

**PETER CHRISTENSEN**  
[peter@valuationlegal.com](mailto:peter@valuationlegal.com)  
office (805) 696-2600

## **EDUCATION**

### **University of California at Berkeley, School of Law**

J.D., May 1993

### **University of California at Berkeley, Haas School of Business**

B.S., Business Administration – Accounting Emphasis, May 1990

Degree Awarded with Honors, Phi Beta Kappa

## **PROFESSIONAL LICENSES/CERTIFICATIONS**

California, Montana and Washington State Attorney Bars

Montana Property & Casualty Insurance Producer (Broker)

Certified Distance Education Instructor (CDEI)

## **CURRENT PROFESSIONAL ACTIVITIES**

**Christensen Law**, Bozeman, Montana (previously Santa Barbara, California)

Attorney/Principal, [www.valuationlegal.com](http://www.valuationlegal.com)

My legal practice is focused on matters concerning real estate valuation and lending-related services. Examples of matters for which I am engaged:

- Drafting service, reseller and contractor agreements for valuation services.
- Providing legal counsel and representation in connection with liability claims, disciplinary matters and fair housing investigations (including before HUD and the CFPB).
- Developing valuation-related policies, procedures and best practices for compliance with applicable laws and regulations, such as consumer privacy laws, fair housing and anti-discrimination laws, Truth in Lending Act, appraiser independence requirements and state appraisal management laws.
- Monitoring of legislative and regulatory issues affecting valuation services (appraisals, evaluations, BPOs and AVMs) and appraisal management.
- Assisting with the development of new valuation products and services, including hybrid valuations, evaluations and various “appraiser-assisted” products.
- Assisting clients with business transactions, mergers and acquisitions.
- Providing education and training relating to valuation and lending legal issues. Recent presentations include events with: the National Fair Housing Alliance, HUD’s National Fair Housing Training Academy, Appraisal Institute, Association of Appraiser Regulatory Officials, American Society of Appraisers and Collateral Risk Network.

**Montana Board of Real Estate Appraisers**, Helena, Montana

Board Member (public representative), appointed by the Governor March 2023

**Eval.com, Inc.**, Casper, Wyoming

Corporate Board Member and Legal Adviser

Eval.com ([www.eval.com](http://www.eval.com)) is a nationwide provider of commercial real estate evaluations.

## PRIOR PROFESSIONAL EXPERIENCE

**LIA Administrators & Insurance Services**, Santa Barbara, California  
General Counsel, January 2006 to June 2019

LIA is a national provider of professional liability insurance to appraisers and appraisal management companies. My position with LIA involved serving as an in-house legal adviser and representing the company in public settings and conferences, overseeing professional negligence claims reported by insureds, and providing education. As part of this work, I observed more than 5,000 liability and disciplinary matters involving appraisers and appraisal management companies.

**Irell & Manella LLP**, Newport Beach, California  
Senior Counsel, November 1996 to December 2005

Legal representation of business clients in all phases of litigation in state and federal courts. Cases involved real estate lender liability claims, antitrust and price fixing class actions, intellectual property (copyright, trademark and patent), defamation and business interference claims, employment class and individual actions, and insurance coverage.

Participation in published cases: Lowe Enterprises Residential Partners, L.P. v. Eighth Judicial District Court, 40 P.3d 405 (Nev. Supreme Ct. 2002); J.P. Morgan & Co., Inc. v. Superior Court, 113 Cal. App. 4th 195 (2003); The Chamberlain Group, Inc. v. Skylink Technologies, Inc., 292 F. Supp. 2d 1040 (N.D. Ill. 2003) and 381 F.3d 1178 (Fed. Cir. 2004); In the Matter of Certain Univ. Transmitters, 2003 WL 22811119 (U.S. International Trade Commission 2003).

**Latham & Watkins LLP**, Costa Mesa, California  
Associate Attorney, September 1993 to November 1996

Litigation and corporate law practice as a junior associate attorney.

## RECENT PUBLICATIONS AND AUTHORED COURSES

### Books and Published Reports

- Co-Author with the National Fair Housing Alliance and Dane Law, *Identifying Bias and Barriers, Promoting Equity: An Analysis of the USPAP Standards and Appraiser Qualifications Criteria*, January 2022, commissioned by the Appraisal Subcommittee.
- Book, *Risk Management for Real Estate Appraisers and Appraisal Firms*, Appraisal Institute, 2019. (Winner of the Appraisal Institute's George L. Schmutz Book Award.)
- Book (chapter contribution), *Appraisers in Arbitration*, Appraisal Institute, 2019.
- Book (chapter contribution), *Real Property Valuation in Condemnation*, Appraisal Institute, 2018.

### Current Courses Authored and Taught

- *Appraisal Bias: Fair Housing and Non-Discrimination Training*, Compliance Training for lender and appraisal management company staff (2 hours).
- *Appraiser Law in the Real World*, Appraiser and Attorney CE (4 to 7 hours).
- *Elimination of Bias and Developing Cultural Competency*, Appraiser CE (3 hours).
- *Federal and California Laws and Regulations for Appraisers*, Appraiser CE (4 hours).
- *Appraiser Liability 101: Essential Concepts*, Appraiser CE (4 hours online).
- *Top 15 Takeaways from Your Colleagues' Legal Misfortunes*, Appraiser CE (3 hours).

