

**STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
December 9, 2020**

The meeting was called to order by Commissioner Gerald Rasmussen at 8:30 a.m. via a ZOOM Webinar.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4th District)
John J. Galvin Jr. (Cert. Gen. App. – 5th District)
Linda M. Sepso (Cert. Res. App. – 3rd District)
Norris Hawkins (Public Member – 1st District)
Shawna M. Baron (Cert. Res. App. – 5th District)

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser (2)
Public Member (1)

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille, Real Estate Examiner
Vicky Bullock, Staff Attorney
Jerry Padula, Staff Attorney
Terry-Jo Powell, License & Applications Analyst

Public Present: Monica Sciacca
Mike (Monica Sciacca’s Sponsor)
Timothy Haggan
Daniel Redner
Marion Gioles (via telephone)
Michael Riccio
Thomas Capraro
Victor Schlesinger

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing Division, Richard M. Hurlburt, Director. For information, visit the Agency Website: www.ct.gov/dcp. Division E-Mail: DCP.OccupationalProfessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved to approve the minutes of the November 11, 2020, CT Real Estate Appraisal Commission Meeting by Commissioner Galvin, Commissioner Hawkins seconded the motion and the motion carried unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

APPRAISAL SUBCOMMITTEE

NEW BUSINESS

DCP'S License Services Unit will now be only e-mailing licenses to licensees instead of sending a hard copy in through the mail. If a hard copy is needed DCP will mail it to the licensee if requested.

OLD BUSINESS

1. Monica Sciacca - RCG Applicant, log approval and sample selection.
Motion to accept Ms. Sciacca's work log by Commissioner Galvin. Seconded by Commissioner Sepso. Motion passed unanimously.
2. Timothy Haggan – RCG Applicant, seeking approval and sample selection.
Motion for Mr. Haggan to come back to the January 13, 2021 Real Estate Appraisal Commission meeting with two more samples by Commissioner Baron. Seconded by Commissioner Sepso. Mr. Haggan will e-mail samples to Commissioners Baron and Sepso for review. Motion passed unanimously.

SCHOOLS AND COURSES

Commissioner Galvin motioned to add *Real Estate Appraisal Supplemental Agenda 1* and *Real Estate Appraisal Supplemental Agenda 2* to the *December 9, 2020 Real Estate Appraisal* agenda. Commissioner Sepso seconded. Motion passed unanimously.

AAL.692 - Advanced Land Valuation: Sound Solutions to Perplexing Problems 7 HRS.CE
(*Appraisal Institute*)

AAL.698 - ADU: Regulatory Changes & Valuation Challenges 3 HRS.CE
(*The Columbia Institute*)

AAL.699 - Appraising Agricultural Land in Transition 8 HRS.CE
(*American Society of Farm Managers and Rural Appraisers*)

AAL.700 - Appraising Ag Facilities Poultry Seminar (<i>American Society of Farm Managers and Rural Appraisers</i>)	8 HRS.CE
AAL.701 - Report Writing (<i>American Society of Farm Managers and Rural Appraisers</i>)	8 HRS.CE
AAL.702 - Rapid Fire Case Studies 2020 (<i>American Society of Farm Managers and Rural Appraisers</i>)	4 HRS.CE
AAL.703 - Appraising Waterfront Properties (<i>Massachusetts Board of Real Estate Appraisers</i>)	7 HRS.CE
AAL.708 - 2020 New England Appraisers Expo Commercial Program (<i>Massachusetts Board of Real Estate Appraisers</i>)	4 HRS.CE
AAL.712 - 2020 New England Appraisers Expo General Session (<i>Massachusetts Board of Real Estate Appraisers</i>)	3 HRS.CE
AAL.713 - 2020 New England Appraisers Expo Residential Program (<i>Massachusetts Board of Real Estate Appraisers</i>)	4 HRS.CE
AAL.721 - Eminent Domain (A250) (<i>American Society of Farm Managers and Rural Appraisers</i>)	14 HRS.CE
AAL.728 - Practical Applications in Appraising Green Commercial Properties (<i>Appraisal Institute</i>)	15 HRS.CE
AAL.730 - Solving Land Valuation (<i>Appraisal Institute</i>)	7 HRS.CE
AAL.726 - Valuing Commercial Properties in a Declining Market (<i>CT Association of Assessing Officers</i>)	11 HRS.CE
<u>Courses Approved by DCP</u>	
AAL.685 - Getting It Right from the Start: A Workout Plan for Your Scope of Work DBA: Appraisal Institute	7 HRS. CE
AAL.686 - Real Estate Finance Statistic and Valuation Modeling DBA: Appraisal Institute	14 HRS.CE
AAL.687 - Advanced Market Analysis and Highest and Best Use DBA: Appraisal Institute	18 HRS.CE
AAL.688 - Online Rates and Ratios: Making Senses of GIM, OARs and DCF DBA: Appraisal Institute	7 HRS.CE
AAL.689 - Advanced Concepts and Case Studies DBA: Appraisal Institute	18 HRS.CE
AAL.690 - Advanced Income Capitalization DBA: Appraisal Institute	18 HRS.CE

