

MINUTES

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

SEPTEMBER 14, 2005

The meeting of September 14, 2005 was called to order by Christopher Italia, Chairman at 8:32 A.M. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present:	Christopher Italia, Chairman (Cert. Gen. App. - 1sr District) Gerald Rasmussen (Cert. Gen. App. - 4 th District) Nicholas J. Tetreault (Cert. Res. App - 3 rd District) Francis Buckley, Jr. (Cert. Gen. App. - 2 nd District) Russell Hunter (Public Member)
Commission Members Absent:	Sean T. Hagearty (Cert. Gen. App. - 2 nd District)
Commission Vacancies:	Two Public Members
Commission Counsel Present:	None
DCP Staff Present:	Nelson Leon, Board Secretary Richard M. Hurlburt, Director Laureen Rubino, Real Estate Supervisor Jerry Padula, Legislative & Administrative Advisor
Public Present:	None

Note: The administrative functions of this Commission are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division.
For information contact Richard M. Hurlburt, Director at (860) 713-6135.

REVIEW MINUTES OF PREVIOUS MEETINGS

The Commission voted unanimously to approve minutes of the July 8, 2005 meeting.

REQUESTING CONTINUING EDUCATION CREDIT FOR 2006 RENEWAL

F. Alan Piscitelli - Certified General Real Estate Appraiser.

The Commission voted unanimously to grant Mr. Piscitelli twenty-one hours of continuing education and are requiring Mr. Piscitelli to take the seven hour "Mandatory Connecticut Real Estate Appraisal Law Update" course to renew his license.

REQUESTING FOR AN EXTENSION OF REAL ESTATE PROVISIONAL LICENSE

Connie A. Christiana – Provisional Real Estate Appraiser.

The Commission voted unanimously to grant Ms. Christiana a sixty-day extension on her Real Estate Provisional license.

REQUESTING PERMISSION TO TAKE THE CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER EXAM A FIFTH TIME

Lori Ellen Barrett – Provisional Real Estate Appraiser.

The Commission voted unanimously to grant Ms. Barrett permission to take the Provisional Real Estate Appraiser examination for a fifth time.

APPRAISAL QUALIFICATION BOARD CHANGES

Correspondence dated 8/18/05 from Calandra Fails, requesting when the qualification changes will be implemented by the Board and which type of scenario was selected.

The Commission unanimously decided to go with the segmented scenario.

REGULATION CHANGES TO THE COURSE APPROVAL PROCESS, ETC.

Correspondence date July 27, 2005 from Chris Italia, concerning regulation changes to the course approval process, etc.

The Commission unanimously decided not to change any of the appraisal course approval process.

REQUESTING THIRTY-THREE HOURS LICENSING CREDIT FOR LICENSE UPGRADE

The Commission voted unanimously to add the following request to the agenda for review.

Elizeu A. Pascon, Jr. – Requesting (33) thirty-three hours of licensing credit from his college transcript, to be used for his Provisional license upgrade.

After further review of Mr. Pascon's transcript, the Commission voted unanimously to deny Mr. Pascon's request due to non-appraisal related courses.

APPLICATIONS

The Commission voted unanimously to add the following applications to the agenda presented by Laureen Rubino and accepted DCP's recommendation to each application as follows:

Edward M. Arszyla – Certified Residential Appraiser license application – **Approved**

Robert E. Higgins – Certified Residential Appraiser license application – **Approved**

Theodore W. Mostad – Certified Residential Appraiser license application – **Denied**

Deborah L. Pizzonia – Certified Residential Appraiser license application – **Approved**

Philip L. Schlissel – Certified Residential Appraiser license application – **Approved**

Robert E. Higgins – Certified Residential Appraiser license application – **Approved**

Christopher A. Karpinski – Certified Residential Appraiser license application – **Approved**

Jeffrey J. Olson – Certified Residential Appraiser license application – **Approved**

