

**STATE OF CONNECTICUT  
DEPARTMENT OF CONSUMER PROTECTION  
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION  
Minutes of Meeting  
September 8, 2021**

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. – 4<sup>th</sup> District)  
John J. Galvin Jr. (Cert. Gen. App. – 5<sup>th</sup> District)  
Linda M. Sepso (Cert. Res. App. – 3<sup>rd</sup> District)  
Norris Hawkins (Public Member – 1<sup>st</sup> District)

Commission Members Absent: Shawna M. Baron (Cert. Res. App. – 5<sup>th</sup> District)

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

Commission Counsel Present: None

DCP Staff Present: Andrea Comer, Deputy Commissioner of DCP  
Linda Kieft-Robitaille, Real Estate Appraisal Examiner  
Vicky Bullock, Staff Attorney  
Terry-Jo Powell, License & Applications Analyst  
Jill Conklin, Real Estate Examiner

Public Present: Jackie Beauchaine  
Randal Ripley  
Stephen Sousa  
Joseph Nardini

**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](http://www.ct.gov/dcp).

Division E-Mail: [DCP.OccupationalProfessional@ct.gov](mailto:DCP.OccupationalProfessional@ct.gov)

## **MINUTES OF PREVIOUS MEETING**

It was moved to approve the minutes of the July 14, 2021, *CT Real Estate Appraisal Commission Meeting* by Commissioner Sepso and seconded by Commissioner Hawkins. The motion passed with Commissioner Baron abstaining because of being absent for that meeting.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

### **APPRAISAL SUBCOMMITTEE (ASC)**

1. Discussion held regarding the Off-Site Assessment, a response is not required but Staff Attorney Bullock and Examiner Kieft-Robitaille are preparing one.

### **NEW BUSINESS**

1. Robert Pelligrino, requesting equivalent pre-licensing course approvals. Motion to table this matter until the October 13, 2021 *CT Real Estate Appraisal Commission* meeting made by Commissioner Galvin, seconded by Commissioner Hawkins and the motion carried unanimously.
2. Randall Ripley, RCR applicant seeking log approval and sample selection. Motion to accept log made by Commissioner Galvin, seconded by Commissioner Hawkins and the motion carried unanimously.

### **OLD BUSINESS**

1. Joseph Nardini, RCG applicant upgrading from RCR sample review. Motion to table this matter until the October 13, 2021 *CT Real Estate Appraisal Commission* meeting, made by Commissioner Galvin, seconded by Commissioner Hawkins and the motion carried unanimously.
2. Discussion held regarding CT Appraisal Law course. Draft of the CT Law Course to be provided to Jackie Beauchaine for review. Proposing that schools should have updated course by November 1, 2021.
3. Discussion held regarding USPAP. The 15-hour USPAP course is extended through December 31, 2022, no changes to the manual until next cycle (2022). Motion made by Commissioner Galvin, seconded by Commissioner Sepso and the motion carried unanimously.

4. Discussion held regarding extending all virtual classes for an additional year to December 31, 2022. Motion made by Commissioner Sepso, seconded by Commissioner Hawkins and the motion carried unanimously.

## **LEGAL**

Legislative update – Attorney Bullock

## **SCHOOLS AND COURSES APPROVED BY DCP**

Motion to approve the following courses made by Commissioner Sepso, seconded by Commissioner Hawkins and the motion carried unanimously.

