

**Draft Amendment**  
**Article 14, Chapter 160D**

**160D-14-2(j)(4) (new section)**

(4) The testimony of a real estate appraiser shall be deemed substantial if the appraiser (a) has been qualified as an expert; (b) testifies that he or she is licensed by the State of North Carolina; and (c) has conducted a study that is presented under professional seal that is consistent with the standards required by the Uniform Standards of Professional Appraisal Practice.

**160D-14-2(j)(5) (new section)**

(5) The testimony of a transportation engineer shall be deemed substantial if the engineer (a) has been qualified as an expert; (b) testifies that he or she is licensed by the State of North Carolina; and (c) has conducted a traffic study that is presented under professional seal and is consistent with industry standards or engineering standards required or established by the North Carolina Department of Transportation.

**160D-14-2(j)(6) (new section)**

(6) Consistent with Rule 201 of the North Carolina Rules of Evidence, a decision-making board may take notice of a fact that is not subject to reasonable dispute in that it is either (1) generally known within the municipality or county or (2) capable of accurate and ready determination by resort to sources whose accuracy cannot reasonably be questioned.