

Approved _____ 4-29-84 _____
Date

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION

The meeting was called to order by Senator Paul "Bud" Burke at
Chairperson

11:00 a.m./p.m. on February 8, 1984 in room 526-S of the Capitol.

All members were present except:

Senator Angell, Excused

Committee staff present: Tom Severn, Research Dept.
Don Hayward, Revisor's Office
Wayne Morris, Research Dept.

Conferees appearing before the committee:

Senator Francisco
Sam Smith, President, Wichita Chapter, International Assessing Officers,
Newton
Phil Martin, Director, Property Valuation Dept.
Gary Smith, Shawnee County Appraiser, Topeka
George Schnellbacher, Society of Real Estate Appraisers, Topeka
Fred Allen, Kansas Association of Counties

The chairman recognized Senator Francisco, sponsor of SB 588, which requires previous experience in Kansas for an appointment as a county appraiser.

Senator Francisco explained the background for requesting this legislation, and stated that this is a piecemeal approach which would need further work by a sub-committee to look into the over-all act. He said the appraisers would like to have the intent of SB 588 passed. Senator Burke told Senator Francisco that he had received a letter from a McPherson County Commissioner stating that he felt the proposed requirement of three years' prior service created a closed fraternity for appraisers and made the already difficult job of changing appraisers even more difficult. He said this appeared to strengthen the current appraiser's hold on job security.

Senator Francisco responded that the law isn't being obeyed by the county commissioners. He said the law requires the commissioners to appoint a county appraiser from a list of persons certified by the Department of Property Valuation and to fill a vacancy within a certain time frame. He said the commissioners should attempt to employ appraisers from Kansas first, rather than from outside the state.

Sam Smith, County Appraiser, Newton, spoke in support of SB 588. Phil Martin, Property Valuation Department Director, told the committee that the one problem is that the county commission may have an "open end" as to the length of time in which they have to hire county appraisers. He described some situations in which the appraisers are appointed, work in the managing portion of the office, and are not certified for sometimes six to eight months. Another problem is that the Property Valuation Department trains the appraisers and then the private sector hires them away because of the low salaries paid to the county appraisers.

Gary Smith, Shawnee County Appraiser, said he backed the concept of SB 588 but would like to amend the bill on lines 34 and 40 to read "Certified Kansas Appraiser". He pointed out the qualifications for a Certified Kansas Appraiser, a private professional designation. (Page 3 of Attachment #1)

CONTINUATION SHEET

MINUTES OF THE SENATE COMMITTEE ON ASSESSMENT AND TAXATION,

room 526-S, Statehouse, at 11:00 a.m. ~~p.m.~~ on February 8, 1984.

He suggested amending the legislation to allow that the three years experience requirement be not just having served in a county appraiser's office but include experience in other approved areas such as the appraisal field which would give a person the basic knowledge of appraisal principles.

It was noted that approximately 70 appraisers are CKA's, and there are 140 CKA's on the list maintained by the Property Valuation Department. The chairman commented that recommendations as to qualifications of certified appraisers are needed from the Property Valuation Department and the county appraisers and then should be submitted to the counties.

George Schnellbacher, representing the Society of Appraisers, spoke in opposition to the concept of SB 588. He feels that the members of the private appraisers' association should have the right to bid on any job, and this eliminates many qualified appraisers. He said he is a parttime county appraiser and that the commissioners are upset with this type of concept, that it might be good to go back and elect the county appraisers. He asked the committee members to talk to the qualified appraisers and county commissioners to get their viewpoint.

Fred Allen, KAC, opposes the concept and said this legislation removes the number of people available to function in these positions. Also, the time limit provides they be appointed and implies it be done soon. He pointed out that the Director made a statement that the commissioners are going to have to pay; but that it's the taxpayers who pay the appraisers, and the county commissioners are the keepers of the taxpayers' money and are doing the best they can with the money available. To further reduce the availability of people, as this bill would do, would only encumber the process.

Senator Francisco again told the committee members that according to the law a list will be maintained and appraisers will be appointed from that list, and this should be done.

The chairman adjourned the meeting at 12:00 noon. The committee will meet on Thursday, February 9, 11:00 a.m.

ASSESSMENT AND TAXATION

OBSERVERS
(PLEASE PRINT)

DATE	NAME	ADDRESS	REPRESENTING
Feb. 8	Mark Schonlaw	Topeka, Kansas	Sen. Hayden
	Jerry Odle JR.	Elkhart Kansas	Sen. Hayden
	REX Amend	Hollywood Ks	
	Paul Craig	Lorraine Ks.	
	Mitch Anderson	Hollywood Ks.	
	Chip Wheeler	Topeka	KS Leg Policy Group
	Laura Strouse	LORRAINE KS	
	Diana Suiter	Lorraine, KS	
	Sharon Moss	Buckton, Ks.	
	Rich Bowden	Holland, Ks	
	Ardea Wade	Wichita Ks.	
	Cindy Cushing	Wichita, KS	
	Janice Marcum	Topeka	PVD
	DON GORDON	LAWRENCE, KS.	KCAA
	Kim Dewey	525 N. MAIN 67203	Sedgewick Co.
	Susan Schweder	Topeka	Budget Division
	Fred Allen	Topeka	K. H. C.
	Bill Edds	"	REVENUE
	Sen. Franisced	"	"

