

APPRAISER CERTIFICATION BOARD

January 12, 2022

Agenda Item IV

APPRAISER CERTIFICATION BOARD

MEETING MINUTES

Nevada Department of Taxation
Carson City Large Conference Room
1550 College Parkway
Carson City, Nevada

&

Via Zoom

October 19, 2021
9:00 a.m.

Meeting started at 9:03 am

Members Present:

Jana Seddon
Jayme Jacobs
Kelson Powell
Chris Sarman
Shannon Silva

Members Absent:

Sorin Popa

I. Public Comment

No public comment.

II. Introductions

Hector Sepulveda did roll call.

III. Review and Consideration for Approval of the June 30, 2021 Appraiser Certification Board Meeting Minutes

Shannon Silva moved to approve the minutes. Chris Sarman second. All in favor, motion carries.

IV. Removal of Bylaws

Jeff Mitchell stated that we have bylaws that we have in place that were established in the 1980's, they have guided and have been a handbook for different procedures and so forth. A couple years ago was an effort to renew and update those and bring them up to current standards, in doing so all of the work and wording in those bylaws were in his opinion duplicated of the current regulations and statute.

Jayme Jacobs moved to remove the bylaws. Shannon Silva second. All in favor, motion carries.

V. Review of Guidance Letter

Jeff Mitchell stated that with the removal of the bylaws it is prudent for us to provide guidance out to the Assessors and those wishing to seek licenser within the state.

Jeff Mitchell reviewed the Guidance Letter.

Jana Seddon asked that item number V to review and redo this guidance letter and add the few things we have discussed and this be moved to the next meeting that has not been scheduled yet.

VI. Review of Processes and Procedures for Appraiser License Suspension and Re-instatement Pursuant to NRS 361.224 and NAC 361.571

Jeff Mitchell stated that he would like to provide clarification on suspension and re-instatement as it currently stands in statue and regulation and then bring forward a game plan on how he thinks we should address these issues.

Jeff Mitchell reviewed the NRS 361.224 and NAC 361.571.

Jana Seddon stated that she doesn't have a problem with this, but she would like the letters to go out to the people that need 180 hours, that have not met there 36 hours, but do not get suspended until after there 5 years if they have not met there 180 hour requirement.

VII. Consent Agenda Items

1. Review and Consideration for Approval of Continuing Education Credit Hours Reviewed and Submitted by the Department of Taxation Local Government Services Deputy Director

Shannon Silva moved to approve courses a-f. Jayme Jacobs second. All if favor, motion carries.

- a) SNHU – Managerial Accounting, 36 Hours
- b) SNHU – Cost Accounting, 36 Hours
- c) SNHU – Advanced Accounting, 36 Hours
- d) SNHU – Microeconomics, 36 Hours
- e) SNHU – Macroeconomics, 36 Hours
- f) NAA – Square Foot Method, Hours on Certificate

Break – 10:00 am

Reconvened – 10:05 am

VIII. Review and Consideration of Continuing Education Credit Hours

Shannon Silva moved to approve courses a-c and e. Chris Sarman second. All in favor, motion carries.

- a) SNHU – Intermediate Accounting I, 36 Hours
- b) SNHU – Intermediate Accounting II, 36 Hours
- c) SNHU – Financial Statement Analysis/Business Valuation, 36 Hours
- d) SNHU – Auditing Principles, 36 Hours

Chris Sarman moved to approve the course. Kelson Powell second. Jayme Jacobs recused herself, all in favor, motion carries.

- e) SNHU – Principles of Finance, 36 Hours
- f) IAAO – 87th Annual Conference, Hours on Certificate

Denied – How to Fix and Assessor’s Office (And Not Lose Your Mind Trying)

Approved – Hotel Condo Rental Income – Intangible or Real Property?

Approved – Meeting the Challenge of Land Valuation in Developed Communities – International Experience

Denied – Demystifying Assessment and Taxation through Captivating Digital Content

Approved Property Tax Assessment of Solar Farms in Indiana

Approved – COVID-19 Pandemic Impact on Real Estate Values and Valuation Methodology

Denied – Wildfire Natural Disaster Planning & Response: Larimer County’s 2020 Experience

Denied – Designing and Implementing a Metrics Driven Management Dashboard

Approved – Improving Property Data Integrity – The Foundation of Valuations

Approved – Machine Learning for Mass Appraisal: Methods and Results

Approved Conclusion or Illusion? Exposing Improper Highest and Best Use Conclusions

