

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
February 8, 2017**

The meeting was called to order by Commissioner Rasmussen, at 8:30 a.m. in 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: None

DCP Staff Present: Commissioner Jonathan Harris
Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond

Public Present: Daniel Simoes
David Herbst
Elizabeth Pearce
Vincent O'Brien
Josephine Aberle
Steve Miller
Jim Calciano

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 Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the November 9, 2016 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

DCP Commissioner Jonathan Harris welcomed Appraisal Commission members to the new offices of the Department of Consumer Protection at 450 Columbus Boulevard and offered his condolences on the passing of Chairman Christopher Italia. Commissioner Harris also commented on a Department email concerning organizational changes within the Department as a result of DCP's Enforcement Director being named as Healthcare Advocate and stated that should the Commission have any questions, to contact him.

NEW APPLICANTS

Daniel Simoes, RCR Applicant – Review of Samples

The Commission tabled this matter due to the absence of Mr. Simoes' sponsor, and requested that applicant and his sponsor appear at the March meeting.

Steven Miller, RCG Applicant – Review of Samples

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried to approve the samples. In addition, the Commission requests that Mr. Miller submit one residential report and one commercial report for review by the Commission. Commissioners Baron and Galvin opposed.

Vincent O'Brien, RCG Applicant – Approval of Logs & Sample Selection

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to table this matter and that Mr. O'Brien and his sponsor must review the logs to verify correct hours, sign the logs per quarter and submit to the Department for Commission review.

Elizabeth Pearce, RCG Applicant – Review of Sample Selection

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried to approve the samples. Commissioner Rasmussen abstained.

Lenny Liguore, RCG Applicant – Approval of logs & Sample Selection

It was moved by Commissioner Rasmussen, Commissioner Sepso 2nd, and the motion carried unanimously to approve the logs and samples were selected.

NEW BUSINESS

Tribute to Christopher Italia

Commission and Department staff discussed arrangements for the event to honor Christopher Italia that would include family, friends and colleagues to be held at 450 Columbus Boulevard on May 10, 2017.

National Registry Report

Examiner Linda Kieft-Robitaille informed the Commission that there was no disciplinary action to be reported to the Registry this month.

ASC Policy Statements

Examiner Linda Kieft-Robitaille advised the Commission that the Appraisal Subcommittee (ASC) has put the possibility of any changes to current policy statements or regulations on hold as a result of the White House Chief of Staff Memorandum titled Regulatory Freeze Pending Review, signed on January 20, 2017.

REQUESTING EQUIVALENT EDUCATION CREDIT

Anthony DeLuco, Certified General Appraiser – Seeking 14 hours equivalent education credit for 2-day course: FTA Real Estate Requirements

Elizabeth Mainello, Certified General Appraiser – Seeking 14 hours equivalent education credit for 2-day course: FTA Real Estate Requirements

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried to grant ten (10) hours equivalent education credit to Mr. DeLuco and Ms. Mainello. Commissioner Sepso opposed.

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to add *'Mandatory Appraisal Course'* and *'Legislation'* to the agenda.

DISCUSSION

Mandatory Appraisal Course

- The Commission discussed revisions to the Mandatory Appraisal Law Course. Commissioner Sepso will review and update the course and then forward to Commission members for their comments and suggestions.

Legislation

- Examiner Linda Kieft-Robitaille apprised the Commission on **Proposed Bill No. 5432, An Act Concerning Payment for a Completed Appraisal or Valuation Assignment**, establishing procedures for payment of an appraiser by an AMC and determination of reasonable fees for the services provided and shorten the time frame for the payment from forty-five days to fourteen days.

- Discussion took place concerning **Proposed Bill No. 228, An Act Concerning Price Opinions by Real Estate Brokers and Real Estate Salespersons**. The Commission discussed writing an advisory opinion and commented on the historical stance the Commission has taken in the past. Commissioner Rasmussen commented that the position of the Commission has always been to protect the general public.

