



JOHN M. O'CONNOR
ATTORNEY GENERAL

**ATTORNEY GENERAL OPINION
2022-30A**

Christine McEntire, Director
Oklahoma Real Estate Appraiser Board
400 N.E. 50th St.
Oklahoma City, OK 73105-1816

September 28, 2022

Re: Louise Brewer, Complaint Nos. 21-007, 21-007A

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 in cases 21-007 and 21-007A.

The Oklahoma Certified Real Estate Appraisers Act authorizes the Board, upon finding a violation of the Act or Board rules, to suspend an appraiser's certificate, order an appraiser to serve a period of probation, and order the completion of educational programs. *See* 59 O.S.2021, § 858-723(A)(2), (3), (7). The Act requires adherence to the Uniform Standards of Professional Appraisal Practice, which contains professional requirements pertaining to ethics, competency, and scope of work. 59 O.S.2021, § 858-726. The Board may discipline licensees who (1) violate "the standards for the development or communication of real estate appraisals as provided in the . . . Act[,]" (2) fail or refuse to "exercise reasonable diligence in developing an appraisal, preparing an appraisal report or communicating an appraisal[,]" (3) are negligent or incompetent "in developing an appraisal, in preparing an appraisal report, or in communicating an appraisal[,]" (4) violate any provisions of the Act, or (5) fail to submit appraiser's records for Board inspection. 59 O.S.2021, §§ 858-723(C)(6-9), 858-729(C). The Board may reasonably believe that the proposed action is necessary to prevent future violations.

According to a Board complaint, in February 2021, Respondent performed an appraisal that failed to meet the required standards. The Board proposes to (1) suspend Respondent's license for 180 days; and (2) require Respondent to complete 150 hours of corrective education courses, after which Respondent will be placed on a six-month probation. Failure to comply with these requirements will result in Respondent's license being suspended.

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 uphold standards of competency and professionalism among real estate appraisers.

A handwritten signature in black ink, appearing to read "John M. O'Connor".

JOHN M. O'CONNOR
ATTORNEY GENERAL OF OKLAHOMA

A handwritten signature in blue ink, appearing to read "Thomas R. Schneider".

THOMAS R. SCHNEIDER
DEPUTY GENERAL COUNSEL