

03/18/2010
COALITION OF ARIZONA APPRAISERS
NEWS BLAST...

CoAA Legislative Committee intensely reviewed the AMC Bill and our lobbying options over the past week. This process included review of recent amendments to the New Mexico bill as well as careful consideration of comments presented from appraisers across the state. Jay Delich also met with Joanna Conde last week to review the results of her survey (we thank Joanna for sharing her ideas and recommendations and other appraisers across the state who have shared their constructive ideas). The Committee also looked at our industry supporters and those we need to solicit support from to insure our success in the House. The Committee decided to make an **Amendment to the AMC Bill** to strengthen and clarify those definitions many found to be too loose and to reach out to other industry partners for needed support.

Amendment includes:

- 1) Adding a definition for "completed appraisal"
- 2) Adding a hold-harmless clause (as written in NM final Bill)
- 3) Adding a provision to exempt attorneys and court appointed conservators
- 4) The TAVMA definition for an Independent Appraisal Firm
- 5) Added verbiage that AMCs owned by banks are not exempt
- 6) Requirement for AMCs to post to their client their fees separate of the appraisal
- 7) A provision for appraisers to have a rebuttal process option if taken off a list
- 8) Requiring that persons ordering the appraisals shall have geographic and product competency.

The definition for an "Independent Appraisal Firm" was added to clarify the difference between an AMC and an Independent Contractor Appraisal Firm. This definition was taken from TAVMA, who is the AMC/Title Company umbrella organization-*there should be no objection since they authored it*. Thus far, New Mexico has been the only State that has passed a Bill with a Hold-Harmless clause. We are going to follow suit and give this a try too. With the added banker and Realtor support we now have, we may be able to succeed on that issue as well. The Realtors are excited about the "geographic and product competency" provision, and are encouraged to help lobby on this point alone.

Other concerns about tying in USPAP language, board disciplinary procedure, review appraisers being licensed, etc., are items that will be addressed by the AZ Appraisal Board when writing rules for registering and regulating the AMCs. Understand that the AMC Bill is a sub-chapter of the Appraiser Licensing Law and will be incorporated within when it becomes law.

Realtors are on board! AAR has agreed to support our Bill **and lobby with us**..this is huge. It gives us the strength we will need to get the AMC Bill and Amendments passed. The Legislative Committee has also solicited support from our local banks and credit unions. Local **lenders with in-house appraisal departments are showing support** for regulation of the AMCs. The "good guys" have quality appraisal ordering and review systems in place plus government over-sight. Leveling the playing field will be beneficial to them. We are encouraging the local banks and credit unions to write our sponsors and legislators in support of the AMC Bill, and to also write the AZ Bankers Association who at this time are neutral on the Bill. We hope to counter the AMC opposition with local lenders voicing support of our Bill.

Schedule: The Stakeholders (AMCs) will be notified of our amendment in the next few days. Michelle Reagan has agreed to present the Amended Bill to the House Commerce and Government Committees at the scheduled hearing next week.

*CoAA has no guarantee that the AMC Bill will pass as amended, but we feel that we have a good chance now that we have industry support!
Appraisers have been at a disadvantage over the past decade since we have not had lobbying power, but we are working very hard to catch up. We appreciate your support and help in advancing the appraisal profession in the State of Arizona.*

We ask that you write the following House Commerce and Government Committee members to voice your support of AMC Bill, SB 1351! This needs to be done by Wed 3/24, prior to the Committee hearings!

Commerce Committee Representatives:

Cajero Bedford	ocajerobedford@azleg.gov
Konopnicki	bkonopnicki@azleg.gov
Hendrix, Vice-Chair	lhendrix@azleg.gov
Campbell CH	chcampbell@azleg.gov
Meza	rmeza@azleg.gov
Reagan, Chair (our sponsor)	mreagan@azleg.gov
Crandall	rcrandall@azleg.gov
Pratt	fpratt@azleg.gov

Government Committee Representatives:

Campbell CH	chcampbell@azleg.gov
Gowan	dgowan@azleg.gov
Montenegro, Vice-Chair	smontenegro@azleg.gov
Chabin	tchabin@azleg.gov
Nichols	wnichols@azleg.gov
Burges, Chair	jburges@azleg.gov
Driggs	adriggs@azleg.gov
Tovar	atovar@azleg.gov

Thank you!
Arizona Appraisers Who Care
Db, Coalition of Arizona Appraisers
www.azcoaa.us

ALSO NOTE: Congratulations to the Arizona Board of Appraisal's new Executive Director, Dan Pietropaulo!