Denied – Legal Cases of Note in 2020

Approved – Vertical Equity in Residential Assessment: A Practical Guide

Denied – How to Engage with your Legislative Partners

Approved - Communication is an Opportunity
No – Jayme Jacobs, Shannon Silva

Denied – Developing a Strategic Plan

Denied – DISASTER – The Training Edition

Approved – GIS 101 for Assessors

Approved – This Is How We Do It

Approved – Measuring External Obsolescence in Tangible Personal Property

Approved – Supporting your Values in the Wake of a Global Pandemic and Economic Downturn

Denied – Grow into Coaching

Approved – Southlake Mall Litigation – The Saga Continues

Approved – Practical Highest and Best Use – Part 1 and 2

Approved – Maximizing Valuation Accuracy with Spatial Visualization

Approved – Creating a Pandemic Value Loss Index

IX. Review of IAAO Classes for Approval of Continuing Education Hours

Jana Seddon stated that she would like to see, with the exception of the conference, actual IAAO classes to be approved.

Shannon Silva listed some IAAO classes that were previously denied.

Jeff Mitchell stated that only new classes that we've never considered or brought forward or if they've changed the naming or syllabus dramatically.

X. Briefing to and from Appraiser Certification Board and Department Staff

Shannon Silva stated, that if, somebody is a certified appraiser in an office and wants to come back as either an independent contractor or go back and work at the same office or a different office. What is the timeframe where they don't have to retake the exam?

Jeff Mitchell stated that he believes that's not clarified anywhere in regulation or statute.

Shannon Silva stated that the bylaws that they just got rid of said 3 years.

Hector Sepulveda stated that if the person retires, they're typically not maintaining their hours.

Jana Seddon stated that this is a discussion that might need another guidance letter.

Jeff Mitchell suggested to reopen agenda item V and request that we add that to the guidance letter for clarification and retitle it "General Guidance".

Jana Seddon reopened agenda item V.

Jayne Jacobs moved to approve agenda item V per the discussion we just had. Shannon Silva second. All in favor, motion carries.

XI. Schedule Date and Review Agenda Topics for the Next Appraiser Certification Board Meeting

Jeff Mitchell suggested having another meeting before too long.

XII. Public Comment

No public comment.

10:45 am adjourn.

APPRAISER CERTIFICATION BOARD

January 12, 2022

Agenda Item V



STEVE SISOLAK
Governor

JAMES DEVOLLD
Chair, Nevada Tax Commission

SHELLIE HUGHES
Executive Director

STATE OF NEVADA
DEPARTMENT OF TAXATION

Web Site: <https://tax.nv.gov>

1550 College Parkway, Suite 115
Carson City, Nevada 89706-7937
Phone: (775) 684-2000 Fax: (775) 684-2020

Call Center: (866) 962-3707

LAS VEGAS OFFICE

Grant Sawyer Office Building, Suite 1300
555 E. Washington Avenue
Las Vegas, Nevada 89101
Phone: (702) 486-2300 Fax: (702) 486-2373

RENO OFFICE
4600 Kietzke Lane
Building L, Suite 235
Reno, Nevada 89502
Phone: (775) 687-9999
Fax: (775) 688-1303

HENDERSON OFFICE
2550 Paseo Verde Parkway, Suite 180
Henderson, Nevada 89074
Phone: (702) 486-2300
Fax: (702) 486-3377

General Guidance Letter 22-001 replacing 13-001

Date: January 12th, 2022

To: County Assessors

From: Appraiser Certification Board

CC: Shellie Hughes, Executive Director, Department of Taxation
Shannon Silva, Supervisor, Locally Assessed Properties
Jeff Mitchell, Deputy Director of Local Government Services

Subject: **Requirements for Certification and Continuing Education**

SUMMARY: This letter is intended to clarify continuing education requirements of NRS 361.223, as amended by SB 215(2013) and NAC 361.565 (effective January 30, 2019). The Department interprets this to mean...

- **Employees who have received a certificate, to perform the functions of an appraiser, in the first half of a fiscal year will have until the end of the same fiscal year to obtain 36 hours of continuing education. Employees who have received a certificate, to perform the functions of an appraiser, in the second half of a fiscal year will have until the end of the next fiscal year to obtain 36 hours of continuing education.**
- **Continuing education hours must be taken annually even if 180 hours are met, unless the required amount of ethics training has also been taken.**
- **Once the 180 hours are met and the ethics training is taken, 36 hours of continuing education must be completed every three years.**
- **Employees who have received a certificate to perform the functions of an appraiser, but are not performing those functions, are still obligated to meet all continuing education requirements set forth in statute to maintain active certification.**

AUTHORITY:

NRS 361.223 Continuing education: Annual training requirement; waiver.