Application

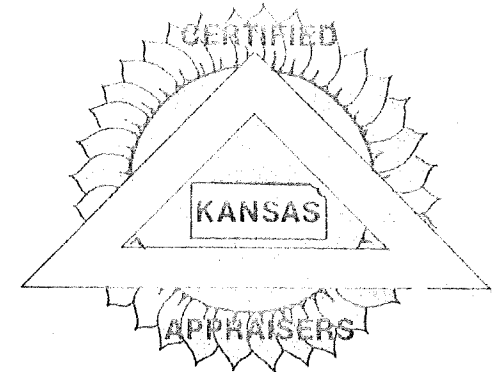
A formal Application for Candidacy Certification and Designation will be sent to the candidate upon request. This form must be completed and mailed to the Institute along with a \$15 fee before the examination may be taken. Along with the application candidates for the designation of Certified Kansas Appraiser must submit the following completed statements and record cards:

- (1) City Personal Property Statement;
- (2) Rural (Township) Personal Property Statement;
- (3) Commercial Personal Property Statement (Manufacturing)
- (4) Any three (3) of the remaining state approved personal property rendition forms;
- (5) Urban Residential Property Record Card;
- (6) Urban Commercial or Industrial Property Record Card;
- (7) Agricultural Investment Property Record Card;
- (8) A demonstration appraisal report on a single-family residential property; OR a case problem given at the time of the examination; and
- (9) Proof of successful completion of the education requirements.

Attachment #1

Institute of Certified Kansas Appraisers

DESIGNATION PROGRAM



In order to encourage increased professionalism among county appraisers the Institute of Certified Kansas Appraisers awards the professional designation of Certified Kansas Appraiser (CKA) to those candidates who meet the requirements specified in this brochure.

Atch. 1 2/8/84

Experience

The candidate is required to have completed three (3) years as a full-time employee in a county appraiser's office at the time of application. Full-time employment shall mean that the candidate has been listed on the payroll records of a county appraiser's office as a full-time employee working year round at the standard number of hours per payroll period for that jurisdiction and who devotes 100% of his/her time to assessing real and/or personal property for **ad valorem** tax purposes. Up to one year of experience in qualified appraisal work earned outside of a county appraiser's office may be substituted at the discretion of the CKA Committee of the Kansas County Appraisers Association. A complete description of the duties involved in such appraisal work must accompany the application.

Education

The candidate is required to have successfully completed the examination for the following courses at the time of application:

- * IAAO-1 Fundamentals of Real Property Appraisal; OR 1-111-1 and 2-112-1 offered by Division of Property Valuation;
- * IAAO-2 Income Approach to Valuation;
- * IAAO-4 Assessment Administration; OR 3-104-2 offered by Division of Property Valuation;
- * IAAO-5 Personal Property Valuation, OR 3-203-1 offered by Division of Property Valuation, OR a narrative description, including examples of the way in which depreciation rates (physical deterioration, functional and economic obsolescence) may be extracted from the market.

Comparable association courses with a description and outline of the course and a copy of certificate of successful completion can be submitted in lieu of above education requirements upon approval of CKA Board when application is sent.

Examination

A written examination will be administered to the candidate at a time and place designated by the Institute. The candidate will be notified of the location, date and time of the next scheduled examination following submission of the application for candidacy.

**CERTIFIED KANSAS APPRAISER
(CKA)**

Records on file with the CKA Committee indicate that _____
has satisfied the following requirements for the designation of Kansas Real Estate Specialist as of
_____.

- () Submission of a formal application.
- () Payment of the application fee.
- () Three years experience.

Education

- () IAAO 1-Fundamentals of Real Property Appraisal OR Kansas Division of Property Valuation Course 1-111-1 and 2-112-1
- () IAAO 2-Income Approach to Valuation
- () IAAO 4-Assessment Administration OR Kansas Division of Property Valuation Course 3-104-2
- () IAAO 5-Personal Property Valuation OR Kansas Division of Property Valuation Course 3-203-1, OR a narrative description of the ways in which depreciation may be extracted from the market.
- () City Personal Property Statement
- () Township Personal Property Statement
- () Commercial Personal Property Statement (Manufacturing)
- () Personal Property Statement-Elective
- () Personal Property Statement-Elective
- () Personal Property Statement-Elective
- () Urban Residential Property Record Card
- () Urban Commercial or Industrial Property Record Card
- () Agricultural Investment Property Record Card
- () A demonstration appraisal report on a single-family residential property OR a case problem given at the time of the examination.
- () Passage of a comprehensive examination.

Chairman/CKA Committee