

state authorizes the supervisor, at a minimum, to perform the same scope of appraisal services that either a Missouri-certified general or certified residential appraiser is authorized to perform;

(C) The supervising appraiser's certification from the other state is active and has been in good standing and not subject to discipline for the prior three (3) years. The trainee real estate appraiser application shall be accompanied by verification from the supervising appraiser's certification authority verifying that the supervising appraiser's certification is active, in good standing, and has not been disciplined as provided in this subsection; and

(D) Upon application for certification, trainees that are supervised by an appraiser certified in another state shall be required to comply with all certification requirements established by Missouri law. Trainees are also reminded that pursuant to 20 CSR 2245-3.010, applicants for a general certification must have accumulated a total of three thousand (3,000) hours of appraisal experience of which at least fifty percent (50%) (one thousand five hundred (1,500) hours) shall be in nonresidential appraisal work and under the supervision of a Missouri-certified general real estate appraiser or a certified general appraiser certified in another state and who is authorized to perform the same scope of appraisal services as a Missouri-certified general appraiser.

~~[(9)]~~(10) As used in this section, "direct supervision" shall mean the degree of supervision required of a supervisory appraiser overseeing the work of a registrant by which the supervisory appraiser has control over and detailed professional knowledge of the work being done. Direct supervision is achieved when a registrant has regular direction, guidance, and support from a supervisory appraiser. The supervisor shall determine the level of supervision that is appropriate for the appraisal project and the skill level of the registrant as assessed by the supervisor. Direct supervision shall include but is not limited to the following:

(A) Reviewing the registrant's appraisal report(s) to ensure research of general and specific data has been adequately conducted and properly reported, application of appraisal principles and methodologies has been properly applied, that any analysis is sound and adequately reported, and that any analysis, opinions, or conclusions are adequately developed and reported so that the appraisal report is not misleading; and

(B) Reviewing the registrant's work product and discussing with the registrant any edits, corrections, or modifications that need to be made.

AUTHORITY: section 339.509, RSMo 2016. Original rule filed Nov. 21, 2006, effective July 30, 2007. For intervening history, please consult the Code of State Regulations. Amended: Filed Oct. 27, 2025.

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars (\$500) in the aggregate.

PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars (\$500) in the aggregate.

NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Real Estate Appraisers Commission, PO Box 1335, Jefferson City, MO 65102, by facsimile at (573) 526-3489, or via email at reacom@pr.mo.gov. To be considered, comments must be received

within thirty (30) days after publication of this notice in the Missouri Register. No public hearing is scheduled.

TITLE 20 – DEPARTMENT OF COMMERCE AND INSURANCE

Division 4240 – Public Service Commission Chapter 10 – Utilities

PROPOSED RULE

20 CSR 4240-10.195 Appraisal Requirements for Acquisition of a Small Water or Sewer Utility to be Used by a Large Water or Sewer Public Utility

PURPOSE: This rule establishes the requirements for using an appraisal to set the ratemaking rate base in an acquisition of a small water and/or sewer utility by a large water public utility in accordance with section 393.320, RSMo.

(1) Appraisals.

(A) An appraiser or consulting engineer appointed for the purposes of this rule shall not be a creditor, equity security holder, or a shareholder of the utilities subject to the acquisition, and shall not have any material interest in either utility, or other large water or sewer public utilities.

(B) The appointed appraisers shall jointly prepare a fair and independent appraisal in accordance with section 393.320.3, RSMo.

(C) Appraisals that do not include supporting rationale in accordance with section 393.320.3, RSMo, shall not be accepted as evidence supporting an application for acquisition.

(D) For the purposes of this rule, supporting rationale includes detailed and/or itemized information and calculations used to derive the appraised value listed in the appraisal, including studies or documents produced by other specialists, such as an engineer.

(E) If resources are referenced which are not publicly available, the appraisers shall provide copies of the referenced resource materials upon request by the commission or parties to the case.

(2) If a large water public utility determines to utilize the procedures under section 393.320, RSMo, for the acquisition of a small utility, then the large water or sewer public utility shall submit an application for the acquisition of the small water utility in accordance with the requirements established under section 393.320, RSMo, the requirements established in 20 CSR 4240-2.060, 20 CSR 4240-50.060, and 20 CSR 4240-60.050, and shall file with its application for each utility system to be acquired –

(A) A general description of the acquisition;

(B) The date the appraisal was received;

(C) The number of current customer connections of the large water public utility;

(D) The utility type and number of current customer connections of the small water or sewer utility;

(E) A request to utilize the procedures in this rule and section 393.320, RSMo;

(F) If an effective purchase agreement has been executed, a statement stating such with a complete copy of the agreement attached;

(G) If a purchase agreement has not been executed but has been prepared, a statement stating such and a date when the purchase agreement will be finalized and available for

request;

(H) A description with values and supporting calculations detailing current and proposed rates of the small utility customers with the supporting documentation for these calculations made available upon request by parties to the case or the commission, if such documentation exists;