1. Except as otherwise provided in this section, every person who holds an appraiser's certificate must complete in each fiscal year at least 36 contact hours of appropriate training conducted or approved by the Department. College or university courses may be substituted upon approval by the Appraiser Certification Board of an application submitted to the Department for such substitution.
2. Any approved hours of training accumulated in any 1 fiscal year in excess of the 36 contact hour minimum must be carried forward and applied against the training requirements for the following 3 years.

3. The annual training requirement must be waived for any person:
 - (a) Attaining a professional designation or certification recognized by the Appraiser Certification Board;
 - or
 - (b) Accumulating 180 contact hours of accepted training.
- Such persons must complete 36 contact hours during every 3-year period thereafter.

NRS 361.222: The Department shall issue a temporary appraiser's certificate to a person who is employed as an appraiser by the State or any of its political subdivisions **and** who applies to take the appraiser's certificate examination. (emphasis added to the "and")

NAC 361.539: "Appraiser's Certificate" means a certificate issued by the Department that authorizes a person to perform the duties of an appraiser.

NAC 361.547: "Contact hour" means 1 hour of credit toward continuing education requirements awarded by the Department for attendance at or instruction of an approved education course.

NAC 361.555(1): "Temporary appraiser's certificate" a person who is employed as an appraiser by the State of Nevada or any of its political subdivisions may apply to the Department for a temporary appraiser's certificate. **(4):** The Department will issue a temporary appraiser's certificate to a qualified applicant within 30 days after receiving the application.

NAC 361.567(5): To qualify for a waiver of the annual training requirement pursuant to paragraph (b) of subsection 3 of NRS 361.223, a person who holds an appraiser's certificate must complete as part of the 180 contact hours of accepted training required by that paragraph at least 4 hours of training in ethical and professional standards.

NAC 361.567(6): If a person for whom the annual training requirement has been waived pursuant to NRS 361.223 accumulates more than 36 contact hours during any 3-year period thereafter, the excess contact hours will not be carried forward.

APPLICATION:

(1) General Examples: NRS 361.223

Peter was just hired as an appraiser in Sagebrush County. He applied for the Temporary Certificate and submitted prior education that he had earned for possible application against his 180 hours. It was determined that 80 hours of education was eligible. Those hours were accumulated (even though earned in a prior period) in his first fiscal year. Therefore he meets the requirements of NRS 361.223(2) and those hours carry forward up to max of 3 years.

Paul was hired in Sagebrush County. He did not have any appraiser education hours when first hired but earned 90 hours in his first year. Because of this he meets the requirements of NRS 361.223(2) and 54 hours will be applied against the upcoming fiscal years. Meaning in the second fiscal year he could take 0 hours and still meet the requirements under the law.

Mary was hired in Sagebrush County. She had 200 hours of previous appraiser education that was approved. Per NRS 361.223(3)(b) she does not need to complete 36 hours of contact hours each year. No hours in excess of the 180 carry forward and she begins her first 3 year cycle where he must complete 36 hours with-in that 3 year period. As part of her original submitted education must be at least 4 hours of ethics training as outlined in NAC 361.567(5). If not she must take an ethics course.

(2) Fiscal Year Requirement

Continuing education is required of persons who hold an appraiser's certificate, including both temporary and permanent certificates. Hired employees should fill out an Application for Temporary Appraiser Certification before they are anticipated to perform appraisal work. According to NRS 361.221 no one shall perform the appraisal work without a certificate:

NRS 361.221 Certification required; Appraiser's Certification Board; examinations.

1. A person shall not perform the duties of an appraiser for purposes of the taxation of property as an employee of or as an independent contractor for the State or any of its political subdivisions unless the person holds a valid appraiser's certificate issued by the Department. A person not so certified may collect data but shall not appraise value, and data so collected must be reviewed by a certified appraiser.

Employees transitioning into performing appraiser duties must fill out and date the Application for Temporary Appraiser Certification before they are performing duties of appraiser. The application form may be obtained from the Department's website at https://tax.nv.gov/uploadedFiles/taxnv.gov/Content/LocalGovt/Appraiser_Certification_Info/2%20Application%20of%20Temporary%20Appraiser%20Certification.pdf.

Persons who have been issued a Temporary Certificate by the Department should begin to fulfill continuing education requirements as soon as possible. NRS 361.223(1) requires completion of 36 contact hours each fiscal year until 180 hours are earned. **NAC 361.539** defines "Appraiser's Certificate" to mean a certificate issued by the Department that authorizes a person to perform the duties of an appraiser.