Teri S. Siskos – Certified Residential Appraiser license application – **Approved**

JERRY PADULA TO ADDRESS COMMISSION ON REGULATORY ISSUES

Mr. Padula addressed the Commission on matters he is working on concerning new rules for 2008 to comply with the Washington Sub-Committee auditors. Mr. Padula is also in the process of putting together regulatory proposals and/or changes and suggested the Commission provide their proposals for review. Mr. Italia recommended the two year course approval process to cover the continuing education cycle for two yearly cycles. The Commission urged DCP to make certain regulatory changes be done in a manner to have them in place prior to the next audit from the Washington Sub-Committee auditors. The Commission requested a draft of the regulatory proposals for their review at their next meeting.

REAL ESTATE APPRAISAL COURSE APPLICATIONS

A PROFESSIONAL VALUATION & REAL ESTATE SCHOOL

(Continuing Education)

Real Estate Economics 18 – Hours – **Approved**

AMERICAN SOCIETY OF FARM MANAGERS & RURAL APPRAISERS

(Continuing Education)

ASFMRA 76th Annual Convention 14 – Hours – **Approved**
ASFMRA Code of Ethics (a-12I) 7 – Hours – **Approved**
Conservation Easement Valuation & Case Studies 24 – Hours – **Approved**

(Pre-Licensing Education)

ASFMRA Code of Ethics (a12I) 8 – Hours – **Approved**

APPRAISAL INSTITUTE

(Continuing Education)

Computer-Enhanced Cash Flow Modeling 16 – Hours – **Approved**
General Demonstration Appraisal Report Writing 7 – Hours – **Approved**
Introduction to Income Capitalization 7 – Hours – **Approved**
Online Analyzing Distressed Real Estate 4 – Hours – **Approved**
Residential Sales Comparison and Income Approaches 30 – Hours – **Approved**
Residential Site Valuation and Cost Approach 15 – Hours – **Approved**
Reviewing Residential Appraisal Reports 7 – Hours – **Approved**
The Yellow Book Seminar Uniform Appraisal Standards for
Federal Land Acquisitions: Practical Applications for Fee Appraisers 16 – Hours – **Approved**
Uniform Appraisal Standards for Federal Land Acquisitions 16 – Hours – **Approved**

(Pre-Licensing Education)

Residential Sales Comparison and Income Approaches	30 – Hours – Approved
Residential Site Valuation and Cost Approach	15 – Hours – Approved

APPRAISAL AND REAL ESTATE SCHOOL OF CONNECTICUT

(Continuing Education)

Appraiser Underwriter Relationship	3 – Hours – Approved
Land Use Development	3 – Hours – Approved
Mandatory CT Real Estate Law and Fair Housing Update	3 – Hours – Approved
Real Estate Agency in Connecticut	3 – Hours – Approved
Real Estate Finance Qualifying	3 – Hours – Approved
Valuing High Price Properties	3 – Hours – Approved

CONNECTICUT REAL ESTATE ACADEMY

(Continuing Education)

Commercial Real Estate: Understanding Investments (Online)	3 – Hours – Approved
Environmental Issues in your Real Estate Practice (Online)	3 – Hours – Approved
Fannie Mae New Multi Family and condominium Forms	3 – Hours – Approved
Mandatory Real Estate Law and Fair Housing (Online)	3 – Hours – Approved
Real Estate And Taxes: What Every Agent Should Know (Online)	3 – Hours – Approved
Red Flags Home Inspection Guide (Online)	3 – Hours – Approved
The Truth About Mold (Online)	3 – Hours – Approved

DYNASTY SCHOOL

(Continuing Education)

Online Dynasty School National USPAP Update Equivalent (2005 Edition)	7 – Hours – Approved
Online Real Estate Appraisal	21 – Hours – Approved

(Pre-Licensing Education)

Online Mastering Real Estate Appraisal (Secondary Provider)	75 – Hours – Approved
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GATEWAY REAL ESTATE ACADEMY

