LEGISLATIVE RESEARCH COMMISSION

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Jay D. Hartz
Director

MEMORANDUM

TO: Lilly Coiner, General Counsel, Public Protection Cabinet for Real Property Appraisers Board

FROM: Ange Darnell, Regulations Compiler, Legislative Research Commission

RE: Acknowledgement of Proposed Ordinary & Emergency Regulations – 201 KAR 050:001; 201 KAR 050:010 E & O; 201 KAR 050:020E & O; 201 KAR 050:030; 201 KAR 050:040; 201 KAR 050:050E & O; 201 KAR 050:060E & O; 201 KAR 050:070E & O; 201 KAR 050:080; 201 KAR 050:090; 201 KAR 050:100; 201 KAR 050:110E & O; 201 KAR 050:120E & O; 201 KAR 050:130; 201 KAR 050:140E & O; 201 KAR 050:150; 201 KAR 050:160; 201 050:170E & O; 201 050:180E & O; 201 KAR 050:190; 201 KAR 050:200E & O; 201 KAR 050:210E & O.

DATE: July 15, 2026

Copies of the ordinary and emergency administrative regulations listed above are enclosed for your files. The information below provides an overview of the standard KRS Chapter 13A timeline. Please note that effective dates or expiration dates may be impacted by legislation or other statutes.

Emergency regulations
Pursuant to KRS 13A.190, an emergency administrative regulation becomes effective upon filing with our office on and, unless an extension on an accompanying ordinary is requested, is set to expire either in 270 days (for these regulations on **April 11, 2027**) or when replaced by its corresponding ordinary regulation, whichever occurs first. These emergency regulations are tentatively scheduled for full review by the Administrative Regulation Review Subcommittee at its **SEPTEMBER 2026** meeting. We will notify you of the date and time of this meeting once it has been scheduled. Pursuant to KRS 13A.280, ***if*** comments are received during the public comment period, a Statement of Consideration for these emergency regulations would be due **by noon on September 15, 2026** .

Ordinary regulations
These ordinary regulations are tentatively scheduled for full review by the Administrative Regulation Review Subcommittee at its **OCTOBER 2026** meeting. We will notify you of the date and time of this meeting once it has been scheduled. Pursuant to KRS 13A.280, ***if*** comments are received during the public comment period, a Statement of Consideration for these ordinary regulations or a one-month extension request would be due **by noon on October 15, 2026.**

Please reference KRS 13A.270 and 13A.280 for other requirements relating to the public hearing and public comment periods and Statements of Consideration.

If you have questions, please contact us at RegsCompiler@LRC.ky.gov or (502) 564-8100.
Enclosures

PUBLIC PROTECTION CABINET

Kentucky Real Property Appraisers Board

(New Administrative Regulation)

201 KAR 050:001. Definitions for 201 KAR Chapter 050.

RELATES TO: KRS Chapter 324A, 12 U.S.C. § 3350

STATUTORY AUTHORITY: KRS 324A.015, KRS 324A.020, KRS 324A.035

NECESSITY, FUNCTION, AND CONFORMITY: KRS 324A.015, 324A.020, and 324A.035 require the Real Property Appraisers Board to promulgate administrative regulations necessary to carry out the provisions of KRS Chapter 324A. This administrative regulation is necessary to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C. § 3331 through 12 U.S.C. § 3351), and KRS Chapter 324A. This administrative regulation defines terms used in 201 KAR Chapter 050.

Section 1. Definitions.

(1) “Accredited” means a college or university that grants credit toward a program for an associate, baccalaureate, graduate, or professional degree and that is chartered, licensed, or granted accreditation by an appropriately recognized educational association.

(2) “Appraisal management company” is defined by KRS 324A.150(1).

(3) “Appraisal management services” is defined by KRS 324A.150(2).

(4) “Appraiser panel” is defined by KRS 324A.150(5).

(5) “Approved instructor” means an instructor who has been approved by the board pursuant 201 KAR 050:130 to teach continuing education or qualifying education.

(6) "AQB" means the Appraiser Qualification Board of the Appraisal Foundation.

(7) "AQB Criteria" means the Real Property Appraiser Qualification Criteria, January 1, 2026, of the Appraiser Qualification Board of the Appraisal Foundation.

(8) "Assignment" for purposes of a temporary practice permit application, means one or more real property appraisals and written or oral appraisal report(s) covered by a single contractual agreement.

(9) "Associate real property appraiser" means an individual who has fulfilled the requirements for licensure as an associate real property appraiser established by the board. An associate real property appraiser is the functional equivalent to the credential of trainee real property appraiser denoted by the AQB.