As Temporary Appraiser's Certificates authorizes the holder to perform the duties of an appraiser, the Department interprets this to mean that persons granted Temporary Certification during the first six months of the first fiscal year would have to obtain 36 contact hours by the end of that fiscal year. Persons granted Temporary Certification during the last six months of the fiscal year would have to obtain 36 contact hours by the end of the next fiscal year.

Example. Jane was hired by the Sagebrush County Assessor on September 14, 2020 to work as an appraiser. She applied for temporary certification on her first day, and the Department processed the request within 30 days, or about October 12, 2020. Since more than half of the fiscal year remains, there should be sufficient time to take some on-line beginning courses, as well as classes sponsored by the Department or Assessor's Association. Jane should expect to complete 36 hours by June 30, 2021.

Joe, on the other hand, did not obtain his temporary certification until April 29, 2021. Since the end of the fiscal year is only two months away, there may not be enough time to fulfill the 36 hour requirement. In that case, Joe would have until June 30, 2022 to complete the 36 hours to remain in compliance with NRS 361.223.

Because the statute requires completion in a fiscal year, rather than completion counting from the date the temporary certification is issued, the use of a cut-off date is necessary. The Department selected the "half-year convention" as the cut-off date.

(3) Ethical and Professional Standards Training

The waiver from taking classes every fiscal year cannot be granted until at least four hours of ethical and professional standards training are taken. Typically, the ethics training occurs sometime during the first five years when a person is earning the first 180 hours.

Example. Jane has completed 180 contact hours of continuing education as of June 30, 2021. None of the continuing education includes ethics training. She is not planning on taking any classes in fiscal year 2022, but her supervisor informs her that she must continue to take 36 hours of continuing education in FY 2022 and each

fiscal year thereafter until the ethics training is completed. Upon completion of the ethics training, Jane would not have to complete 36 hours of continuing education for 3 years.

(4) When a temporary certificate is issued and when is a certificate needed

NRS 361.221 and 361.222 clearly state that no one shall perform the functions of an appraiser without and appraiser certificate and that a Temporary Certificate shall not be issued until they are hired as an appraiser and have applied to take the test. A person not certified may collect data and work within an office but cannot value property until they have applied to take the exam (NRS 361.221 and NRS 361.222). An Assessor's office should work diligently to ensure that no valuation work has been completed by those that are not certified to complete such work. Just because someone is hired as an appraiser they should not engage in any valuation work until a Temporary Certificate has been issued. The form for applying for a Temporary Certificate shall be changed from "date of hire" to "date appraisal duties began". On the application for the Temporary Certificate there shall be a box signifying that the person will take the examination before the Certificate expires. The date of start for the Temporary Certificate shall be the date that the application is completed.

(5) Employee has lapsed in education hours and is coming back to work

Ringo was a former employee of Sagebrush County. He was current in all his education at the time he separated employment with Sagebrush County. If Ringo kept current on his continuing education or was within his 3 year period to obtain his 36 hours of hours of continuing education he is considered in good standing and can come back and work either in an office or on a contract basis as long as he completes the appropriate application and notifies the Department. If Ringo was not current on his education his case would be placed at the next available Appraiser Certification Board and a review of the circumstances involving his certificate would be reviewed. The Board will review his file on the number of education hours received and the time period since last renewed and may consider either requiring more education hours, re-testing, re-taking of the examination or beginning of the process over depending on the individual circumstances revolving around why the lapse in hours and time period since expiration.

WEBSITE LOCATIONS:

Nevada Revised Statutes (NRS): <http://www.leg.state.nv.us/NRS/>
Nevada Administrative Code: <http://www.leg.state.nv.us/NAC/CHAPTERS.html>

Department of Taxation Guidance letters: <http://www.tax.state.nv.us>; then select "Publications;" then select "Local Gov't Services Publications (Includes Property Tax)" and "LGS Guidance letters."

APPRAISER CERTIFICATION BOARD

January 12, 2022

Agenda Item VI

1. b) 2022 Las Vegas Market Symposium



**Nevada Department of Taxation
Property Tax Appraiser Continuing Education
New Course Application**

Return this form to:
Division of Local Government Services
1550 College Parkway
Carson City, Nevada 89706

Please Print or Type:

COURSE INFORMATION (A person who wishes to receive contact hours for a course of continuing education that has not been previously approved by the Department must apply to the Department for such approval **BEFORE** taking the course.)

