



OFFICE OF ATTORNEY GENERAL  
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION  
2018-238A

Christine McEntire, Director  
Oklahoma Real Estate Appraiser Board  
3625 N.W. 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 action that the Oklahoma Real Estate Appraiser Board intends to take (i) pursuant to a consent order with licensee 12780CRA in Board complaint 17-030, and (ii) against licensee 10779CRA with respect to Board complaint 17-026. Both complaints alleged that the licensees prepared misleading appraisal reports. With respect to complaint 17-030, the Board proposes to require licensee 12780CRA to complete corrective education courses and pay \$2,500 in prosecution costs. With respect to complaint 17-026, the Board proposes to require licensee 10779CRA to pay a \$500 fine and all prosecutorial costs, and to complete a corrective education course.

The Oklahoma Certified Real Estate Appraisers Act authorizes the Board to require a licensee to complete educational programs, to pay administrative fines and to pay prosecutorial costs if he/she violates any provision of the Act or Board Rules. *See* 59 O.S.Supp.2017, § 858-723(A)(7)-(9). The Board may discipline licensees who “violat[e]...any of the standards for the development or communication of real estate appraisals as provided in the [Act],” “[f]ail[]...to exercise reasonable diligence in developing an appraisal, preparing an appraisal report or communicating an appraisal,” act “negligent[ly] or incompetent[ly] in developing an appraisal, in preparing an appraisal report or in communicating an appraisal,” “[w]illfully disregard[] or violat[e] any provision of the [Act],” and/or “[v]iolat[e] any of the provisions in the code of ethics set forth in th[e] [A]ct.” *Id.* § 858-723(C)(6)-(9), (13); *see also id.* § 858-732(A)(1). The Act also requires licensees to adhere to the Uniform Standards of Professional Appraisal Practice, which contain professional requirements pertaining to ethics, competency, and scope of work. 59 O.S.2011, § 858-726. 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 these actions advance the State's policy to uphold standards of competency and professionalism among real estate appraisers.

A handwritten signature in black ink, appearing to read "Mike Hunter". The signature is written in a cursive, slightly slanted style.

MIKE HUNTER

A handwritten signature in black ink, appearing to read "Ryan Chaffin". The signature is written in a cursive, slanted style with a long horizontal stroke at the end.

RYAN CHAFFIN  
DEPUTY CHIEF – ASSISTANT ATTORNEY GENERAL