## Articles

- “Supporting a good clause: Can a provision capping liability damages at \$10,000 save a firm being sued for \$1.1 million?” [Valuation Magazine](#), 4th Quarter 2021.
- “Real virtual threats: Cybercriminals are targeting valuation firms — are your systems secured and insured?” [Valuation Magazine](#), 3rd Quarter 2021.
- “Thinking it through: 11 ways appraisers can reduce liability and avoid lawsuits,” [Valuation Magazine](#), 2nd Quarter 2021.
- “A concrete example: A lawsuit over a crumbling foundation shows the value of limiting conditions,” [Valuation Magazine](#), 1st Quarter 2021.
- “Saying good buy: Selling your appraisal firm,” [Valuation Magazine](#), 3<sup>rd</sup>/4th Quarter 2020.
- “Pandemic liability: Is there an uptick in lawsuits against appraisers for errors related to COVID-19?” [Valuation Magazine](#), 3<sup>rd</sup>/4th Quarter 2020.
- “It’s not you, it’s them: Cases where the tables are turned and an appraiser is the plaintiff,” [Valuation Magazine](#), 2nd Quarter 2020.
- “Unintended Consequences: A new California law that aims to protect gig economy workers is hurting appraisers,” [Valuation Magazine](#), 1st Quarter 2020.
- “Land mines: Vacant land appraisals are high-risk assignments, and appraisers need to know how to navigate the rough terrain,” [Valuation Magazine](#), 4th Quarter 2019.
- “A Close Look at Boilerplate Liability,” [Valuation Magazine](#), 3rd Quarter 2019.
- “Pushing limits: Some states have clarified and improved the statutes of limitations for claims against real estate appraisers,” [Valuation Magazine](#), 2nd Quarter 2019.
- “The big question: Mistakes happen, but which ones will most likely get an appraiser sued?” [Valuation Magazine](#), 1st Quarter 2019.
- “Finding Fault,” (topic: disciplinary complaints against appraisers), [Valuation Magazine](#), 4th Quarter 2018.
- “Liability Risks for Appraisers in Condemnation,” [The Appraisal Journal](#), Appraisal Institute, Fall 2018.
- “Double trouble: How risky are hybrid appraisals, and where do the hazards lurk?” [Valuation Magazine](#), 3rd Quarter 2018.
- “Myth buster: Don’t believe these four appraiser liability myths,” [Valuation Magazine](#), 2nd Quarter 2018.
- “Storm damages: Don’t let a natural disaster become a liability problem,” [Valuation Magazine](#), 1st Quarter 2018.
- “Indemnity 101: Shifting the risk of professional negligence,” [Right of Way Magazine](#), Nov./Dec. 2017.
- “Take a seat: Appraisers shouldn’t let liability fears prevent them from sitting in an arbitrator’s chair,” [Valuation Magazine](#), 4th Quarter 2017.
- “Serve and protect: What supervisors need to know about trainees and liability problems,” [Valuation Magazine](#), 3rd Quarter 2017.
- “Engagement Agreements Revisited,” [Valuation Magazine](#), 2nd Quarter 2017.
- “Lessons Learned: Whatever happened to those three big appraisal liability cases?” [Valuation Magazine](#), 2nd Quarter 2017.
- “Gut check: Beware of Reliance Language that can substantially increase liability risk,” [Valuation Magazine](#), 1st Quarter 2017
- “Averting Professional Liability Claims,” [Right of Way Magazine](#), Nov./Dec. 2016.

## **RECENT APPRAISAL-RELATED PRESENTATIONS (Not a Complete Listing)**

- “Fair Housing Compliance Program,” Collateral Risk Network, Fair Housing Training, Co-Presenter, New Orleans, LA, April 2022.
- “A Word from Your Lawyer,” Appraisal Summit, Las Vegas, NV, November 2021.
- “Five Recent Appraiser Professional Liability Lawsuits,” American Society of Appraisers, International Conference, Las Vegas, NV, October 2021.
- Valuation Expo, Keynote Panel, Las Vegas, NV, September 2021.
- “Current Legal Issues in Appraising and Valuation,” Farm Credit System, Risk 360 Conference, Huntington Beach, CA, August 2021.
- “Collateral Damage: The Consequences of Racial Bias in the Residential Appraisal Process,” U.S. Department of Housing and Urban Development (HUD) and National Fair Housing Alliance (NFHA), Webinar Co-Presenter with Dr. Andre Perry, Lisa Rice and Jillian White, May 2021.
- “Collateral Damage,” HUD/National Fair Housing Training Academy, Webinar Co-Presenter with Dr. Andre Perry, Lisa Rice and Jillian White, March 2021.
- “Hybrid Appraisal Liability Issues,” The Appraisal Foundation, Arlington, VA, June 2018.
- “Residential Real Estate Appraising: Hot Legal Issues,” National Association of Realtors, Webinar, July 2018.
- “Shining a Light on Dark Box Theory” (property tax legal issues relating to big box retail sites), with Leslie P. Sellers, MAI, SRA and Paula K. Konikoff, JD, MAI, Appraisal Institute Annual Meeting, Nashville, TN, July 2018.
- “Real Estate Appraisal Liability and Risk Issues,” Farm Credit System Review, Annual RAAW Conference, San Diego, CA, August 2018.
- “California Residential Appraising: Hot Legal Issues,” Residential Symposium, Southern California Chapter of the Appraisal Institute, Cerritos, CA, May 2018.
- “Appraisal Management Compliance – Legal Risks,” Collateral Risk Network, Pittsburgh, PA, June 2018.
- “Hot Legal Issues for Northwest Appraisers,” Appraisers Coalition of Washington, Annual Conference, Tacoma, WA, August 2018.
- “Hot Topics and Myths in Appraiser Liability,” West Florida Chapter of the Appraisal Institute, Clearwater, FL, January 2018.