(I) An explanation of how the acquisition is considered to be in the public interest;

(J) Documentation of customer integration which includes, but is not limited to, the following:

1. Current customer contact practices for the small utility regarding hours of operation, office locations, names, addresses, phone numbers, email addresses, and websites for customer use to contact the small utility;

2. Proposed practice for the small utility's customer contact with hours of operation, office locations, names, addresses, phone numbers, email addresses, and websites the small utility's customers will be using to contact or find information regarding the large public utility;

3. Current and proposed payment options for customers;

4. Current and proposed billing processes for customers including when meters are read, when bills are mailed, and when bills are considered late;

5. Sample customer welcome letter(s) and customer rights and responsibilities notices the large public utility will send to the new customers;

6. Sample customer discontinuance notice, final notice, and overdue payment notice the large public utility will send customers subject to these actions if the acquisition is approved; and

7. Sample customer bill the large water public utility will send customers if the acquisition is approved;

(K) An engineering evaluation of the proposed small utility to be acquired which includes, but is not limited to, the following items:

1. A statement listing the assets the large public utility is requesting to acquire from the small utility, which includes, if applicable, a description for the following:

- A. Information and due-diligence determinations, in compliance with section (3) of this rule, including field notes, made by the large water public utility after conducting site-visit(s) of the small utility's wastewater treatment facility or drinking water treatment facility or both;

- B. Description of water supply source;

- C. Description of drinking water hydraulics and pressure zones;

- D. Description of drinking water tank mixing systems;

- E. Description of drinking water controls and measurement systems;

- F. Most recent Missouri Department of Natural Resources inspection reports for either the wastewater treatment facility or the drinking water system or both; and

- G. A description of Missouri Department of Natural Resources compliance and enforcement violations and if the small utility is subject to Missouri Department of Natural Resources orders, settlements, or similar litigation, then these effective litigation documents shall be provided;

2. If the small utility is a municipal system, a statement detailing any ordinances, bylaws, public meetings, alderman or similar meetings, and the results of any votes related to the acquisition with supporting documentation; and

3. A description regarding the use of external financing anticipated for the acquisition of the small utility, or subsequent capital improvements to the small utility including, but not limited to, new construction, acquisition of land and equipment for the application of treated wastewater, or

biosolids land application;

(L) If upgrades or new construction is necessary, an engineering report which shall contain, at a minimum, the following:

1. A detailed physical description of all features to be upgraded or constructed;

2. A description of why the upgrade or new construction is necessary;

3. The cost of the proposed feature and any available alternative, with cost, examined;

4. If the small utility has either a short or long-term capital plan, the plan can be included as part of the engineering report; and

5. A projected timeline for completion, which shall incorporate permit requirements from the Missouri Department of Natural Resources; and

(M) An appraisal which includes, but is not limited to, the following:

1. A listing of the licensed appraisers separated by and confirming who the appointed appraiser is representing for both the large public utility and small utility;

2. The completed jointly prepared appraisal shall be attached to the application;

3. If the appraisal references an engineering report, then the following shall be provided:

- A. The name of the consultant or engineering company;

- B. The name of the licensed engineer that completed or approved the report;

- C. A complete and unredacted copy of the report; and

- D. The engineering report shall be signed, sealed, and dated by a Missouri registered professional engineer;

4. The requested purchase price as it relates to the appraisal amount that the large public utility proposes to use as the ratemaking rate base; and

5. A fair market value determination showing that the acquisition is in the public interest, which shall include, but is not limited to, the following liabilities that reduce the value of the acquisition:

- A. Closure of obsolete utility structures such as lagoons, settling basins, unused wells, or other treatment structures no longer used or useful but required to be properly closed in accordance with Chapters 640 and 644, RSMo;

- B. Urgently required repairs or immediate maintenance needed to maintain the usefulness of the current utility structures, such as replacement of failed pumps or blowers, shoring to prevent physical collapse, and other asset inventory items;

- C. Resolution of safety concerns such as urgently required electrical repairs, elimination of leaks of hazardous or toxic chemicals, and other repairs that have potential to cause harm to system operators or the public;

- D. Demolition and removal of any derelict utility structures including but not limited to unused buildings, treatment or storage structures, lifts stations, or other similar structures; and

- E. Known environmental remediation such as removal of solid waste, petroleum contamination, asbestos abatement, lead paint, or other substances known to cause negative impacts to human health.

(3) Information and due-diligence determinations shall include –

- (A) Field notes made by the large water public utility from site-visits of the small utility's wastewater treatment facility or drinking water treatment facility or both;

- (B) Facility description, including the customer capacity for

which the system(s) was designed;

(C) Age of the facility;

(D) Description of the distribution or collection system or both;

(E) Age of the distribution or collection system or both;

(F) Material make-up of the system;

(G) Design-life of the system;

(H) Description of back-up power;

(I) Type of operational controls;

(J) Length of sewer collection system or water distribution system or both; and

(K) Quantity and types of valves, meters, sensors, pumps, and useful life remaining for each.