SCHOOL AND COURSE APPLICATIONS

AAL.121 – Analyze This! Applications of Appraisal Analysis-Live Webinar (McKissock)	4 hrs CE
AAL.122 – Valuation of Conservation Easements (Appraisal Institute)	18 hrs CE
AAL.123 – Danger Ahead: Appraisal Disciplinary Cases (McKissock)	3 hrs CE
AAL.124 – Documenting the Appraiser’s Workfile (McKissock)	3 hrs CE
AAL.125 – Support Your Adjustments – Techniques for Residential Appraisers (McKissock)	4 hrs CE
AAL.126 – Understanding Limited Service Hotels – The Basics of Hotel Appraising (McKissock)	7 hrs CE
AAL.127 - Understanding Owner Occupied Properties – A Guide for Commercial Appraisers (McKissock)	7 hrs CE
AAL.128- Art and Science of Comparable Analysis (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
APR.58 – General Appraiser Sales Comparison Approach (Appraisal Institute)	30 hrs PL
AAL.129 – Introduction to the Uniform Appraisal Dataset- online (McKissock)	2 hrs CE
AAL.130 – Online Reviewing Residential Appraisals and Using Fannie Mae Form 2000 (Appraisal Institute)	7 hrs CE

AAL.131 – Using Spreadsheet Programs in Real Estate Appraisals – Synchronous (Appraisal Institute)		7 hrs CE
APR.59 – Market Analysis & Highest and Best Use – online (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.60 – 2016-2017 15-Hour Equivalent USPAP Course- online (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.61 – Residential Site Valuation & Cost Approach-online (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.62- Residential Report Writing and Case Studies-online (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.63 – Residential Sales Comparison and Income Approaches (Hondros College of Business)	‘Tabled’	30 hrs PL (Online)
APR.64- Statistics, Modeling, and Finance – online (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.65- Advanced Residential Applications and Case Studies- (Hondros College of Business)	‘Tabled’	15 hrs PL
APR.66- Specialized Residential Appraisal Topics-online (Hondros College of Business)	‘Tabled’	20 hrs PL
AAL.132 – The Sales Comparison Approach- online (McKissock)		7 hrs CE
AAL.133 – Introduction to Expert Witness Testimony for Appraisers- To Do or Not To Do- online (McKissock)		4 hrs CE
AAL.134 - A Review of Disciplinary Cases: How to Avoid a Visit with the Licensing Board – online (McKissock)		3 hrs CE
AAL.135 – Workfile Documentation for Appraisers-online (McKissock)		4 hrs CE
APR.67 – General Market Analysis and Highest & Best Use (A290) (American Society of Farm Managers and Rural Appraisers)		30 hrs PL

AAL.136 – General Market Analysis and Highest & Best Use (A290) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
APR.68 – Sales Comparison Approach for General Appraisers (A302) (American Society of Farm Managers and Rural Appraisers)	30 hrs PL
AAL.137 – Sales Comparison Approach for General Appraisers (A302) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
AAL.138 – Highest & Best Use Seminar (American Society of Farm Managers and Rural Appraisers)	8 hrs CE
AAL.139 – Residential Cost Approach Certification (Marshall & Swift- now part of CoreLogic)	14 hrs CE
AAL.140 – That’s a Violation: Appraisal Standards in the Real World (McKissock)	3 hrs CE
AAL.141 – Appraising REO Properties (McKissock)	4 hrs CE
AAL.142 – Advanced Spreadsheet Modeling for Valuation Applications (Appraisal Institute)	15 hrs CE
It was moved by Commissioner Rasmussen, Commissioner Baron 2 nd , and the motion carried unanimously to add the following schools/courses to the agenda:	
AAL.143 – Appraisal of REO and Foreclosure Properties-online (McKissock)	7 hrs CE
AAL.144 – Issues in Appraiser Liability – Live Webinar (McKissock)	4 hrs CE
AAL.145 – Recognizing Mortgage Fraud and It’s Effects – Live Webinar (McKissock)	4 hrs CE
AAL.146 – 2017 Making Appraising Great Again (Allterra Group, LLC)	7 hrs CE
AAL.147 – 2017 Emerging Issues (Allterra Group, LLC)	7 hrs CE
AAL.148 – Adjustment Support for Residential Appraisers – Live Webinar (McKissock)	4 hrs CE

AAL.149 – Understanding Residential Construction-online **‘Tabled’** 7 hrs CE
(McKissock)

AAL.150 – Appraisal of Assisted Living Facilities-online 7 hrs CE
(McKissock)

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to approve the above mentioned schools/courses as **amended** and to table courses APR.59 through APR.66 until the Department receives required documentation and to move AAL.149 to the March meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 11:13 a.m.

Respectfully submitted,
Robin Washbond, Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, March 8, 2017 at 8:30 a.m. at 450 Columbus Blvd, in Meeting Room J, Hartford, CT.