Name of Requestor:



TITLE OF COURSE

Las Vegas Market Symposium

DELIVERY METHOD - CHECK ONE

Classroom Internet Home Study

SPONSORING ORGANIZATION

Nevada Chapter Appraisal Institute

1. Course objective: The *Las Vegas Market Symposium* will bring together experienced real estate market participants to facilitate a dialogue with appraisers on past and projected changes in the southern Nevada region. Through panel discussions, the symposium organizers seek to generate discussions of the trends involving all types of real estate. Projections of short-term and long-term forecasting for vacancy rates, property values and trends regarding ownership, pricing, construction and the changing dynamics in southern Nevada will be offered for discussion with panelists.

2. What are the expected hours of instruction? 8 Hours

3. What is the expected completion date? Thursday - January 27, 2022

SUBJECT CLASSIFICATION - CHECK ALL THAT APPLY

- | | |
|--|--|
| <input type="checkbox"/> Mass Appraisal Concepts and Applications | <input type="checkbox"/> Appraisal and Assessment Standards of the Nevada Department of Taxation |
| <input type="checkbox"/> IAAO Standards | <input type="checkbox"/> Geographic Information Systems, Mapping Techniques |
| <input checked="" type="checkbox"/> Residential Appraisal | <input type="checkbox"/> Laws Relating to Real Estate, Water, or Mining |
| <input checked="" type="checkbox"/> Commercial /Industrial Appraisal | <input type="checkbox"/> Professional Ethics |
| <input type="checkbox"/> Unitary/Centrally Assessed Property Appraisal | <input type="checkbox"/> Administrative Procedures |
| <input type="checkbox"/> Principles of Accounting | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Principles of Finance | |
| <input type="checkbox"/> Application of Nevada Statutes or Regulations | |

If other, please describe why the course is applicable to appraisal for property tax purposes.
Subjects that panelist will discuss will include: measurement and evaluation of the market for real estate, evaluations of sites, market data and studies of feasibility; local market trends relative to residential and commercial real estate.

REQUIRED MATERIALS TO BE SUBMITTED WITH APPLICATION:

- Detailed Course Outline or Syllabus
 Books or Course Materials

SIGNATURE



Requestor Signature (Use Blue Ink)

November 23, 2021
Date

For Department Use Only

NUMBER OF CREDIT HOURS GRANTED	NUMBER OF CREDIT HOURS APPEARING ON TRANSCRIPT	MILESTONE APPLIED TO:	TOTAL CE'S FOR THIS MILESTONE	REASON FOR DENIAL OF CREDIT, IF ANY

Verified by:

Division of Local Government Services _____ Title _____ Date _____



Detailed Outline

CE Time	7:30-8:30 a.m.	Continental Breakfast / Registration
60	8:30-9:30 am	<p>Land</p> <p>Moderator Matthew J. Nelson, CCIM, CLS - J.A. Kennedy Real Estate Company</p> <p>Panellists Curtis R. Allsop - Newmark Knight Frank John Restrepo - RCG Economics Mike Mixer - Colliers</p> <p>Panel Discussion What is the balance of buyers? More investors or more end-users? How has this changed in the last two years? Where will land for future growth come from? What are your thoughts on the Clark County Lands Bill? What segment has the most interest (multi-family, commercial, industrial?) What are the biggest challenges facing the land market in the next year? Discuss recent deals, what was purchased, who the buyer was and why? West Henderson is booming, what are your thoughts? What is the level of interest for Las Vegas Boulevard south of I-215 Where do you anticipate growth in the valley? Discuss redevelopment in downtown Las Vegas, downtown Henderson and downtown NLV. What is going on around the Raiders stadium? What's redevelopment look like? Is there any update to legislative land issues in Clark County? Are Sloan and/or Apex poised for major development? Where would you put the Las Vegas A's baseball stadium? How did COVID affect the land market? Discuss how the past year affected your work.</p>
	9:30-9:40 am	Break



Single Family Residential

55

9:40-10:35 am

Moderator

Mark W. Sivek GRI, RRG – Realty One Group

Panelists

Brian R. Gordon, CPA - Applied Analysis / SalesTraq

John P. McLaury – KB Home Nevada

Panel Discussion

Current & Projected Inventory trends

Local market conditions

How and where are investors and typical home buyers competing?

If your kids were buying now.....what would you tell them?

What types of loans are available?

Are we in housing bubble? Why or why not?

What is the effect on housing prices due to California migration?

Are the price rises sustainable? Where is the peak?

What is the best loan product out there right now?

what are entry level buyers looking at?

What are move up buyers looking at?

2022 forecast for new construction and existing housing market overview

Builders? New Home Construction?

What is the coolest design element you have seen? all price levels?

Builders and Realtors....what are the design trends that have good or even great market acceptance?

For the builders: What are you currently offering to new home buyers?