(4) All documents, evaluations, or reports prepared by, or under the direct supervision of, a registered professional engineer shall be signed, sealed, and dated by either the professional engineer or direct supervisor licensed in the state of Missouri.

(5) If the appraised value of the acquisition is \$5,000,000 or less, the commission staff shall provide a recommendation within one hundred twenty (120) days after receipt of the application for acquisition. Commission staff may request a thirty- (30-) day extension to the staff recommendation due date for good cause.

(6) The commission may grant a variance from specific portions of this rule for good cause. Any request for variance shall cite to specific portions of this rule and shall be included when the application for acquisition is filed. Such a variance, if granted, may not conflict with any mandatory portions of section 393.320, RSMo.

AUTHORITY: section 386.250, RSMo 2016, and section 393.320.9, RSMo Supp. 2025. Original rule filed Oct. 22, 2025.

PUBLIC COST: This proposed rule will not cost state agencies or political subdivisions more than five hundred dollars (\$500) in the aggregate.

PRIVATE COST: This proposed rule will not cost private entities more than five hundred dollars (\$500) in the aggregate.

NOTICE TO SUBMIT COMMENTS AND NOTICE OF PUBLIC HEARING: Anyone may file comments in support of or in opposition to this proposed rule with the Missouri Public Service Commission, Nancy Dippell, Secretary of the Commission, PO Box 360, Jefferson City, MO 65102. To be considered, comments must be received at the commission's offices on or before December 31, 2025, and should include a reference to commission Case No. WX-2026-0108. Comments may also be submitted via a filing using the commission's electronic filing and information system at <http://www.psc.mo.gov/efis.asp>. A public hearing regarding this proposed rule is scheduled for January 7, 2026, at 12 p.m., in Room 310 of the Governor Office Building, 200 Madison St., Jefferson City, MO. Interested persons may appear at this hearing to submit additional comments and/or testimony in support of or in opposition to this proposed rule, and may be asked to respond to commission questions. Any persons with special needs as addressed by the Americans with Disabilities Act should contact the Missouri Public Service Commission at least ten (10) days prior to the hearing at one (1) of the following numbers: Consumer Services Hotline 1-800-392- 4211 or TDD Hotline 1-800-829-7541

**TITLE 23 – MISSOURI DEPARTMENT OF THE
NATIONAL GUARD
Division 10 – National Guard
Chapter 3 – National Guard Member Educational
Assistance Program**

PROPOSED AMENDMENT

23 CSR 10-3.015 State Sponsored Missouri National Guard Member Educational Assistance Program. The department is amending sections (1)–(4).

PURPOSE: This amendment streamlines this rule and updates the program implementation.

(1) Definitions. “Active military affiliation” shall be defined as a soldier or airman who is a member of the Missouri National Guard (MONG) in good standing and is satisfactorily participating in all required training.

[(A) The terms defined in sections 173.205, 173.215, 173.239, 173.242 and 173.260, RSMo are incorporated by reference for use in 11 CSR 10-3.

(B) As used in this rule, unless the context clearly indicates otherwise, the following terms and abbreviations shall mean:

1. Academic eligibility—State law requires recipients of educational assistance to maintain a cumulative grade point average of 2.5 on a 4.0 scale, or the equivalent on another scale approved by the program administrator;

2. Academic year—The period from August 1 of any year through July 31 of the following year;

3. Active member—A soldier or airman who is a member of the Missouri National Guard (MONG) in good standing and is satisfactorily participating in all required training;

4. Applicant—A member of the Missouri National Guard who submits an application for an educational assistance grant;

5. Application package—An application form together with all supporting documents required;

6. Approved private institution—As defined in section 173.205 or 173.778, RSMo;

7. Approved public institution—As defined in section 173.205, RSMo;

8. Baccalaureate degree—See bachelor's degree;

9. Bachelor's degree—An academic degree conferred by a college or university upon those who complete the undergraduate curriculum. Also called baccalaureate;

10. Continuous enrollment—Attendance at an approved private institution, or approved public institution, which is not interrupted by any period of nonattendance other than customary summer vacations or breaks between semesters, quarters, etc;

11. Educational assistance (EA)—Money that soldiers/ airmen receive or may be eligible to receive under provisions of this regulation to help support their postsecondary education. By law such grants will not exceed the lessor of the following:

A. The actual tuition, as defined in section 173.260, RSMo, charged at an approved institution where the recipient is enrolled or accepted for enrollment; or

B. The amount of tuition charged a Missouri resident at the University of Missouri for attendance;

C. Subject to appropriation by the legislature, EA grants may be prorated in amounts that are no less than fifty percent (50%) of the limits set forth in paragraphs (1)(B)1. and 2. above;

12. Educational Assistance Program (EAP)—State-sponsored Missouri National Guard Educational Assistance Program;