

PREPARED BY: Eric Kasik
 DATE PREPARED: January 19, 2024
 PHONE: 402-471-0053

LB 989

Revision: 00

FISCAL NOTE
LEGISLATIVE FISCAL ANALYST ESTIMATE

ESTIMATE OF FISCAL IMPACT – STATE AGENCIES (See narrative for political subdivision estimates)				
	FY 2024-25		FY 2025-26	
	EXPENDITURES	REVENUE	EXPENDITURES	REVENUE
GENERAL FUNDS				
CASH FUNDS				
FEDERAL FUNDS				
OTHER FUNDS				
TOTAL FUNDS				

Any Fiscal Notes received from state agencies and political subdivisions are attached following the Legislative Fiscal Analyst Estimate.

LB989 increases the possible renewal registration fee for Appraisal Management Companies from \$1500 to \$2000. The bill requires owners of Appraisal Management Companies to complete a background check at renewal and anytime new owners are identified by the Real Property Appraiser Board, if one was not completed with the original application.

The bill also includes immunity for members, employees and contractors of the Real Property Appraiser Board from civil action or criminal prosecution for any lawful investigation of or disciplinary proceeding concerning an appraisal management company if it was reasonably done without malicious intent.

Per the agency, they do not anticipate raising the registration fee in either FY25 or FY26.

No Fiscal Impact

Please complete ALL (5) blanks in the first three lines.

2024

LB⁽¹⁾ 989

FISCAL NOTE

State Agency OR Political Subdivision Name: ⁽²⁾ Nebraska Real Property Appraiser Board

Prepared by: ⁽³⁾ Tyler Kohtz Date Prepared: ⁽⁴⁾ January 19, 2024 Phone: ⁽⁵⁾ 402-471-9025

ESTIMATE PROVIDED BY STATE AGENCY OR POLITICAL SUBDIVISION

	<u>FY 2024-25</u>		<u>FY 2025-26</u>	
	<u>EXPENDITURES</u>	<u>REVENUE</u>	<u>EXPENDITURES</u>	<u>REVENUE</u>
GENERAL FUNDS	_____	_____	_____	_____
CASH FUNDS	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
FEDERAL FUNDS	_____	_____	_____	_____
OTHER FUNDS	_____	_____	_____	_____
TOTAL FUNDS	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Explanation of Estimate:

Subdivisions (b) and (c) are added to Neb. Rev. Stat. § 76-3207(2) in LB989 to remove the Criminal History Record Check requirement, at the time application for renewal of an appraisal management company’s registration is made, for any owner of more than ten percent of an AMC if such owner of more than ten percent of the AMC has previously completed a Criminal History Record Check for the purpose of AMC ownership. A CHRC is still required for any new owner of more than ten percent of an AMC, as identified by the Board, or at the time application for renewal of a registration as an AMC is made if a CHRC has not been completed for the purpose of AMC ownership (page 13: lines 15-29). This language is intended to better clarify the Board’s current interpretation of Neb. Rev. Stat. § 76-3207(2) and will have no fiscal impact on FY 24-25 and FY 25-26 compared to FY 23-24.

“One” is stricken and “two is added before “thousand” and “five hundred” is stricken before “dollars” to amend the AMC registration renewal fee limit upward in Neb. Rev. Stat. § 76-3206(1)(c) (page 12: lines 13-14). Although this change will have a positive effect on the agency’s revenues by increasing revenues by approximately \$37,500.00 per fiscal year, the Board does not anticipate making this fee change during FY 24-25 or FY 25-26. This fee change will take place at the point where the expenditures exceed revenues in a way that draws the Board’s fund balance down below the level identified in the Board’s fund balance policy. [Estimated 75 AMC registration renewals x \$1,500.00 per renewal = \$112,500 in revenues currently; Estimated 75 AMC registration renewals x \$2,000.00 per renewal = \$150,000.00 in revenues when Board increases fees as found in Title 298 of the Nebraska Administrative Code = \$37,500.00].

BREAKDOWN BY MAJOR OBJECTS OF EXPENDITURE

Personal Services:

<u>POSITION TITLE</u>	<u>NUMBER OF POSITIONS</u>		<u>2024-25</u>	<u>2025-26</u>
	<u>24-25</u>	<u>25-26</u>	<u>EXPENDITURES</u>	<u>EXPENDITURES</u>
Benefits.....	_____	_____	<u>0</u>	<u>0</u>
Operating.....	_____	_____	<u>0</u>	<u>0</u>
Travel.....	_____	_____	<u>0</u>	<u>0</u>
Capital outlay.....	_____	_____	<u>0</u>	<u>0</u>
Aid.....	_____	_____	<u>0</u>	<u>0</u>

Capital improvements.....	<u>0</u>	<u>0</u>
TOTAL.....	<u>0</u>	<u>0</u>