(10) "Bio-metric proctoring" means processes used to continually verify student identity, such as facial recognition, consistency in keystroke cadence, and the observation of activity in the testing location, and monitoring readily observable aberrant behavior or activity.

(11) "Board" means the Kentucky Real Property Appraisers Board created under KRS 324A.015.

(12) "Certificate holder" or "licensee" means a person certified or licensed by the board.

(13) "Certified general real property appraiser" means an appraiser who has fulfilled the requirements for certification established by the board to appraise real property in connection with federally and nonfederally related transactions.

(14) "Certified residential real property appraiser" means an appraiser who has fulfilled the requirements for certification established by the board to perform appraisals on improved structures with up to four (4) residential units and vacant land.

(15) "Class hour" means sixty (60) minutes, of which at least fifty (50) minutes are actual instruction attended by the student, including time for examinations.

(16) "Class hour of distance education" means the course time for synchronous and asynchronous online instruction set forth in the Delivery Mechanism Approval process of the Course Approval Program Policies and Procedures of the AQB, March 2026, or the AQB policy in effect at the time of submission of a provider's application for course approval to the board, whichever is later.

(17) "Complaint" means a written allegation that a credential holder or Appraisal Management Company, or its controlling person or managing principal, has violated the requirements of KRS Chapter 324A or 201 KAR Chapter 050.

(18) "Covered transaction" means any consumer credit transaction secured by the consumer's principal dwelling.

(19) "Credential" means any license, certificate, and temporary practice permit, issued by the board.

(20) "Credential holder" means an individual who has a license, certificate, or temporary practice permit issued by the board.

(21) "Distance education" means any education process based on the geographical separation of instructor and student. Distance education may be synchronous, asynchronous, or hybrid.

(a) "Asynchronous distance education" means the instructor and student interact non-simultaneously; the student progresses at the student's own pace and follows a structured course content and quiz and examination schedule.

(b) "Hybrid distance education" means the instructor and student interact both in–person and online, through synchronous or asynchronous instruction.

(c) "Synchronous distance education" means the instructor and student interact simultaneously online, by video teleconference, live webinar, or web-based meeting.

(22) “Education provider” means a school or entity that teaches continuing or qualifying education courses, programs of study, or seminars.

(23) “Evaluation” is defined by KRS 3214A.010(7).

(24) “Federal financial institutions regulatory agencies” means a federal agency listed in 12 U.S.C. § 3350(6) that regulates lenders, or the loans guaranteed by them.

(25) “Federally related transaction” is defined by KRS 324A.010(8).

(26) “Licensed nonfederal real property appraiser” means an individual who has fulfilled the requirements for licensure established by the Board to appraise real property in connection with non-federally-related transactions.

(27) “Licensed residential real property appraiser” means an appraiser who has fulfilled the requirements for licensure established by the board to appraise real property.

(28) “Practical Applications of Real Estate Appraisal” or “PAREA” means programs approved by the AQB as an alternative to the traditional supervisor/trainee model for obtaining experience required for certification or licensure.

(29) “Real property-related financial transaction” is defined by KRS 324A.010(10).

(30) “Registrant” means an appraisal management company registered with the Board.

(31) “Required Core Curriculum” means the list of course topics established in 201 KAR 050:030 Section 5 through Section 9.

(32) “Residential” means having one (1) to four (4) residential units.

(33) “Submit” means in the context of an appraisal, correspondence, or other filing being submitted to the Board, the date and time of submission shall be calculated:

(a) For mail: the date the mail is postmarked;

(b) For electronic mail or other digital transmission to the Boards general email account or to a Board staff's email account: by the date and time of receipt;

(c) For hand delivery: by the date the Board office receives the delivery; and

(d) For use of the online license renewal system: by the date and time the system receives the application for renewal.

(34) "Uniform Standards of Professional Appraisal Practice" or "USPAP" means the standards of practice promulgated by the Appraisal Standards Board of the Appraisal Foundation as defined by KRS 324A.010(11).