AAL.691 - Review Theory Residential DBA: Appraisal Institute	17 HRS.CE
AAL.693 - Online Subdivision Valuation DBA: Appraisal Institute	7 HRS.CE
AAL.694 - Online Case Studies in Appraising Green Commercial Buildings DBA: Appraisal Institute	15 HRS.CE
AAL.695 - Review Theory General DBA: Appraisal Institute	18 HRS.CE
AAL.696 - Residential Report Writing & Case Studies DBA: Mbition Learn Real Estate	14 HRS.CE
AAL.705 - Live Webinar: Be Compliant and Competitive with Restricted Appraisal Reports DBA: McKissock	3 HRS.CE
AAL.707 - The Appraisal of 2-4 Unit Properties DBA: McKissock	4 HRS.CE
AAL.709 - Residential Report Writing and Case Studies DBA: McKissock	15 HRS.CE
AAL.710 - Marcellus Shale: Effects of Energy Resource Operations on Residential Property Value DBA: McKissock	3 HRS.CE
AAL.711 - Basic Appraisal Procedures (A102) DBA: American Society of Farm Managers and Rural Appraisers	18 HRS.CE
AAL.714 - Online Appraisal of Manufactured Homes Featuring Next Generation Manufactured Homes DBA: Appraisal Institute	7 HRS.CE
AAL.715 - Online Appraisal of Manufactured Homes Featuring Next Generation Manufactured Homes (with exam) DBA: Appraisal Institute	8 HRS.CE
AAL.717 - Evaluating Today's Residential Appraisal: Reliable Review DBA: McKissock	7 HRS.CE
AAL.718 - The FHA Handbook 4000.1 DBA: McKissock	7 HRS.CE
AAL.719 - Appraising for the VA DBA: McKissock	5 HRS.CE
AAL.720 - Best Practices for Completing Bifurcated and Hybrid Appraisals DBA: McKissock	3 HRS.CE
AAL.722 - Integrated Approaches to Value (A304) DBA: American Society of Farm Managers and Rural Appraisers	18 HRS.CE

AAL.727 - Online FHA Appraising: Principles and Procedures DBA: Appraisal Institute	7 HRS.CE
AAL.729 - Online Residential and Commercial Valuation of Solar DBA: Appraisal Institute	15 HRS.CE
AAL.731 - Complex Litigation Appraisal Case Studies Synchronous DBA: Appraisal Institute	7 HRS.CE
AAL.725 - Valuation of Conservation Easements and Other Partial Interests in Real Estate (A315) DBA: American Society of Farm Managers and Rural Appraisers	18 HRS.CE
AAL.724 - Advanced Appraisal Exam Preparation Course DBA: American Society of Farm Managers and Rural Appraisers	18 HRS.CE
AAL.723 - Advanced Rural Case Studies (A400) DBA: American Society of Farm Managers and Rural Appraisers	18 HRS.CE
AAL.716 - Desktop Appraisals: Next Generation Valuations DBA: The Columbia Institute	5 HRS.CE
AAL.706 - Calculating & Supporting Adjustments DBA: Columbia Institute	4 HRS.CE
AAL.697 - Construction Details, Concept to Completion DBA: Calypso Continuing Education	7 HRS.CE

Commissioner Sepso moved to approve these courses. Commissioner Hawkins seconded. Motion passed unanimously.

LEGAL

1. Legislative/Legal update. Attorney Bullock and Examiner Kieft-Robitaille discussed with Commissioner Galvin the most recent proposed changes to the regulations regarding Jurisdictional Exception. The changes were submitted and is in the next step of the process of regulation review. Attorney Padula will follow-up on the status of the regulations. Examiner Kieft-Robitaille will provide any documents concerning this to the board.
2. CE Audit Formal Hearings:
 - a. **Case #2020-87**
Commission voted not to waive the \$400.00 civil penalty.
Motedioned by: Commissioner Galvin
Seconded by: Commissioner Baron
All in favor.
 - d. **Case #2020-146**
Commission voted to waive \$400.00 civil penalty.
Motedioned by: Commissioner Galvin

Seconded by: Commissioner Hawkins
All in favor.

e. Case #2020-175

Commission voted to waive \$400.00 civil penalty.
Motioned by: Commissioner Galvin
Seconded by: Commissioner Hawkins
Commissioner Baron not in favor. All other Commissioners in favor of this motion.
Motion passed.

f. Case #2020-183

Commission voted not to waive the \$400.00 civil penalty. Respondent is required to complete courses by March 31, 2021. The CE courses respondent is required to complete may not be counted twice and should be applied only to courses the respondent is missing to come into compliance with the CE requirements for the 2018-2020 cycle. Respondent may after completion of courses renew his license.
Motioned by: Commissioner Galvin
Seconded by: Commissioner Hawkins
All in favor.

h. Case #2020-191

Commission voted to waive \$400.00 civil penalty.
Motioned by: Commissioner Galvin
Seconded by: Commissioner Hawkins
All in favor.

Motion: All civil penalties not waived should be paid on or before but not later than Friday, January 15, 2021.

Motioned by: Commissioner Galvin
Seconded by: Commissioner Baron
All in favor.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

ADJOURN

It was moved by Commissioner Hawkins to adjourn the meeting. Commissioner Sepso seconded, and the motion carried unanimously to adjourn the meeting at 9:38 a.m.

Respectfully submitted,

Terry-Jo Powell
Board/Commission Administrator

The next meeting of this Commission is scheduled for Wednesday, January 13, 2021, via ZOOM webinar.