

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
April 13, 2011**

The meeting of was called to order by Christopher Italia, Chairman at 9:08 A.M. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)
Gerald Rasmussen (Cert. Gen. App. - 4th District)
Nicholas J. Tetreault (Cert. Gen. App. - 3rd District)

Commission Members Present via Conference Call: Sean T. Hagearty (Cert. Gen. App. - 2nd District)
John Parda (Public Member - 5th District)

Commission Members Absent: Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Norris Hawkins (Public Member - 1st District)
Kathleen Kelly Zabel (Public Member – 5th District)

Commission Vacancies: None

Commission Counsel Present: None

DCP Staff Present: Howard Osden, Board Secretary
Linda Kieft-Robitaille, Real Estate Examiner
Vicky Bullock, Principal Attorney

Public Present: Ken Goldberg Beth Baribault Jim Kyle
Christine Milici Nancy Cochrane William Cochrane
Holly MacPherson Kenneth Smith Thomas D. Gagliano, Jr.
Craig Lerman

Note: The administrative functions of the Boards, Commissions and Councils 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 or Fax: (860) 713-7230.

Agency Website: www.ct.gov/dcp

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1. REVIEW MINUTES OF PREVIOUS MEETING

- a. Review Minutes of Meeting of March 9, 2011.

It was moved by Chairman Italia, Commissioner Tetreault 2nd, to approve the Minutes as presented, and the motion was approved unanimously.

2. LEGAL

- a. No items presented.

3. NEW BUSINESS

- a. Milici, Christine – segmented scenario.

Ms. Milici was advised that since the segmented scenario ended in December of 2010, and that her test results have expired, that she now would need 200 hours of course work, and that the course work must be within the new matrix; that she would now need a college degree or course equivalents; and she would have to take the new test. Ms. Milici was advised that her RSP may be renewed to 2013 and that she may request an extension, at that time, if needed.

Ms. Milici's sponsor, William Cochrane of Yankee Appraisal, advised the Commission that he had spoken to someone at AQB, and was told that the State had the option to forego the new requirements.

Chairman Italia allowed that Board could follow-up with a call to AQB for clarification, if Mr. Cochrane could provide the name of the person with whom he spoke. The Commission would also like to know how many states are still employing the segmented scenario.

- b. Significant Appraisal Assistance.

Inspector Kieft-Robitaille advised the Commission that an issue has arisen concerning provisional appraisers and appraisal reports, in that USPAP requires that provisionals be named in certifications when significant assistance has been provided, and that in many cases, the provisional is not being named in certifications when they have provided such assistance.

It was moved by Chairman Italia, Commissioner Tetreault 2nd, that the intern project include sending out a notification to all sponsors of provisionals regarding significant assistance noting that the provisional needs to be, at minimum, named in the certification, and that the certification include a detailed description of what the provisional's activities were. This motion was approved unanimously.

- c. Dodd-Frank bill – Minimum Qualification Requirements – Supervisory Appraiser.

Inspector Kieft-Robitaille brought to the attention of the Commission that the Dodd-Frank bill will necessitate additional changes being made to the regulations to conform to required changes made by the bill with regard to minimum qualification requirements of supervisory appraisers.

It was decided that this issue should be marked over to the May Agenda for additional discussion.

4. OLD BUSINESS

- a. Attorney Bullock advised that the amended Appraisal Regulations became effective January 5, 2011, and that they are now posted on the Department's website.

5. APPLICATIONS FOR APPROVAL

- a. Goldberg, Kenneth – RCG applicant submitting revised logs for approval.

It was moved by Chairman Italia, Commissioner Rasmussen 2nd, to approve the logs, and the motion was approved unanimously.

- b. Lerman, Craig RCR - submitting additional samples for approval.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to approve the samples, and the motion was approved unanimously.

- c. Gagliano, Jr., Thomas – requesting extension of RSP.

After discussion, Mr Gagliano, Jr. was advised that he must notify the Board if he gets a new sponsor, using the Provisional Appraiser Sponsor Form available on the website, and that should he obtain multiple new sponsors, that each must fill out a separate form.

It was moved by Chairman Italia, Commissioner Rasmussen 2nd, to grant Mr. Gagliano, Jr. an extension of his RSP to 4/30/2012, and the motion was approved unanimously.

- d. Baribault, Beth – requesting extension of RSP.

Ms. Baribault explained that she has over 2,500 hours, and a bachelor's degree, but needs four more classes and must retake the 15 hour USPAP course; she is requesting an extension of her RSP.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to grant Ms. Baribault an extension of her RSP to 12/31/2011, and the motion was approved unanimously.

- e. Smith, Kenneth – requesting extension of RSP.

Mr. Smith explained that he needs an additional 1,300 hours and needs to take the Site Evaluation, Market Analysis, and 15 hr USPAP courses to complete his course requirements; he is requesting an extension of his RSP.

After discussion, Mr. Smith was advised to request more hours from his current sponsor so that he may complete the upgrade within one year, and it was then moved by Commissioner Rasmussen, Commissioner Tetreault 2nd, to grant Mr. Smith an extension of his RSP to 4/30/2012, and the motion was approved unanimously.