<b>APR.216</b> <i>Advanced Concepts &amp; Case Studies-Online</i> Appraisal Institute	40hrs.PL
<b>APR.217</b> <i>Online General Appraiser Income Approach/Part 1</i> Appraisal Institute	30hrs.PL
<b>APR.218</b> <i>Advanced Residential Report Writing/Part 2</i> Appraisal Institute	30hrs.PL
<b>APR.219</b> <i>Residential Site Valuation and Cost Approach-Online</i> Appraisal Institute	15hrs.PL
<b>AAL.810</b> <i>Residential Construction and the Appraiser-Online</i> McKissock	7hrs.CE
<b>AAL811</b> <i>Diversify Your Appraisal Practice with Assessment Appeals</i> McKissock	4hrs.CE
<b>AAL.813</b> <i>Advanced Concepts &amp; Case Studies-Synchronous</i> Appraisal Institute	18hrs.CE was 37hrs.
<b>AAL.814</b> <i>Review Case Studies – General-Synchronous</i> Appraisal Institute	18hrs.CE was 32hrs.
<b>AAL.815</b> <i>Online Introduction to Green Buildings: Principles &amp; Concepts</i> Appraisal Institute	7hrs.CE
<b>AAL.816</b> <i>Online Case Studies in Appraising Green Residential Buildings</i> Appraisal Institute	7hrs.CE
<b>AAL.817</b> <i>Online Eminent Domain and Condemnation</i> Appraisal Institute	7hrs.CE

<b>AAL.820</b> <i>Advanced Residential Report Writing/Part 2</i> Appraisal Institute	18hrs.CE was 28hrs.
<b>AAL.823</b> <i>Relocation Appraisal and the ERC Form</i> McKissock	6hrs.CE
<b>AAL.825</b> <i>Supervisory Appraiser/Trainee Appraiser Course</i> Appraisal Institute	4hrs.CE
<b>AAL.826</b> <i>Live Webinar: Learning from the Mistakes of Others: Appraisal Disciplinary Case Studies</i> McKissock	3hrs.CE
<b>AAL.827</b> <i>Market Disturbances-Appraisals in Atypical Markets and Cycles</i> McKissock	3hrs.CE
<b>AAL.828</b> <i>Valuation Overview of Accessory Dwelling Units</i> Appraisal Institute	7hrs.CE
<b>AAL.829</b> <i>Residential Site Valuation and Cost Approach</i> Appraisal Institute	14hrs.CE

### **SCHOOLS AND COURSES APPROVED BY COMMISSION**

Motion to approve the following courses made by Commissioner Sepso, seconded by Commissioner Galvin and the motion carried unanimously.

<b>AAL.809</b> <i>Bias in Real Estate &amp; Fair Housing</i> The Columbia Institute	5hrs.CE
<b>AAL.812</b> <i>Environmental Hazards Impact on Value</i> Calypso Continuing Education	7hrs.CE
<b>AAL.818</b> <i>2021 New England Appraisers Expo Morning Program</i> Massachusetts Board of Real Estate	4hrs.CE
<b>AAL.819</b> <i>2021 New England Appraisers Expo Residential Program</i> Massachusetts Board of Real Estate	3hrs.CE
<b>AAL.821</b> <i>Appraising Rural Residential Properties</i> American Society of Farm Managers and Rural Appraisers Inc.	8hrs.CE
<b>AAL.822</b> <i>2021 New England Appraisers Expo: Commercial Program</i> Massachusetts Board of Real Estate	3hrs.CE

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

1. Examiner Kieft-Robitaille confirmed with the Commission that for courses that the National Chapter of the Appraisal Institute has submitted and that have been approved, a chapter would not have to resubmit the course for approval.
2. Motion to add to the agenda and approve on a conditional basis the following course made by Commissioner Hawkins, seconded by Commissioner Galvin and the motion carried unanimously.

**AAL 830 Bias and Valuation**  
CT Assessors

4hrs.CE

3. Commissioner Sepso informed the Commission she is considering retiring from the Commission. Discussion held regarding Commissioner Sepso's impending retirement. Commissioner Rasmussen to submit a letter to DCP Commissioner Seagull to advise that new appointments need to be made.

**ADJOURN**

It was moved to adjourn the meeting by Commissioner Sepso, seconded by Commissioner Galvin and the motion carried unanimously to adjourn the meeting at 10:14 a.m.

Respectfully submitted,

*Terry-Jo Powell*  
Board/Commission Administrator

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