



OFFICE OF ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2018-237A

Christine McEntire, Director
Oklahoma Real Estate Appraiser Board
3625 NW 56th St., Ste. 100
Oklahoma City, OK 73112

June 27, 2018

Dear Director McEntire:

This office has received your request for a written Attorney General Opinion regarding agency action that the Oklahoma Real Estate Appraiser Board intends to take (i) with respect to inactive licensee 60114AMC in complaint A17-012, and (ii) pursuant to consent agreement with respect to inactive licensee 60021AMC in complaint A17-013. Both inactive licensees operated in Oklahoma as appraisal management companies (AMC) without properly renewing their credentials. Inactive licensee 60114AMC also failed to place its registration number on an instrument utilized for the procurement of appraisal services. The Board proposes to impose a \$1,100 fine on inactive licensee 60114AMC and a \$7,000 fine on inactive licensee 60021AMC.

The Oklahoma Appraisal Management Company Regulation Act authorizes the Board to impose administrative fines when “a registrant has violated any provision of the [Act].” 59 O.S.Supp.2017, § 858-828(A)(6). The Act provides that “[i]t is unlawful for a person to...engage...in business as an AMC...without first obtaining a registration issued by the [Board] under the provisions of the [Act].” *Id.* § 858-804(A). The Act also requires an AMC “to place its registration number on any instrument utilized...for [the] procurement of appraisal services in [Oklahoma].” 59 O.S.2011, §858-823(C). The Board may reasonably believe that the proposed actions are necessary to prevent future violations.

It is, therefore, the official opinion of the Attorney General that the Oklahoma Real Estate Appraiser Board has adequate support for the conclusion that this action advances the State's policy to provide a process for the registration and regulation of entities engaging in real estate appraisal management services with the State of Oklahoma.



MIKE HUNTER
ATTORNEY GENERAL OF OKLAHOMA



RYAN CHAFFIN
DEPUTY CHIEF – ASSISTANT ATTORNEY GENERAL