

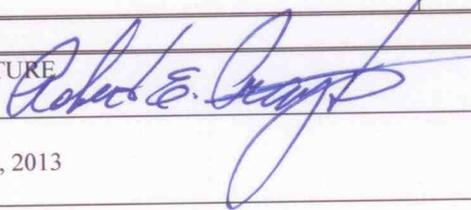


DELBERT HOSEMANN
Secretary of State

ECONOMIC IMPACT STATEMENT

An Economic Impact Statement is required for this proposed rule by Section 25-43-3.105 of the Administrative Procedures Act. An Economic Impact Statement must be attached to this Form and address the factors below. A **PDF** document containing this executed Form and the Economic Impact Statement must be filed with any proposed rule, if required by the aforementioned statute.

AGENCY NAME MS Real Estate Appraiser Licensing and Certification Board	CONTACT PERSON Robert E. Praytor	TELEPHONE NUMBER (601) 932-6770
ADDRESS 2506 Lakeland Drive, Suite 300	CITY Flowood	STATE MS
EMAIL rpraytor@mrec.state.ms.us	ZIP 39232	
DESCRIPTIVE TITLE OF PROPOSED RULE Mississippi Real Estate Appraiser Licensing and Certification Act of 1990		
Specific Legal Authority Authorizing the promulgation of Rule: Mississippi Code of 1972, Annotated; Section 73-34-9 (1) <i>; Section 73-34-9 (2) <d>; Section 73-34-59.	Reference to Rules repealed, amended or suspended by the Proposed Rule: Rule1; Rule 2; Rule 3; Rule 5; Rule 7; Rule 11	

SIGNATURE 	TITLE Administrator
DATE March 4, 2013	PROPOSED EFFECTIVE DATE OF RULE April 4, 2013

- Describe the need for the proposed action:
Required to be amended to comply with Appraisal Qualifications Board Licensing Criteria ordered by the Appraisal Subcommittee and also to comply with MS Code Ann. 73-34-9(2)j
- Describe the benefits which will likely accrue as the result of the proposed action:
The new Rules will allow the MS Appraisal Board to become compliant with new Federal Guidelines for the regulation of Real Estate Appraisers and will, ultimately, provide for a more experienced group of Certified Appraisers in the state of Mississippi.
- Describe the effect the proposed action will have on the public health, safety, and welfare:
A better educated and experienced group of Credentialed appraisers will benefit members of the public who need the services of a Certified Appraiser.
- Estimate the cost to the agency and to any other state or local government entities, of implementing and enforcing the proposed action, including the estimated amount of paperwork, and any anticipated effect on state or local revenues:
The Implementation of the Rules should have little or no additional economic impact to the day-to-day operations of the Appraisal Board Staff and will not impact other agencies or their revenues.

5. Estimate the cost or economic benefit to all persons directly affected by the proposed action:
The immediate impact is negligible because the changes which take place on 07/01/2013 are based primarily on the awarding of "experience" for individuals who are appraisers. However, the long-term impact will occur after 01/01/2015 when new Regulations will require Certified Residential Appraisers to obtain a College Education (Degree) prior to receiving a Certified Credential.
6. Provide an analysis of the impact of the proposed rule on small business:
 - a. Identify and estimate the number of small businesses subject to the proposed regulation:
The proposed Rules do not impact those appraisers who are presently licensed but places greater education requirements and experience requirements on future appraisers.
 - b. Provide the projected reporting, recordkeeping, and other administrative costs required for compliance with the proposed regulation, including the type of professional skills necessary for preparation of the report or record:
The rule changes will place different requirements on our Staff but their implementation will not require substantial changes in their level of professional skills.
 - c. State the probable effect on impacted small businesses:
There should be no effect on businesses now in operation.
 - d. Describe any less intrusive or less costly alternative methods of achieving the purpose of the proposed regulation including the following regulatory flexibility analysis:
 - i. The establishment of less stringent compliance or reporting requirements for small businesses;
 - ii. The establishment of less stringent schedules or deadlines for compliance or reporting requirements for small businesses;
 - iii. The consolidation or simplification of compliance or reporting requirements for small businesses;
 - iv. The establishment of performance standards for small businesses to replace design or operational standards required in the proposed regulation; and
 - v. The exemption of some or all small businesses from all or any part of the requirements contained in the proposed regulations:

As is the case with most Federal Regulations, there is no alternative but to implement their Rules because no appraisals may be completed by appraisers in the state of Mississippi if the Appraisal Board is not in compliance.
7. Compare the costs and benefits of the proposed rule to the probable costs and benefits of not adopting the proposed rule or significantly amending an existing rule:
There would be no appraisers, no appraisals and no real estate loans made in Mississippi.
8. Determine whether less costly methods or less intrusive methods exist for achieving the purpose of the proposed rule where reasonable alternative methods exist which are not precluded by law:
There is no alternative to the adoption of the Rules because Federal Guidelines must be adhered to in order for the state Appraisal Board to remain in good standing.
9. Describe reasonable alternative methods, where applicable, for achieving the purpose of the proposed action which were considered by the agency:
There are no reasonable alternatives.

10. State reasons for rejecting alternative methods that were described in #9 above:
Not Applicable.

11. Provide a detailed statement of the data and methodology used in making estimates required by this subsection:

The Appraisal Board Staff has reviewed, in detail, the requirements of the Federal Guidelines and there is no alternative to the implementation of the new education and experience requirements that have been established by the Federal Appraisal Subcommittee.