peter Gallo, Joe Ibach, William Gion, Charles Gress, Amy Frink, Craig Steinley, Mary Houk, Dale Bailey, Vern Meyer, Pat Turner, Bernie Bugg, Lori Noble, Mike Petrus



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8. Social Media

Did you know that we post updates and need to know information on our social media page like Facebook?

We hate clogging your inbox with Constant Contact blasts and hope to share more information on other outlets.

Like and follow our page for a chance to win a 2021 membership.

<https://www.facebook.com/SCPAC/>



Deadline to enter is May 1st, 2020.

9. SC State Credentials

