

To our elected Representatives,

I agree with my fellow appraisers who have adequately made their case against price fixing by the State of Oregon, plus the dangerous rollback of consumer protections contained within HB 2501 and urge you to vote no.

I would like to briefly address the letters written by a handful of commissioned salespeople in support of price fixing. Appraiser's fees have been relatively static for the past 25 years and are typically the lowest cost item on a real estate sales closing statement. I am referring to the HUD-1 which unfortunately lumps all costs associated with the appraisal on to one line item. By only reading the HUD-1 a person may be outraged to think that the appraiser was paid four figures, however in reality that amount includes a large cut taken by the Appraisal Management Company and possibly fees added for other services such as review appraisals and junk fees added by the lender for example electronic delivery.

Imagine the dust up which would have been created if this bill contained a directive that the State of Oregon establish sales commissions for Realtors. As my fellow appraisers have attested to, the temporary imbalance of supply and demand has already started to normalize with the added benefit of increasing the actual fees paid to the appraiser by an amount which will encourage retention and promote an interest in college graduates to enter our profession.

Steven Pelles
Leading Edge Appraisal
Pendleton, Oregon 97801