(Pre-Licensing Education)

Income Property Appraisal 30 – Hours – **Denied**

GREATER HARTFORD ASSOCIATION OF REALTORS

(Continuing Education)

Environmental Issues in your Real Estate Practice (Online) 3 – Hours – **Approved**
Property Management and Managing Risk (Online) 3 – Hours – **Approved**
Real Estate Finance Today (Online) 3 – Hours – **Approved**
Red Flags Property Inspection Guide (Online) 3 – Hours – **Approved**
The Truth About Mold (Online) 3 – Hours – **Approved**

MCKISSOCK APPRAISAL SCHOOL

(Continuing Education)

Disclosures and Disclaimers 4 – Hours – **Approved**
FHA Appraising Today 7 – Hours – **Approved**
Limited Appraisals & the Scope of Work Decision 4 – Hours – **Approved**
Mandatory Connecticut Appraisal Law Update 3 – Hours – **Approved**
National USPAP Update Equivalent 7 – Hours – **Approved**

(Pre-Licensing Education)

Highest and Best Use: What Should be Here? 15 – Hours – **Approved**
Market Analysis: What's Happening Out There? 15 – Hours – **Approved**
Non-Residential Report Writing 10 – Hours – **Approved**
Yield Capitalization & Discounted Cash Flow Analysis 15 – Hours – **Approved**

Online – Studies and Analyses 15 – Hours – **Approved**
Online – The Residential Appraisal Process Part II 15 – Hours – **Approved**
Online – The Sales Comparison Approach 15 – Hours – **Approved**

MID STATE BUSINESS & REAL ESTATE TRAINING CENTER

(Pre-Licensing Education)

Appraisal I 36 – Hours – **Approved**
Appraisal II 30 – Hours – **Approved**

NORTHERN FAIRFIELD COUNTY ASSOCIATION OF REALTORS

(Continuing Education)

Client Negotiating Strategies	3 – Hours – Denied
CT Mandatory Real Estate Law and Fair Housing	3 – Hours – Approved
Credit Issues and Identity Protection	3 – Hours – Denied
Fundamentals of Earth Management II	3 – Hours – Denied
Money for Sale	3 – Hours – Denied
Mortgage Underwriting	3 – Hours - Denied

(Pre-Licensing Education)

Appraisal II	36 – Hours - Approved
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REAL ESTATE COMMUNICATION RESOURCE

(Continuing Education)

Appraisal Today 2005 Day 1	7 – Hours – Approved
Appraisal Today 2005 Day 2	7 – Hours – Approved
7 Hour National USPAP Course	7 – Hours – Approved
California Architectural Styles for Appraisers	7 – Hours – Denied
Profitable Appraising: How to Maximize Profits in your Appraisal Business	7 – Hours – Denied

REAL ESTATE CONSORTIUM OF CT COMMUNITY COLLEGES

(Continuing Education)

Analysis of Market Sales: When are they Comparable?	3 – Hours – Approved
Basic Title Searching for the Real Estate Professional	3 – Hours – Approved
Environmental Issues	3 – Hours – Approved
Mandatory CT Real Estate Appraisal Law Update	3 – Hours – Approved
Mandatory CT Real Estate Law & Fair Housing	3 – Hours – Approved
Real Estate Appraisal I	3 – Hours – Approved
Real Estate Appraisal II	36 – Hours – Approved
The Appraiser Underwriter Relationship	3 – Hours – Approved

REAL ESTATE INVESTMENT & CAREER TRAINING

(Pre- Licensing Education)

Appraisal I (Fundamentals of Real Estate Appraisal)	30 – Hours - Approved
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UNIVERSITY OF CONNECTICUT

(Continuing Education)

Advanced Study of Real Estate Capital Markets

3 – Hours – **Approved**

There being no further business, the meeting adjourned at 10:18 A.M.

Respectfully submitted,

Nelson Leon
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, October 12, 2005 in Room 126