201 KAR 201 KAR 32:010

APPROVED BY AGENCY:

Tom Veit

Tom Veit
Executive Director, Kentucky Real Property Appraisers Board

Date: July 15, 2026

PUBLIC HEARING AND PUBLIC COMMENT PERIOD

A public hearing on this administrative regulation shall be held on September 30, 2026, at 1:00 P.M. Eastern Time at the Mayo-Underwood Building, Room 133CE, 500 Mero Street, Frankfort, Kentucky 40601. Individuals interested in being heard at this hearing shall notify this agency in writing by five workdays prior to the hearing, of their intent to attend. If no notification of intent to attend the hearing was received by that date, the hearing may be canceled. A transcript of the public hearing will not be made unless a written request for a transcript is made. If you do not wish to be heard at the public hearing, you may submit written comments on the proposed administrative regulation. Written comments shall be accepted through September 30, 2026. Send written notification of intent to be heard at the public hearing or written comments on the proposed administrative regulation to the contact person.

CONTACT PERSON:
Name: Tom Veit
Title: Executive Director
Agency: Kentucky Real Property Appraisers Board
Address: 500 Mero Street
Phone Number: (502) 564-4000 (office)
Fax: (502) 564-4818
Email: Tom.Veit@ky.gov
Link to PPC public comment portal: https://ppc.ky.gov/reg_comment.aspx

REGULATORY IMPACT ANALYSIS AND TIERING STATEMENT

201 KAR 050:001. Definitions for 201 KAR Chapter 050
Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board
Phone: (502) 564-4000
Email: Tom.Veit@ky.gov

Subject Headings: Boards and Commissions, Real Estate, Licensing, Fees

(1) Provide a brief summary of:

(a) What this administrative regulation does: This regulation established definitions for 201 KAR Chapter 050.

(b) The necessity of this administrative regulation: This regulation is necessary to clearly articulate the regulatory terminology used in 201 KAR Chapter 050.

(c) How this administrative regulation conforms to the content of the authorizing statutes:
KRS 324A.020 and 324A.035 require the Real Property Appraisers Board to promulgate administrative regulations necessary to carry out the provisions of KRS Chapter 324A.

(d) How this administrative regulation currently assists or will assist in the effective administration of the statutes:
This administrative regulation assists in the effective administration of the statutes by setting forth clear definitions to promote consistency throughout the chapter.

(2) If this is an amendment to an existing administrative regulation, provide a brief summary of:
(a) How the amendment will change this existing administrative regulation:
Not applicable.

(b) The necessity of the amendment to this administrative regulation:
Not applicable.

(c) How the amendment conforms to the content of the authorizing statutes:
Not applicable.

(d) How the amendment will assist in the effective administration of the statutes:
Not applicable.

(3) Does this administrative regulation or amendment implement legislation from the previous five years?
Yes, this administrative regulation implements the following legislation enacted within the previous five years: H.B. 172, 2021 Ky. Acts ch. 21 (eff. June 29, 2021); H.B. 403, 2024 Ky. Acts ch. 182 (eff. July 15, 2024); and H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026).

(4) List the type and number of individuals, businesses, organizations, or state and local governments affected by this administrative regulation:
This administrative regulation will affect the 1,281 appraisers, 145 associate appraisers, 2 nonfederal appraisers, and the 99 appraisal management companies ("AMCs") currently licensed by the Board, as well as all new applicants for licensure.

(5) Provide an analysis of how the entities identified in question (4) will be impacted by either the implementation of this administrative regulation, if new, or by the change, if it is an amendment, including:

(a) List the actions that each of the regulated entities identified in question (4) will have to take to comply with this administrative regulation or amendment:
Licensees and new applicants for licensure will need to understand definitions and requirements of 201 KAR Chapter 050 for the administrative regulation.

(b) In complying with this administrative regulation or amendment, how much will it cost each of the entities identified in question (4):
This regulation imposes no costs.

(c) As a result of compliance, what benefits will accrue to the entities identified in question (4):
The licensees and applicants for licensure will have a clear understanding of the terms used in the governance of their license.

(6) Provide an estimate of how much it will cost the administrative body to implement this administrative regulation:

(a) Initially:
There will be no cost to the Board to implement this administrative regulation initially.

(b) On a continuing basis:
There will be no cost to the Board to implement this administrative regulation on a continuing basis.

(7) What is the source of the funding to be used for the implementation and enforcement of this administrative regulation:
There is no additional funding necessary to implement this administrative regulation.

(8) Provide an assessment of whether an increase in fees or funding will be necessary to implement this administrative regulation, if new, or by the change if it is an amendment:
The implementation of this administrative regulation requires no increase in fees or funding.

(9) State whether or not this administrative regulation establishes any fees or directly or indirectly increases any fees:
This administrative regulation neither directly nor indirectly increases any fees.

(10) TIERING: Is tiering applied? (Explain why or why not):

No, tiering is not applied because the definitions set forth in this administrative regulation apply equally to all licensees.

