

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
June 13, 2018**

The meeting was called to order by Commissioner Rasmussen, at 8:30 a.m. in Plaza North Hearing Room J at 450 Columbus Boulevard, Hartford, Connecticut.

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

Commission Members Absent: None

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: Alan Ponanski, Assistant Attorney General

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond
Mike Yates - Intern

Public Present: Jenny Tidwell
Neal Fenochietti

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) 706-1202.

Department of Consumer Protection Web Site: www.ct.gov/dcp
Division E-Mail: dcp.occupationalprofessional@ct.gov

MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Hawkins, Commissioner Baron 2nd, and the motion carried unanimously to approve the minutes of the May 16, 2018 CT Real Estate Appraisal Commission meeting as amended.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW BUSINESS

CE Audit Update

Examiner Linda Kieft-Robitaille reported that the continuing education audit is underway. Audit letters were mailed to 25% of all licensed appraisers (320 audit letters) and as of this date, more than 50% of those licensees have responded. Responses are due by June 15, 2018.

OLD BUSINESS

AQB Criteria Change Discussion

The Commission discussed the proposed changes to the Real Property Appraiser Qualification Criteria which is effective May 1, 2018. The Commission discussed the changes to the qualifying hours, education and experience to become a certified appraiser and will continue this discussion at the July meeting. Commissioner Galvin will draft a letter requesting the attendance of the Department's Legislative Liaison at the July meeting.

Webinar Presentations/Requirements

Commissioner Baron commented that while auditing continuing education courses, she found some webinars lack the oversight and interaction with the participants. The Commission discussed this matter and decided to review the IDECC criteria and will continue this discussion at the next meeting.

ASC

Presentation from the Appraisal Subcommittee (ASC)

Policy Managers Jenny Tidwell and Neal Fenochietti of the Appraisal Subcommittee (ASC) conducted a Compliance Review of Connecticut's appraiser regulatory program on July 11-13, 2018 and attended today's meeting.

Jenny Tidwell provided the Commission with a copy of the revised (March 2018) Policy Statements and the ASC Annual Report 2016 and pointed out that the Annual Report includes the entire copy of Title XI, with Dodd Frank amendments incorporated into it. Additionally, Ms. Tidwell emphasized that two of the many functions assigned to the ASC by Title XI are overseeing the state regulatory agencies and maintaining the National Registry, which lists all the certified licensed appraisers who are eligible to appraise in federally related transactions and any disciplinary action that affects their ability to work.

Ms. Tidwell also reported on the implementation of a Complaint Referral Hotline as a resource to help complainants determine where to refer their complaint.

Ms. Tidwell stated that ASC Policy Statements had been updated, approved and published in the Federal Registry on March 5, 2018 and she provided the Commission with an overview of the Policy Statements and the changes made.

Ms. Tidwell explained the final review process to the Commission and stated that the preliminary findings are not presented at board meetings, however she indicated that the staff and Commission have good resources, experience and knowledge and everything has been going well here; the complaint numbers are down and processing is timely and she commended the board on their good work.

LEGAL

Legislative Update

Attorney Vicky Bullock commented on the Appraisal perspective and reported that several technical changes will be made to the Regulations: delete language from the Regulations pertaining to teaching experience, 20-504 1(2); delete language from the Regulations pertaining to the type of report, 20-504 (f)(3); and fines pertaining to the CE audit will remain at \$400. Commissioner Rasmussen requested that the Department research the CE fines of other states.

Attorney Bullock also commented on the AMC perspective and stated that DCP/State has been granted a one-year extension to make changes that are necessary for the National Registry and the state has been afforded the opportunity to work directly with the ASC to come into compliance.

Tammy Costello – Seeking permission to take an *online* Basic Appraisal Principles course

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to add Tammy Costello to the agenda.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to allow Ms. Costello to complete the Basic Appraisal Principles course online.

SCHOOL AND COURSE APPLICATIONS

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| APR 108 – Online General Appraiser Income Approach Part 2 (Appraisal Institute) | 30 hrs PL |
| AAL.362 – Better to be Safe than Sorry (Hondros College of Business) | 7 hrs CE |
| AAL.363 – Exploring Appraiser Liability (McKissock, LLC) | 7 hrs CE |
| AAL.364 – Strange but True: Appraising Complex Residential Properties (McKissock, LLC) | 7 hrs CE |
| APR.110 - 2018-2019 15 Hour Equivalent USPAP Course (OnCourse Learning Corp. dba OnCourse Learning Real Estate) | 15 hrs PL |
| AAL.365 – 2018 Keynote Vegas (Allterra Group, LLC) | 7 hrs CE |
| AAL.366 – 2018 Regulatory Update Vegas (Allterra Group, LLC) | 7 hrs CE |
| APR.111 – Foundations of Appraisal Review (A600) (American Society of Farm Managers and Rural Appraisers) | 40 hrs PL |
| AAL.367 – Foundations of Appraisal Review (A600) (American Society of Farm Managers and Rural Appraisers) | 18 hrs CE |
| AAL.368 – Connecticut Appraisal Law Update with Supervisory/Provisional Appraiser Education (online) (McKissock, LLC) | 3 hrs CE |
| AAL.299 – ANSI, Home Measurement & the Power of Price Per Square Foot (Appraiser eLearning LLC) online | 7 hrs CE |
| AAL.300 – Public Records, Square Footage & the Real Estate Information Crisis (Appraiser eLearning LLC) online | 7 hrs CE |
| AAL.301- Appraiser’s Guide to CYA (Covering Your Appraisals) (Appraiser eLearning LLC) online | 4 hrs CE |
| AAL.302 – Selecting and Supporting Market Adjustments (Appraiser eLearning LLC) online | 3 hrs CE |

AAL.304 – Commercial Property Valuation (online) 7 hrs CE
(Appraiser eLearning LLC)

AAL.305 – Sales Comparison Approach: A Course on Analysis and Reporting
(Appraiser eLearning LLC) online 7 hrs CE

AAL.341 – Review Theory – General – Synchronous online 18 hrs CE
(Appraisal Institute) ‘Approved at May meeting-Require correction of CE hours’

AAL.354 – Quantitative Analysis 18 hrs CE
(Appraisal Institute) ‘Approved at May meeting-Require correction of CE hours’

AAL.357 – Review Case Studies General 18 hrs CE
(Appraisal Institute) ‘Approved at May meeting-Require correction of CE hours’

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the above mentioned courses as amended.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 10:00 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, July 11, 2018 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.