



Department of Commerce

Division of Real Estate &
Professional Licensing
John R. Kasich, Governor
Andre T. Porter, Director

May 12, 2014

RE: Minimum Requirements for Appraisal Management Companies

OCC: Docket ID OCC-2014-0002
Board:
FDIC: RIN 3064-AE10
NCUA: RIN 3133-AE22
Bureau: RIN 3170-AA44
FHFA: RIN 2590-AA61

Via Email

Dear Agencies:

The Ohio Division of Real Estate and Professional Licensing, the state regulatory entity which will be responsible for the registration and enforcement of the above captioned regulations, thanks you for this opportunity to provide comment regarding the first draft published on March 20, 2014.

The Division supports the agencies' position that applicants should be of good moral character and that those individuals who have been previously sanctioned for appraiser misconduct (revocation or surrender in lieu of revocation) must be barred from re-entering the mortgage profession through an AMC. With that being said, we are concerned with the terminology employed in the draft rule.

The terms "refused", "denied", "cancelled", and "revoked" have different uses, therefore meanings, in some states. Operationally, some states report individual appraisers as being "cancelled" or "revoked" when the individual simply fails to renew the appraiser credential. If an appraiser allowed his/her credential to lapse because of pending discipline or criminal sanction, then we would agree that it is appropriate to prohibit that person from obtaining an AMC credential. However, if an appraiser simply lets his/her license or certificate lapse for some non-disciplinary reason and wants to get back into the mortgage profession through an ownership interest in an AMC, then we would argue that person should be allowed the opportunity to obtain an AMC credential provided they meet all the other requirements. In our opinion, failing to renew the appraiser credential does not necessarily demonstrate the applicant is not of good moral character. It requires further investigation to determine the reasons for the non-renewal and whether the individual meets the standard of good moral character. Therefore, we encourage the Agencies to consider these terms and define the bar to entry based on criminal and/or administrative sanctions.

Again, we appreciate this opportunity to offer these comments and are available to answer any questions the Agencies may have regarding our remarks.

Sincerely,



Anne M. Petit
Superintendent