FISCAL IMPACT STATEMENT

201 KAR 050:001. Definitions for 201 KAR Chapter 050
Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board
Phone: (502) 564-4000
Email: Tom.Veit@ky.gov

(1) Identify each state statute, federal statute, or federal regulation that requires or authorizes the action taken by the administrative regulation.
KRS 324A.015, KRS 324A.020, KRS 324A.035, 12 U.S.C. § 3350.

(2) State whether this administrative regulation is expressly authorized by an act of the General Assembly, and if so, identify the act:
This administrative regulation is expressly authorized by the following acts of the Kentucky General Assembly: created by 1990 Ky. Acts ch. 383, secs. 2, 3, and 6, effective July 13, 1990, and subsequently amended by 1992 Ky. Acts ch. 247, secs. 2 and 4, effective April 7, 1992; 2013 Ky. Acts ch. 46, secs. 8 and 10, effective June 25, 2013; 2017 Ky. Acts ch. 178, secs. 27 and 39, effective April 11, 2017; 2021 Ky. Acts ch. 21, secs. 1 and 2, effective June 29, 2021; 2024 Ky. Acts ch. 182, secs. 10 and 11, effective July 15, 2024; and 2026 Ky. Acts ch. 172, secs. 4 and 17, effective July 15, 2026.

(3)(a) Identify the promulgating agency and any other affected state units, parts, or divisions: The Kentucky Real Property Appraisers Board is the promulgating agency. No other divisions of state or local government entities should be affected.
(b) Estimate the following for each affected state unit, part, or division identified in (3)(a):
1. Expenditures:
For the first year: There is no cost to administer this administrative regulation for the first year.
For subsequent years: There is no cost to administer this administrative regulation for subsequent years.
2. Revenues:
For the first year: This administrative regulation is not expected to generate revenue for any state or local government agency for the first year.
For subsequent years: This administrative regulation is not expected to generate revenue for any state or local government agency for subsequent years.
3. Cost Savings:
For the first year: There are no cost savings to administer this administrative regulation for the first year.
For subsequent years: There are no cost savings to administer this administrative regulation for subsequent years.

(4)(a) Identify affected local entities (for example: cities, counties, fire departments, school districts): None.
(b) Estimate the following for each affected local entity identified in (4)(a):
1. Expenditures:
For the first year: N/A
For subsequent years: N/A

2. Revenues:
For the first year: N/A
For subsequent years: N/A
3. Cost Savings:
For the first year: N/A
For subsequent years: N/A

(5)(a) Identify any affected regulated entities not listed in (3)(a) or (4)(a): N/A
(b) Estimate the following for each regulated entity identified in (5)(a):
1. Expenditures:
For the first year: N/A
For subsequent years: N/A
2. Revenues:
For the first year: N/A
For subsequent years: N/A
3. Cost Savings:
For the first year: N/A
For subsequent years: N/A

(6) Provide a narrative to explain the following for each entity identified in (3)(a), (4)(a), and (5)(a):
(a) Fiscal impact of this administrative regulation: This administrative regulation is not anticipated to have a fiscal impact.
(b) Methodology and resources used to reach this conclusion: Methodology and resources used are the fiscal department within the Public Protection Cabinet, Division of Real Property Boards.

(7) Explain, as it relates to the entities identified in (3)(a), (4)(a), and (5)(a):
(a) Whether this administrative regulation will have a "major economic impact", as defined by KRS 13A.010(14): This administrative regulation is not anticipated to have a major economic impact as defined by KRS 13A.010(14).
(b) The methodology and resources used to reach this conclusion: Methodology and resources used are the fiscal department within the Public Protection Cabinet, Division of Real Property Boards.

FEDERAL MANDATE ANALYSIS COMPARISON

201 KAR 050:001. Definitions for 201 KAR Chapter 050
Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board
Phone: (502) 564-4000
Email: Tom.Veit@ky.gov

(1) Federal statute or regulation constituting the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347

(2) State compliance standards.
KRS 324A.020, KRS 324A.035

(3) Minimum or uniform standards contained in the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347

(4) Will this administrative regulation impose stricter requirements, or additional or different responsibilities or requirements, than those required by the federal mandate?
This administrative regulation does not impose stricter requirements, or additional or different responsibilities or requirements, than those required by the federal mandate.

(5) Justification for the imposition of the stricter standard, or additional or different responsibilities or requirements.
This administrative regulation does not impose a stricter standard, or additional or different responsibilities or requirements.