

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
March 12, 2014**

The meeting was called to order by Christopher Italia, Chairman, at 8:45 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)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Gerald Rasmussen (Cert. Gen. App. – 4th District)
(Attended meeting by conference call)

Nicholas J. Tetreault (Cert. Gen. App. - 3rd District)
Norris Hawkins (Public Member - 1st District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser – 5th District
Public Member – 5th District
Public Member

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille Richard Maloney
Vicky Bullock
Robin Washbond

Public Present: Jim Kyle
Denise O’Meara
Michael Martone
John Galvin
William Henry

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 Web site: www.ct.gov/dcp **Division E-Mail:** DCP.OccupationalProfessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the January 8, 2014 Connecticut Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

REQUESTING EQUIVALENT EDUCATION CREDIT

Diane Vitagliano, RCR – Requesting CE credit for CCMA 1A & 1B course (18 hrs)

It was moved by Commissioner Tetreault, Commissioner Hawkins 2nd, and the motion carried unanimously to grant eighteen (18) hours CE credit and to allow Department staff the authority to grant equivalent education credit for CCMA 1A & 1B courses.

Paul Champagne, RCG – Requesting CE credit for NMHC conference: ‘Apartment Strategies Outlook and Annual Meeting’ (12 hrs)

It was moved by Commissioner Italia, Commissioner Hawkins 2nd, and the motion carried unanimously to grant twelve (12) hours CE credit.

Therese Rutherford, RCG – Requesting CE credit for Appraisal Institute NY conference: ‘New York City: World Capital for Real Estate Investment’ (5 hrs)

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to grant five (5) hours CE credit.

Richard Fiengo, RCG – Requesting CE credit for IAAO webinar: ‘Complex Property Valuation: Hotels & Drugstores’ (3 hrs); CE credit for CAAO: ‘Update on Data and Recent Court Case Outcomes’

Department staff approved: ‘Appraising Subsidized Housing’ (3 hrs); and ‘Valuation and/or Exemption of Unusual Properties’ (3 hrs)

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant nine (9) hours CE credit.

Steven MacCormack, RCG – Requesting CE credit for Appraisal Institute course: ‘Comprehensive Review of Appraisal Concepts’ (18 hrs)

It was moved by Commissioner Italia, Commissioner Tetreault 2nd, and the motion carried unanimously to grant eighteen (18) hours CE credit.

William O'Brien, RCG – Requesting CE credit for CCMA/CAAO courses taken for 9 hours credit. (Staff approved 9 hours for total of 18 hours)

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant nine (9) hours CE credit.

Kevin Bill, RCG – Requesting CE credit for CAR courses: Intro to Commercial Property (7 hrs), Short Sales & Foreclosure (7 hrs), Appraisal I

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to grant eighteen (18) hours CE credit.

Mark Kitchen, RCG – Requesting CE credit for CPA courses (18 hrs)

It was moved by Commissioner Italia, Commissioner Hagearty 2nd, and the motion carried unanimously to grant eighteen (18) hours CE credit.

Daniel Conte, RCR – Approval for teaching Basic Appraisal Principles (14 hrs)

It was moved by Commissioner Italia, Commissioner Hagearty 2nd, and the motion carried unanimously to grant fourteen (14) hours CE credit.

Rebecca Marsele, RCR – Requesting CE credit for Appraisal Institute course: Online Advanced Internet Search Strategies (7 hrs)

It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the motion carried to grant seven (7) hours CE credit. Commissioner Italia recused himself from this matter.

Joshua Martin, RCR – Requesting CE credit for Real Estate Principles and Practices (15 hrs)

It was moved by Commissioner Italia, Commissioner Tetreault 2nd, and the motion carried unanimously to grant fifteen (15) hours CE credit.

Jan Barenholtz, RCG – Requesting CE credit for Real Estate Capital Markets Conference (4 hrs)

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to grant four (4) hours CE credit.

Richard Seman, RCR – Staff approved 3 hrs. CCMA course: Residential Appraisal Review (3 hrs) and Appraising Subsidized Housing for Assessment Purposes

It was moved by Commissioner Hagearty, Commissioner Hawkins 2nd, and the motion carried unanimously to grant three (3) hours CE credit.

Linda M. Kieft-Robitaille – Seeking approval for 14 hrs CE credit for course development, Instructor's Seminar and review of courses. Also, waiver of 3 hrs Appraisal Law Course

It was moved by Commissioner Italia, Commissioner Hawkins 2nd, and the motion carried unanimously to grant fourteen (14) hours CE credit and waiver of three (3) hours Appraisal Law Course.

Jim Kyle – Requesting 10 hrs CE credit for teaching Appraisal Law and National USPAP Update Course; and 18 hrs CE credit for Urban Geography course at CCSU

It was moved by Commissioner Italia, Commissioner Tetreault 2nd, and the motion carried unanimously to grant twenty-eight (28) hours CE credit.

NEW APPLICANTS

- 1. Curtis Grey, RCR applicant – Seeking approval of logs and sample selection**
- 2. Peter M. Maruca, RCR applicant – Seeking approval of logs and sample election**

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to approve the logs as submitted for both Curtis Grey and Peter Maruca.

LEGAL

William Henry

After discussion, the Commission advised Mr. Henry to submit six (6) work files from October, November and December 2013, and logs for January and February 2014 no later than 4:00 p.m. on Friday, March 14, 2014. He must also provide the January and February samples by March 21, 2014.

