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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**.

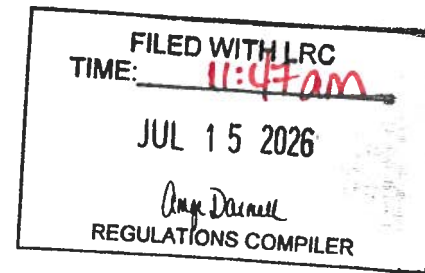
Ordinary regulations

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



1 PUBLIC PROTECTION CABINET

2 Kentucky Real Property Appraisers Board

3 (New Administrative Regulation)

4 201 KAR 050:080. Criminal background checks.

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

6 STATUTORY AUTHORITY: KRS 324A.100, KRS 324A.152

7 NECESSITY, FUNCTION, AND CONFORMITY: KRS 324A.020 and 324A.035 require the
8 Real Property Appraisers Board to promulgate administrative regulations necessary to carry out
9 the provisions of KRS Chapter 324A. This administrative regulation is necessary to comply with
10 Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C.
11 § 3331 through 12 U.S.C. § 3351), and KRS Chapter 324A. KRS 324A.100 requires a national
12 and state criminal background check for each initial application to be a licensed or certified real
13 property appraiser. KRS 324A.152 requires national and state criminal background checks for the
14 registration of Appraisal Management Companies. This administrative regulation describes
15 criminal background check requirements for applicants for licensure and certification.

16 Section 1. National and state criminal background check for initial application to be a licensed or
17 certified real property appraiser.

18 (1) No more than thirty (30) days prior to submitting an application, each applicant for an initial
19 credential as an associate real property appraiser, licensed residential real property appraiser,
20 certified residential real property appraiser, or certified general real property appraiser shall
21 provide the applicant's fingerprints to the Kentucky State Police for a state criminal background

check and for submission by the Kentucky State Police to the Federal Bureau of Investigation for a national criminal background check.

(2) The Kentucky State Police may offer a third-party vendor for processing and submission of fingerprints. If a third-party vendor is offered by the Kentucky State Police, applicants shall utilize the third-party vendor services using the application code listed on the board website at krpab.ky.gov.

(3) The results of the national and state criminal background check shall be sent in accordance with KRS 324A.100(1)(b).

(4) Applicants holding a current license or certification from the board shall be required to comply with subsection (1) of this section prior to applying for a different category of license or certification from the board.

(5) Applicants for licensure or certification by reciprocity shall not be required to submit a national or state criminal background check.

Section 2. National and state criminal background check for applicants for registration as an Appraisal Management Company and owners of an Appraisal Management Company.

(1) Each person who submits a certification for registration of an Appraisal Management Company and each person who owns ten (10) percent or more of the Appraisal Management Company applying for registration shall comply with this section:

(a) when applying to the board for registration of an Appraisal Management Company; and

(b) when applying to the board for renewal of the registration of an Appraisal Management Company.

(2) Each person who submits a certification for registration of an Appraisal Management Company and each person who owns ten (10) percent or more of an Appraisal Management Company

1 applying for registration shall provide the person's fingerprints to the Kentucky State Police for a
2 state criminal background check and for submission by the Kentucky State Police to the Federal
3 Bureau of Investigation for a national criminal background check.

4 (3) The Kentucky State Police may offer a third-party vendor for submission and processing of
5 fingerprints. If a third-party vendor is offered by the Kentucky State Police, applicants shall utilize
6 the third-party vendor services using the application code listed on the board website at
7 krpab.ky.gov.

8 (4) The results of the national and state criminal background check shall be sent in accordance
9 with KRS 324A.100(1)(b).

10 Section 3. Review of background checks and denial of application based on convictions.

11 (1) The board may delegate investigation and review of background checks to board staff and
12 counsel.

13 (2) The board shall review the application of, and any report prepared by board staff or counsel
14 regarding, an applicant for an initial credential as an associate real property appraiser, licensed
15 residential real property appraiser, certified residential real property appraiser, or certified general
16 real property appraiser, who has been convicted within the past ten (10) years of:

17 (a) a misdemeanor involving mortgage lending or real estate appraising;

18 (b) any crime involving a breach of trust or fraudulent dealing or dishonest dealing; or

19 (c) a felony.

20 (3) The board may review the application of, and any report prepared by board staff or counsel
21 regarding, an applicant for an initial credential as an associate real property appraiser, licensed
22 residential real property appraiser, certified residential real property appraiser, or certified general

1 real property appraiser, who has been convicted of a crime that in the opinion of board staff or
2 counsel directly relates to the practice of appraisal.

3 (4) The board shall review the application of, and any report prepared by board staff or counsel
4 regarding, an applicant for registration of an Appraisal Management Company, and the application
5 of, and any report prepared by board staff or counsel regarding, an owner of ten (10) percent or
6 more of an Appraisal Management Company, who has been convicted within the past (10) years
7 of:

8 (a) a misdemeanor involving mortgage lending or real estate appraising;

9 (b) any crime involving a breach of trust or fraudulent dealing or dishonest dealing; or

10 (c) a felony.

11 (5) The board may deny an application based on a conviction if in accordance with KRS Chapter
12 335B.

13 (6) For purposes of this section, a conviction shall include disposition by trial, a guilty plea, or a
14 plea of nolo contendere or its equivalent in another jurisdiction.

15 (7) If the board denies an application solely based on a conviction it shall refer the matter for an
16 administrative hearing in accordance with KRS Chapter 13B and KRS Chapter 335B.