For the brokers: What are the buyer's looking for? More SF, more land, flexible floor plans, etc.?

Time element in the Short Sale and Foreclosure process and other trends; how has it changed?

Is there a product out the (across the entire US) that is not being offered here.....that should be?

How did COVID affect the SF market? Discuss how the past year affected your work.

10:35-10:45 am Break



55

10:45-11:40 am

Multi-Family

Moderator

Devin Lee, CCIM - Northcap

Panelists

Gary Banner, CCIM - Tru Development Company

Douglas S. Schuster - Newmark

Taylor Sims - Cushman & Wakefield

Panel Discussion

Provide update and understanding of what is going on in the apartment markets

Who and where are the buyers?

Who are the lenders and what types of loans are available?

What are the cap rate trends?

How has the renter profile changed over the last several years? Or has it?

What are the changes and trends in the affordable housing market?

What are the trends in rents & vacancies?

Will there be any conversions from Class C properties to extended stays?

Are Class B and C properties being upgraded to keep up with market changes?

Discuss recent deals, what was purchased, who the buyer was and why?

How do new products stand out? What are they offering to attract tenants?

What is a typical lease up for a new complex? How many units per month?

What are the biggest challenges facing the apartment market in the next year?

What is the new construction forecast?

How did COVID affect the MF market? Discuss how the past year affected your work.

11:40-11:50 am

Break



70	11:50 am-1:00 pm	Lunch Speaker
		TOPIC: COVID Impact, The Future in Tourism and Economic Development Shani Coleman (Tentative) - Clark County Community & Economic Development
		Residents & Employment What are the demographics of Clark County's/Southern Nevada population? Employment - How does the growth compare from 5 years ago to today? What are Clark County's largest industries? What are the most popular occupations? Besides gaming and tourism, describe other industries impacted by shutdown and reopening. Due to COVID-19 and the shutdown, there are numerous things that impacting businesses, such as supply chain disruptions, consumer demand of products and retaining skilled workers. What has been the largest negative (or positive) impact?
		Today and the Future Vision: Outline the strategic direction of Clark County's communities. As a community, how can we accelerate economic diversity? Transportation - What are the future plans for road projects? What are the other entities that collaborate with Clark County? Are there any new improvements related to the McCarran airport? Discuss McCarran passenger statistics prior to COVID, during COVID and today.
		Other Topics How does the Office of Community and Economic Development (OCED) play a role in assisting new or established businesses? Are there other Clark County projects, besides transportation, that would be considered the highest priority? Does Clark County keep pace with "Peer Regions" relative to COVID recovery? Healthcare Industry - How are we doing? How can we improve?
	1:00-1:10 pm	Break



60

1:10-2:10 pm

Office

Moderator

Taber A. Thill, SIOR - Colliers International

Panelists

Joe DeSimone Jr. - First Federal Realty

Cathy Jones, CPA, SIOR, CCIM - Sun Commercial Real Estate

Hayim Mizrachi, CCIM - MDL Group

Daniel Palmeri, SIOR - Cushman & Wakefield

Panel Discussion

How has the LV market changed this year?

Discuss rent levels, vacancies & current state of the investment market

Where is the office market in this recovery?

Discuss current supply and demand trends including concessions being granted

Where are rents compared to a year ago? Which areas are increasing/decreasing/stable?

From a national perspective, how does the Las Vegas market stack up for investors and owner/users?

What is the current state of the office market in terms of who is buying and what loans are available?

Demand for leasing office products, which submarkets are strong, and which are not?

Can you discuss the East submarket and its office product? Has it changed any over the past year?

Discuss equity rates of return on all of the investment type properties

Discuss recent deals, what was purchased, who the buyer was and why?

How is the Hughes Center stacking up versus all the new office competition along the Beltway?

How did COVID affect the office market? Discuss how the past year affected your work.

2:10-2:20 pm

Break



60

2:20-3:20 pm

Industrial

Moderator

Donna Alderson, SIOR - Cushman Wakefield

Panelists

Michael G. DeLew, SIOR - RealComm Advisors

Amy Ogden, SIOR - Logic Commercial

Doug Roberts - Panattoni Development

Xavier Wasiak, SIOR - Jones Lang LaSalle

Panel Discussion

Discuss rent levels, vacancies and current pricing

Which submarkets are outperforming?

Are investors interested in more than large buildings?

What is the supply and demand of for sale properties versus last year?

What is the supply and demand for vacant industrial land?

If a large developer wanted to build a new project, where can they go?

Is there any change in demand for Apex? Is there a buyer for the Faraday site?

With medical marijuana development in Apex, is development there now feasible for other users?