DISCUSSION

CT DOT - Licensure of Appraisers

Discussion on this matter was postponed to the April meeting

NEW BUSINESS

Denise M. O'Meara, RCR

Ms. O'Meara appeared before the Commission for guidance concerning the requirements to upgrade her license to Certified General Appraiser.

ASC - Background Check Requirements

Examiner Linda Kieft-Robitaille advised the Commission that the AQB proposed to delay the implementation of the Background Check provision in the 2015 Real Property Appraiser Qualification Criteria until January 1, 2017.

Raised Bill No. 205 – An Act Making Minor and Technical Changes to Real Estate Appraiser and Appraisal Management Company Statutory Definitions

Linda Kieft-Robitaille provided an update on the status of Raised Bill No. 205 and reported that a Public Hearing was held on February 25, 2014. Consumer Protection Commissioner William Rubenstein gave testimony in support of the bill to the General Law Committee and the bill is currently in progress.

MANDATORY LAW COURSE INSTRUCTORS REQUIRING APPROVAL

McKissock, LP

Daniel Bradley

Wallace Czekalski

Kenneth Guilfoyle

Charles Huntoon

Tracy Martin

Larry McMillen

Steven Vehmeier

Susanne Barkalow

After discussion, the Commission decided that McKissock should notify DCP of their next offering of the Mandatory Law course along with name of the instructor, submit the instructor's documentation and resume and a list of appraisal courses the instructor taught in CT or if out of state, the law courses that they feel are comparable to the CT Law course for Commission review.

SCHOOL AND COURSE APPLICATIONS

American Society of Farm Managers and Rural Appraisers, Inc.

Income Approach Applications	8 hrs CE
Introduction to Commercial Greenhouse Appraisals	8 hrs CE
General Market Analysis and Highest & Best Use (A290)	30 hrs PL
Sales Comparison Approach for General Appraisers (A302)	30 hrs PL

Appraisal Institute

Advanced Spreadsheet Modeling for Valuation Applications	15/14 hrs CE
Online General Appraiser Market Analysis and Highest & Best Use	30/28 hrs PL
General Appraiser Sales Comparison Approach	30 hrs PL
General Appraiser Sales Comparison Approach	18 hrs CE

Appraisal University

2014-2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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Dynasty School

2014 -2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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McKissock, LP

2014-2015 15-Hour National USPAP Course (on-line)	15 hrs PL
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REO and Foreclosures (on-line)	5 hrs CE
Introduction to the Uniform Appraisal Dataset (on-line)	2 hrs CE
Heating, Ventilation and Air Conditioning Systems in Green Buildings (on-line)	4 hrs CE
Appraisal of Self-Storage Facilities (on-line)	7 hrs CE
The Thermal Shell (on-line)	3 hrs CE
2014-2015 7-Hour Equivalent USPAP Update Course (Commission approved by email)	7 hrs CE
Analyze This! Applications of Appraisal Analysis-Live Webinar	4 hrs CE
UAD – Up Close and Personal – Live Webinar	3 hrs CE

Massachusetts Board of Real Estate Appraisers

2014-2015 7-Hour Equivalent USPAP Update Course (on-line) (Commission approved by email)	7 hrs CE
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Mastering Unique & Complex Property Appraisal	18 hrs CE
Mastering Unique & Complex Property Appraisal	20 hrs PL

The Greater New Milford Board of Realtors, Inc.

House Talk	3 hrs CE
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Professional Business Institute

Understanding 1031 Tax-Free Exchanges	6 hrs CE
Investment Fundamentals	12 hrs CE
Mortgage Fraud and Predatory Lending	12 hrs CE

OnCourse Learning Corp., d.b.a. Career WebSchool

2014-2015 15-Hour Equivalent USPAP Course (on-line)	15 hrs PL
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Connecticut Chapter of the Appraisal Institute

Sustainable Strategies Equal Value	2 hrs CE
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It was moved by Commissioner Tetreault, Commissioner Hagearty 2nd, and the motion carried unanimously to approve the above schools/courses as amended.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Richard Maloney, Director of Trade Practices, apprised the Commission of the March 13th Public Hearing concerning Raised Bill No. 5501, “*An Act Authorizing a Limited Scope Real Estate Estimated Valuation*”. Mr. Maloney stated that the Department was preparing written testimony and that staff had examined the bill and felt that a certified appraiser can perform a limited scope estimated valuation as determined by the contract between the appraiser and the client. Mr. Maloney stated that USPAP contains the Scope of Work Rule that appraisers must follow so each assignment is unique and the client and appraiser should determine that scope. He also stated the Department does not want to impose regulations upon the industry that determines that scope. Neither do they want to define the fees and enforce a violation of that fee schedule that

will then become regulation. Mr. Maloney stated that if they are required to create and promulgate these regulations with the advice and consent of the Commission they will state that the fees are determined by the marketplace.

Michael Martone, Murtha Cullina LLP, commented on Raised Bill No. 5501, “*An Act Authorizing a Limited Scope Real Estate Estimated Valuation*” and explained that for the last several years the Bankers and Realtors have sought to pass legislation that would allow Broker’s Price Opinions under certain conditions and it has been resisted by the Insurance and Real Estate Committee. The Banker’s argument is that there is a space where they need limited scope appraisals and in their opinion the appraisers thus far haven’t stepped up to get into that space. Mr. Martone added that this bill was an effort on the part of the Insurance and Real Estate Committee to meet that need while not allowing people that aren’t appraisers to provide opinions of value.

ADJOURN

It was moved by Commissioner Hagearty, Commissioner Tetreault 2nd, and the motion carried unanimously to adjourn the meeting at 10:46 a.m.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, April 9, 2014 at 8:30 a.m. – Room 126