Mr. Smith was also advised the he can make a request for special accommodation with the examination vendor concerning his special needs as relates to his medical condition, and should also confirm the accommodation directly with the specific testing facility before hand.

- f. MacPherson, Holly – RCR applicant submitting samples for approval.

After discussion, it was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, to conditionally approve the samples, subject to Ms. MacPherson providing three more samples to Department staff, and the motion was approved unanimously.

Ms. MacPherson was cautioned to use care when describing land use make-up, as this would help in avoiding any appearance of report cloning which could lead to a possible complaint being filed.

- g. Annicelli, Carole RSP (not present) – length of remaining time.

After discussion, it was felt that Ms. Annicelli should be asked to appear at a future meeting to request for an extension of her RSP and to provide a clear picture of her situation before the Commission could offer her any specific guidance.

6. SCHOOL AND COURSE APPLICATIONS

- a. American Society of Appraisers

- i. RP322 – Requirements of UASFLA “The Yellow Book” DENIED/Lack of AQB approval
- ii. RP322 – Requirements of UASFLA “The Yellow Book” (renewal) 18 hours CE

- b. American Society of Farm Managers and Rural Appraisers**
 - i. Eminent Domain (A250) 22 hours PL
 - ii. Appraising Rural Residential Properties (renewal) 8 hours CE
 - iii. Valuation of Conservation Easements and Other Partial Interests in Real Estate (renewal) 18 hours CE
 - iv. Sales Comparison Approach (renewal) 8 hours CE
 - v. Wind Power (renewal) 8 hours CE
 - vi. General Market Analysis & Highest & Best Use (A290) 30 hours PL
 - vii. General Market Analysis & Highest & Best Use (A290) 18 hours CE
 - viii. Large Dairy Appraisal Seminar 8 hours CE
 - ix. Sales Comparison Approach for General Appraisers (A302) 30 hours PL
 - x. Sales Comparison Approach for General Appraisers (A302) 18 hours CE
 - xi. Eminent Domain (A250) 18 hours CE

- c. Appraisal Institute**
 - i. Appraising the Appraisal: Appraisal Review - General 7 hours CE
 - ii. Online Advanced Internet Search Strategies (renewal) 7 hours CE
 - iii. Online An Introduction to Valuing Commercial Green Buildings (renewal) 7 hours CE
 - iv. Online Data Verification Methods (renewal) 5 hours CE
 - v. Online Forecasting Revenue (renewal) 7 hours CE
 - vi. Residential Applications: Using Technology to Measure & Support Assignment Results 7 hours CE
 - vii. The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac 7 hours CE

- d. Massachusetts Board of Real Estate Appraisers**
 - i. 2011 New England Economic and Federal Agency Update for Appraisers 3 hours CE
 - ii. Foreclosures (online)(renewal) 3 hours CE
 - iii. Income Approach: An Overview (online)(renewal) 7 hours CE
 - iv. Mastering Unique and Complex Property Appraisal 20 hours PL
 - v. Mastering Unique and Complex Property Appraisal 18 hours CE
 - vi. Mortgage Fraud: A Dangerous Business (online)(renewal) 7 hours CE
 - vii. Sales Comparison Approach (online)(renewal) 7 hours CE
 - viii. The Uniform Appraisal Dataset 7 hours CE
 - ix. FHA & VA Appraisal Basics (online)(renewal) 7 hours CE

- e. McKissock, LP**
 - i. Appraising and Analyzing Industrial and Flex Buildings for Mortgage Underwriting (online) 7 hours CE
 - ii. Introduction to the Uniform Appraisal Dataset (online) 2 hours CE

- f. New Haven Real Estate School**
 - i. Appraised Property Value: Fact or Fiction (renewal) 3 hours CE

- g. Real Estate Consortium of CT Community Colleges**
 - i. Mandatory CT Appraisal Law Update 3 hours CE

- h. Connecticut Association of Assessing Officers (New School Application) APPROVED
- i. Market Prices vs. Market Value: The Impact of Unique Buyers and Sellers and Unique Property Types; and Nursing Homes and Assisted Living Facilities, Valuation Issues 6 hours CE

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to add the course “Eminent Domain (A250)” for 18 hours CE, submitted by ASFMRA, to the agenda, and the motion carried unanimously. The course is listed under section b, number xi.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to approve the new school application, and the motion was approved unanimously.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to approve the courses as marked, and the motion was approved unanimously.

7. COMMENTS/CONCERNS OF ANY PERSON PRESENT

Jim Kyle, representing AppraisalStudy.com, asked the Commission whether or not it's possible to submit the new edition of the 7 hour USPAP classroom course for approval, without the course materials, as they are not available yet, in consideration of the fact that he's also teaching the national course with the USPAP document and course materials, for offerings in October of 2011.

Mr. Kyle believes the 2012 USPAP will be available shortly, but did not foresee the other material, such as the student manual or course manual becoming available for some time.

The Commission deemed Mr. Kyle's request a reasonable one.

8. ADJOURN

There being no other business, it was moved by Commissioner Hagearty, Commissioner Parada 2nd, and the motion was approved unanimously to adjourn the meeting at 9:50 AM.

Respectfully submitted,

Howard Osden
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June 8, 2011, 8:30 AM, Room 126