



OFFICE OF ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2015-81A

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

October 27, 2015

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 with respect to Board complaints 14-040, 14-041, 14-042, and 15-025, each of which pertain to licensee 13021CRA. The proposed action is to accept the voluntary surrender of the respondent's license and cease disciplinary proceedings. The allegations throughout the complaints involve a variety of errors in appraisal preparation, including a lack of due diligence, incomplete work files, and errors in basic descriptions of the subject properties and comparable properties.

The Oklahoma Certified Real Estate Appraisers Act, 59 O.S.2011 & Supp.2014, §§ 858-700–858-732, authorizes the Board to discipline licensees who are “[n]egligen[t] or incompeten[t] in developing an appraisal, in preparing an appraisal report, or in communicating an appraisal” to others, 59 O.S.2011, § 858-723(C)(8). The Board's administrative rules authorize the surrender of a license. OAC 600:10-1-12(a). Given evidence that the respondent made numerous errors on several appraisals and that the license surrender was voluntarily chosen by the licensee rather than imposed by the Board, the action may ensure that no compromised valuations are issued by this licensee in the future.

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 of Oklahoma's policy to improve the reliability of real estate appraisals, particularly when connected to financial transactions.

A handwritten signature in black ink, appearing to read "E. Scott Pruitt", is written over a horizontal line.

E. SCOTT PRUITT
ATTORNEY GENERAL OF OKLAHOMA