If you had no projects in Las Vegas and wanted to enter the market, would you build or buy?

What product would you be interested in?

Discuss equity rates of return on all of the investment type properties

Is there going to be a loss of inventory around the Raider's stadium?

Is there anything that you are seeing from prospective tenants that has changed your development or expenditure plans?

There is limited small space available-Any development on that front?

Is e-commerce still outperforming the rest of the market?

How did COVID affect the industrial market? Discuss how the past year affected your work.

3:20-3:30 pm

Break



55	3:30-4:25 pm	Retail
		Moderator
		Daniel R. Adamson - ROI Commercial Real Estate
		Panelists
		David A. Grant - Colliers International
		Brendan Keating - Logic Commercial Real Estate
		Rob Moore - Green Valley Grocery
		Jennifer Ott, CCIM - ROI Commercial Real Estate
		Panel Discussion
		How has the retail market changed this year?
		Discuss rent levels, vacancies & current retail pricing.
		Is there any submarket that is not seeing growth or positive absorption?
		Are the national retailers retreating, retrenching or reinvigorating the centers they occupy?
		How has changes in the big box segment affected shopping centers and the retail market overall?
		What do you see happening in the capital markets and retail property investment sales
		Discuss rates of return for all retail properties
		Where is there demand for retail land?
		Discuss recent deals, what was purchased, who the buyer was and why they purchased?
		Is Las Vegas being considered by more national investors? Why or why not?
		Discuss current supply and demand trends including concessions
		Are there any value-add properties left in the market?
		Will the Raiders Stadium and-or practice facility effect retail investment or leasing in those surrounding areas?
		Are lenders still actively lending on retail projects and is there anything they are avoiding?
		What are you seeing on rates of return for investment properties
		What are retail property owners doing to attract tenants?
		How did COVID affect the retail market? Discuss how the past year affected your work.
415		Time Calculations: 415 minutes divided by 50 minute hour = 8.30 hours



The *Las Vegas Market Symposium* is designed for allied real estate professionals in southern Nevada to join together to listen and learn. Speakers across all practice settings will facilitate a dialog between panelists and attendees on past and projected changes in the southern Nevada region.

General Schedule

Registration & Continental Breakfast
7:30 a.m. — 8:30 a.m.

Land, Single-Family Residential & Multi-Family
Market Panels
8:30 a.m. — 11:50 a.m.

Lunch Speaker
11:50 a.m. — 1:00 p.m.

Office, Industrial & Retail Panels
1:10 p.m. — 4:30 p.m.

Continuing Education & Attendance
Appraisal Institute
8 Hours

Nevada Commission of Appraisers
8 Hours, CE.0009472-A

Nevada Real Estate Commission
7 Hours, SE.101000-RE

Property Tax (Assessor)
To be submitted for approval consideration

100% attendance is required, which includes the lunch session. Partial credit is not available for continuing education credit.

Land Panel

Moderator: Matthew J. Nelson, CCIM, CLS—J.A. Kennedy RE Company
Panelists

- Curtis R. Allsop—Newmark Group
- Mike Mixer, SIOR—Colliers
- John Restrepo—RCG Economics

Single-Family Residential Panel

Moderator: Mark . Sivek, GRI, RRG—Realty One Group
Panelists

- Norbert Gyorfi—LeaderOne Financial Corporation
- Nat Hodgson—Southern Nevada Home Builders Association
- John P. McLaury—KB Home Nevada

Multi-Family Panel

Moderator: Devin Lee, CCIM—Northcap
Panelists

- Gary Banner, CCIM—Tru Development Company
- Douglas S. Schuster—Newmark Group
- Taylor Sims—Cushman & Wakefield

Lunch Speaker

Speaker—Shani Coleman, Clark County Community & Economic Development

TOPIC: COVID Impact, The Future in Tourism and Economic Development

Office Panel

Moderator: Taber A. Thill, SIOR—Colliers
Panelists

- Joe Desimone, Jr.—First Federal Realty
- Cathy Jones, CPA, SIOR, CCIM—Sun Commercial Real Estate
- Hayim Mizrahi, CCIM—MDL Group
- Daniel Palmeri, SIOR—Cushman & Wakefield

Industrial Panel

Moderator: Donna S. Alderson, SIOR—Cushman & Wakefield
Panelists

- Michael G. DeLew, SIOR—RealComm Advisors
- Amy Ogden, SIOR—Logic Commercial
- Doug Roberts—Panattoni Development
- Xavier Wasiaak, SIOR—Jones Lang LaSalle

