

STATEMENT OF MATERIAL INCORPORATED BY REFERENCE
201 KAR 050:160

“Complaint Form-Appraiser,” KRPAB Form 014, July 2026, is a 2-page form for individuals or companies seeking to file a complaint against an appraiser with the board.
“Complaint Form-Appraisal Management Company,” KRPAB Form 015, July 2026, is a 2-page form for individuals or companies seeking to file a complaint against an Appraisal Management Company with the board.



KENTUCKY REAL PROPERTY APPRAISERS BOARD

500 Mero Street, 2NE09
Frankfort, KY 40601
(502) 564-4000
ppc.krpab@ky.gov

KRPAB Form 014 - COMPLAINT FORM - APPRAISER

FILING INFORMATION

The Kentucky Real Property Appraisers Board (hereafter, "the Board") investigates complaints against registered Associate, Licensed Residential, Certified Residential, and Certified General Real Property appraisers (hereafter, "appraiser") accused of violating laws, rules, or standards of practice. Pursuant to KRS 324A.050, if the Board finds that a licensee or credential holder has violated the minimum standard of conduct and performance as defined in the Uniform Standards of Professional Appraisal Practice (USPAP), the Board can only dismiss the case, issue a letter of reprimand, order continuing education, fine, or suspend the licensee or credential holder's license.

The Board cannot:

- Pay damages.
- Order appraisers to amend appraisals OR reimburse appraisal fees.
- Provide you with a new value for your property OR tell you if the appraisal value is correct.
- Act as your attorney or arbitrator.

COMPLAINANT INFORMATION

Your Full Name: _____

Email Address: _____ Phone Number: _____

Address (Street, City, State, Zip): _____

APPRAISER INFORMATION

Physical Address of Appraised Property: _____

Appraiser #1:

License Number: _____ Name: _____

Company Name: _____

Company Address: _____

Appraiser #2:

License Number: _____ Name: _____

Company Name: _____

Company Address: _____

Have you consulted an attorney regarding your complaint? **YES** **NO**

If yes, provide your attorney's name: _____

Is a lawsuit filed or pending in court regarding your complaint? **YES** **NO**

EXPLANATION FOR COMPLAINT

In the form of a brief statement, explain why you are filing this complaint. Be factual. Provide copies of all documents pertaining to your complaint (appraisal reports, contracts, letters, etc.), but retain the originals for your files. Include the name, address, and phone number of any witness(es) to the transaction in question. Attach additional sheets to this form if necessary.



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KRPAB Form 015 - COMPLAINT FORM – APPRAISAL MANAGEMENT COMPANY

FILING INFORMATION

The Kentucky Real Property Appraisers Board (hereafter, "the Board") investigates complaints against registered Appraisal Management Companies (hereafter, "AMC") accused of violating Kentucky laws, rules, or standards of practice. If the Board finds that an AMC has violated any part of KRS 324A or 201 KAR Chapter 50, the Board can only dismiss the case, issue a letter of reprimand, revoke, or suspend the AMC's license.

The Board cannot:

- Pay damages.
- Order the AMC to pay damages.
- Act as your attorney or arbitrator.

COMPLAINANT INFORMATION

Your Full Name: _____

Email Address: _____ Phone Number: _____

Address (Street, City, State, Zip): _____

AMC INFORMATION

AMC Kentucky License Number: _____

Company Name: _____

Contact Person Name (if known): _____

Company Address: _____

Company Phone Number: _____ Company Email Address: _____

Have you consulted an attorney regarding your complaint? **YES** **NO**

If yes, provide your attorney's name: _____

Is a lawsuit filed or pending in court regarding your complaint? **YES** **NO**

EXPLANATION FOR COMPLAINT

In the form of a brief statement, explain why you are filing this complaint. Be factual. Provide copies of **all** documents pertaining to your complaint (appraisal reports, contracts, letters, etc.), but retain the originals for your files. Include the name, address, and phone number of any witness(es) to the transaction in question. Attach additional sheets to this form if necessary.