Mississippi Real Estate Appraiser Licensing & Certification Board

(Mississippi Appraisal Board)

5-Year Strategic Plan

For the Fiscal Years 2020-2024

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1. Comprehensive Mission Statement:

The Mississippi Real Estate Appraiser Licensing & Certification Board (MAB) is an adjunct board of the Mississippi Real Estate Commission which was formed pursuant to the Mississippi Real Estate Appraiser Licensing & Certification Act of 1990. The MAB became operational on July 1, 1990, with the immediate objective and purpose of licensing, certifying and regulating real estate appraisers. This is a consumer protection agency designed to protect lenders and members of the general public who are users of appraisal services during the process of buying, selling or financing all types of real estate. The Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council provided oversight in the formation of this chapter. In addition, the ASC continues to monitor the MAB to ensure that the minimum requirements established by the Appraiser Qualifications Board (AQB) are met and that the Uniform Standards of Professional Appraisal Practice (USPAP) as formulated by the Appraisal Standards Board (ASB) are adhered to. The duties and responsibilities of the ASC, the AQB and the ASB, are outlined in Title 11 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Dodd-Frank Legislation which was passed in the year 2010 and was signed into law by the President of the United States.

The mission of the MAB is to create a workable regulatory system to protect the interests of the public by the licensing and regulation of competent and knowledgeable appraisers in accordance with federal guidelines.

2. Agency Philosophy:

The MAB works to assure that all real estate transactions are performed in a professional and ethical manner with integrity, honesty, and objectivity.

3. Relevant Statewide Goals & Benchmarks for FY 2020 through 2024:

FY 2020

1. Licensing & Certification – Implementation of revised examinations. Examinations are offered by a national testing service which is required to administer a national examination that is drafted by the ASC. The state specific license law portion of the examination is drafted by and administered by the MAB.

2. Implementation of ASC and Appraisal Foundation minimum requirements and recommendations related to experience and education will be finalized by changes in the state statute and MAB rules and regulations. Appraisal education and experience requirements increased dramatically on January 1, 2008, were changed on July 1, 2013, most recently on January 1, 2015, and will be changed again in 2019.

3. Implement legislation to increase qualifying education and continuing education requirements as dictated by federal guidelines. The existing education requirements were established by rule that was effective January 1, 2008, with changes on July 1, 2013, January 1, 2015, and during 2019.

4. Follow federal guidelines concerning licensing and certification requirements for all categories of appraiser licensing, with changes being made by rule/regulation, or if required, by legislation.

FY 2021

1. Anticipate no dramatic changes to education requirements after January 1, 2015.

2. Continue to follow federal guidelines concerning licensing and certification requirements for all categories of appraiser licensing, with changes being made by rule/regulation, or if required, by legislation.

FY 2022

Same as FY 2021.

FY 2023

Same as FY 2022.

FY 2024

Same as FY 2023.

4. Overview of the Agency 5-Year Strategic Plan:

In compliance with its mission statement, the MAB has as its objectives:

1. The implementation of federal and state requirements for licensure as a real estate appraiser; the collection of Federal Registry fees as required by the ASC; the establishment of appropriate administrative procedures for the processing of applications and the administration of exams.

2. The regulation of licensees according to state and federal guidelines, including enforcement of the Mississippi Real Estate Appraiser Licensing & Certification Act and its Rules and Regulations.

There is no budgetary request for these projects because they are a continuation of the program which began on July 1, 1990. It is necessary for the MAB to follow guidelines as developed by the ASC in Washington, D.C. and to implement any required changes. The changes which are implemented by the ASC frequently require rule changes by the MAB and, in some instances, require legislative changes. However, the legislation in this act provides for the MAB to make changes by rules and regulations in order to stay in compliance with requirements of the federal authorities.

The continuing education requirement for appraisers has remained at 28 hours every two years but the educational requirements for licensure increased dramatically on January 1, 2015. The increased requirements impact both education and experience. In addition to the different categories of appraiser credentials which are recognized by the ASC, both the ASC and the MAB have implemented a category known as an "Appraiser Intern". The budgetary requirements in connection with these changes have proved to be minimal. Changes have been made by way of administrative rules and regulations.

5. Significant External Factors Which May Affect Performance:

1. Changes in the USPAP requirements which are imposed by the ASB of the Appraisal Sub-Committee every two years.
2. Changes in education and experience requirements imposed by the AQB of the Appraisal Sub-Committee, especially 01/01/2015.

Agency's Internal Management System Utilized to Evaluate its Performance:

Objectives and purpose of the MAB are evaluated on a monthly basis to insure all phases of the law and the rules and regulations are being followed. The national trends are followed to insure Mississippi is alert to any changes or anticipated changes. Mississippi is a member of the National Association of Appraiser Regulatory Officials (AARO). Meetings with federal officials are attended two (2) times a year for the purpose of staying current with federal requirements and national trends.

6.1 Agency Program Goals

The MAB is responsible for licensing qualified applicants as real estate appraisers, registering appraisal management companies, and regulating and administering the appraisal law set forth in Chapter 73/34, Mississippi Code, Annotated.

6.2 Program Goal Objectives

Objectives are to license appraisers by establishing standards for them to meet through education, experience, and testing; to administer or contract to administer respective portions of the examination; to regulate licensees to insure their activities comply with the Mississippi law and federal requirements; to register appraisal management companies.

6.3 Program Objective Strategies

The MAB maintains records on all licensees. Examinations are given to determine if individuals are qualified to be licensed. Documentation of continuing education is required. Investigations are conducted on complaints received. Records are maintained on appraisal management companies.

MAB Program Outputs are

Number of examinations given
Number of licenses issued
Number of complaints received/cases opened
Total number of licenses regulated
Total number of appraisal management companies registered

MAB Program Efficiencies

Cost per license regulated
Cost per investigation conducted
Cost per examination given
Cost per AMC registered

MAB Program Outcomes

100% licenses issued
100% investigations conducted
100% qualified applicants approved for testing
100% appraisal management companies registered