Retail Panel

Moderator: Daniel R. Adamson—ROI Commercial Real Estate
Panelists

- David A. Grant—Colliers
- Brendan Keating—Logic Commercial Real Estate
- Rob Moore—Green Valley Grocery
- Jennifer Ott, CCIM—ROI Commercial Real Estate

Tuition / Fees

Registration Type	EARLY BIRD Registration Tuition (11/23/21-12/31/21)	Regular Registration Tuition (1/1/22-1/20/22)	Late Registration Tuition (After 1/20/22)*
AI Member	\$160	\$185	\$210
Regular	\$160	\$205	\$230

*Late fees will apply if space is available

Chapter Contact
Tina Anderson, Executive Director
Mailing Address: 2251 N. Rampart Boulevard, #1495
Las Vegas, Nevada 89128
P: 702-838-8489
E: tina@aineveda.org
Chapter Website: www.aineveda.org
Symposium Webpage: www.aineveda.org/2022ivms

Las Vegas Market Symposium

To register

All registrations must be done online at: <https://bit.ly/2022LVMS>.

Students must have an Appraisal Institute account or you will need to create an account to register. When clicking the above link, you will log into your account with your email address and password.

Confirmation, Refunds & Cancellation

Registration deadline is January 20, 2022. Registrations received after January 20, 2022, will be accepted if space is available and late fees will apply.

All registered attendees will receive an automated email confirmation immediately after registering. Written cancellations received **through** January 20, 2022 are 100% refundable. Written cancellations received **after** January 20, 2022 are subject to a \$50 cancellation fee.

Las Vegas Market Symposium Sponsors

THANK YOU!



Disclaimers

We reserve the right to substitute moderators or panelists due to circumstances beyond our control.

If you have a disability and may require some accommodation, please notify us in writing at least two weeks in advance, and we will arrange for reasonable accommodation.

Vendors and Sponsors of the Las Vegas Market Symposium may request contact information of the Symposium's registered attendees. If you do not wish to have your information shared with a vendor or sponsor, please contact Tina Anderson at tina@ainevada.org.

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Chapter Contact: Tina Anderson, Executive Director
Mailing Address: 2251 N. Rampart Boulevard, #1495 | Las Vegas, Nevada 89128
P: 702-838-8489 | E: tina@ainevada.org | Chapter Website: www.ainevada.org

APPRAISER CERTIFICATION BOARD

January 12, 2022

Agenda Item VII



**Nevada Department of Taxation
Application for Temporary Appraiser Certification**

Return this form to:
Division of Local Government Services
1550 College Parkway
Carson City, Nevada 89706

Please Print or Type:

1. APPLICANT INFORMATION

NAME OF APPLICANT				TITLE	
BUSINESS MAILING ADDRESS (STREET ADDRESS OR PO BOX)				EMAIL ADDRESS	
CITY	STATE	ZIP CODE	DAYTIME PHONE ()	ALTERNATE PHONE ()	FAX NUMBER ()
SPONSORING TAX AGENCY				DATE APPRAISAL DUTIES BEGAN	
TAX AGENCY CONTACT NAME				CONTACT PHONE NUMBER	

2. PURSUANT TO NRS 361.2224, CHILD SUPPORT STATEMENT – PLEASE MARK THE APPROPRIATE RESPONSE (Failure to do so will result in denial of appraiser certification.)

- I am not subject to a court order for the support of a child.
- I am subject to a court order for the support of one or more children and am in compliance with the order or am in compliance with a plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed pursuant to the order.
- I am subject to a court order for the support of one or more children and am not in compliance with the order or a plan approved by the district attorney or other public agency enforcing the order for repayment of the amount owed pursuant to the order.

Name (Print)

County

Social Security Number

3. PURSUANT TO NRS 361.2227, BUSINESS LICENSE

Do you have a state business license? Yes No
If yes, what is your state business license number? _____

4. SIGNATURES (By Signing, I certify to take the exam(s) before my temporary certificate expires.)

▶ _____ Date _____
Applicant Signature

5. VERIFICATION OF EMPLOYMENT – TO BE COMPLETED BY HIRING AUTHORITY (No work can be performed in county without authorization signature.)

By my signature below, I verify the applicant is currently an appraiser of the sponsoring tax agency and date of employment are true and correct.

▶ _____ Title _____ Date _____
Hiring Authority Representative (Assessor or Department)

For Department Use Only		
TEMPORARY CERTIFICATION BEGINNING DATE	TEMPORARY CERTIFICATION ENDING DATE	DATE CERTIFICATION WAS SENT TO APPLICANT
Verified by:		
▶ _____ Title _____ Date _____		
Division of Local Government Services		