201 KAR 050:080

APPROVED BY AGENCY:

A handwritten signature in blue ink, appearing to read "Tom Veit", is written over a horizontal line.

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 050:080. Criminal background checks.

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 establishes the criminal background check process for applicants for certification and licensure by the Kentucky Real Property Appraisers Board ("Board").

(b) The necessity of this administrative regulation:

This regulation is necessary to establish the criminal background check process for applicants as required by KRS 324A.100 and KRS 324A.152.

(c) How this administrative regulation conforms to the content of the authorizing statutes:

KRS 324A.035 authorizes and requires the Board to promulgate administrative regulations for certification or licensure of appraisers who perform appraisals of real property. KRS 324A.100 requires applicants to submit to a criminal background check as part of the application or registration process. Additionally, KRS 324A.152 requires applicants for registration of an Appraisal Management Company, as well as owners of 10% or more of the Appraisal Management Company, to submit to a criminal background check as part of the application or registration process.

(d) How this administrative regulation currently assists or will assist in the effective administration of the statutes:

This administrative regulation will establish the process for appraisers and Appraisal Management Companies, including any owners of 10% or more of the Appraisal Management Company, to procure a background check as part of the application or registration process.

(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 prospective applicants will need to follow the background check process set forth in this administrative regulation.

(b) In complying with this administrative regulation or amendment, how much will it cost each of the entities identified in question (4):

Licensees and prospective applicants will need pay the costs associated with obtaining a background as required in this administrative regulation.

(c) As a result of compliance, what benefits will accrue to the entities identified in question (4):

Prospective applicants for licensure will be able to identify the criminal background check requirements for licensure.

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

(a) Initially:

The initial costs associated with administering this administrative regulation are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

(b) On a continuing basis:

The continuing costs associated with administering this administrative regulation are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

(7) What is the source of the funding to be used for the implementation and enforcement of this administrative regulation:

The Kentucky Real Property Appraisers Board was created by 26 HB 355 and has a provisional budget approved by the Board. This budget includes three employees who will implement and enforce 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:

It is currently indeterminable whether an increase in fees or funding will be necessary to implement this administrative regulation because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

(9) State whether or not this administrative regulation establishes any fees or directly or indirectly increases any fees:

This administrative regulation does not establish any fees and neither directly nor indirectly increases any fees.

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

No, tiering is not applied because this administrative regulation applies equally to all applicants for certification and licensure.

FISCAL IMPACT STATEMENT

201 KAR 050:080. Criminal background checks.

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, KRS 324A.100, KRS 324A.152, KRS Chapter 324A, 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 regulation is expressly authorized by the following acts of the Kentucky General Assembly: 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; 2013 Ky. Acts ch. 46, sec. 12, effective June 25, 2013 and subsequently amended 2026 Ky. Acts ch. 172, sec. 20, effective July 15, 2026; and 2011 Ky. Acts ch. 58, sec. 2, effective June 8, 2011, and subsequently amended by 2013 Ky. Acts ch. 46, sec. 4, effective June 25, 2013, 2026 Ky. Acts ch. 172, sec. 22, 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 ("Board") is the agency responsible for implementing this regulation. The Kentucky State Police is the only affected state unit, part or division.

(b) Estimate the following for each affected state unit, part, or division identified in (3)(a):

1. Expenditures:

For the first year: The costs associated with administering this administrative regulation for the first year are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined. Expenditures for the Kentucky State Police are unknown, if any.

For subsequent years: The costs associated with administering this administrative regulation for subsequent years are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined. Expenditures for the Kentucky State Police are unknown, if any.

2. Revenues:

For the first year: No revenues are anticipated in the first year for the Board. This administrative regulation will generate revenue for the Kentucky State Police in the first year. Revenues for the for the Kentucky State Police are unknown, if any.

For subsequent years: No revenues are anticipated for subsequent years for the Board. This administrative regulation will generate revenue for the Kentucky State Police in the first year. Revenues for the Kentucky State Police are unknown, if any.

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): Local law enforcement is an affected local identity.

(b) Estimate the following for each affected local entity identified in (4)(a):

1. Expenditures:

For the first year: Expenditures for the first year are unknown.

For subsequent years: Expenditures for the subsequent years are unknown.

2. Revenues:

For the first year: Revenues for the first year are unknown.

For subsequent years: Revenues for subsequent years are unknown.

3. Cost Savings:

For the first year: Cost savings for the first year are unknown

For subsequent years: Cost savings for subsequent years are unknown.

(5)(a) Identify any affected regulated entities not listed in (3)(a) or (4)(a): The Federal Bureau of Investigations is an affected entity.

(b) Estimate the following for each regulated entity identified in (5)(a):

1. Expenditures:

For the first year: Expenditures for the first year are unknown.

For subsequent years: Expenditures for subsequent years are unknown.

2. Revenues:

For the first year: This administrative regulation will generate unknown revenue for the Federal Bureau of Investigations in the first year.

For subsequent years: This administrative regulation will generate unknown revenue for the Federal Bureau of Investigations in subsequent years.

3. Cost Savings:

For the first year: Cost savings for the first year are unknown.

For subsequent years. Cost savings for subsequent years is unknown.

(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 will have a fiscal impact on the Kentucky State Police, the Federal Bureau of Investigations, and local law enforcement.

(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 050:080. Criminal background checks.

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, KRS 324A.100, KRS 324A.152
- (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.