

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
March 11, 2015**

The meeting was called to order by Shawna Baron, Commissioner, at 8:30 a.m. in Room-119 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Gerald Rasmussen (Cert. Gen. App. – 4th District)
(Commissioner Rasmussen attended meeting by phone)

John J. Galvin Jr. (Cert. Gen. App. – 5th District)
Shawna M. Baron (Cert. Res. App – 5th District)
Norris Hawkins (Public Member - 1st District)

Commission Members Absent: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)

Commission Vacancies: Certified Appraiser
Public Member (2)

Commission Counsel Present: None

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

Public Present:	John Rainaldi	Steve Juda
	Timothy Lillis	Shelley Caccamo
	Jim Kyle	Chris Caccamo
	Garry Brooke	Paul Friia

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.

Department of Consumer Protection Web Site: www.ct.gov/dcp
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MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Rasmussen, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the February 11, 2015 CT Real Estate Appraisal Commission meeting.

NEW APPLICANTS

- 1. Shelley Caccamo, RSP – Review and approval of sample selection**
It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to table this matter until the April meeting and that Ms. Caccamo must submit three additional samples to include a multifamily, condo and single family for review by the Commission.

- 2. Stephane Cammarata, RCR – Review and approval of sample selection**
It was moved by Commissioner Galvin, Commissioner Rasmussen 2nd, and the motion carried unanimously to approve the samples.

- 3. Timothy Lillis, RSP – Review and approval of sample selection**
It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to table this matter to the April meeting and that Commissioner Baron will prepare questions which will require a response from Mr. Lillis, and that he will provide one more appraisal sample for review by the Commission.

OLD BUSINESS

- ❖ **John Goncalves**
It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to table this matter.

- ❖ **Provisional Appraisers not upgrading – Can they reapply/ extension**
It was moved by Commissioner Rasmussen, Commissioner Hawkins 2nd, and the motion carried unanimously that appraisers in their 6th year or beyond of their Provisional license, must appear before the Commission at the April meeting with a plan of how they will upgrade their license.

NEW BUSINESS

- **Tax Assessors - Discussion on use of tax reps in court**

John Rainaldi, President, CAAO, Town of Manchester, and S. Steven Juda, Assessor, Town of Newington appeared before the Commission to discuss the way in which tax representatives, who are hired by taxpayers in Connecticut to appeal their assessments, provide their services in Connecticut. The issues concern appeals done by tax representatives who are not Connecticut certified appraisers and often represent themselves as such and in many cases the tax representatives are working on contingent fees where the amount of money they are paid is based on the size of the assessment reduction they obtain. Mr. Rainaldi and Mr. Juda request the support of the Commission in rectifying these issues.

The Commission will review House Bill 6945, *An Act Concerning Attorney Fee Agreements in Municipal Tax Appeals*, along with CAAO proposed substitute language and provide a draft decision for the next meeting. Further, the Commission recommended that the assessors as a group should submit complaints to the Commission so that they may act on them.

- **Appraisal Law Update Course – Any changes to be made**

Real Estate Examiner Linda Kieft-Robitaille asked the Commission to review the Appraisal Law Update Course and submit their suggestions for any changes to the course prior to the Instructor's Seminar.

SCHOOL AND COURSE APPLICATIONS

Appraisal Institute

General Appraiser Income Approach Part1	30 hrs PL
General Appraiser Income Approach Part1	18 hrs CE
Residential Report Writing and Case Studies	15 hrs PL
Residential Report Writing and Case Studies	15 hrs CE
Advanced Residential Applications & Case Studies, Pt 1	15 hrs PL
Advanced Residential Applications & Case Studies, Pt 1	15/14 hrs CE
Residential Site Valuation & Cost Approach	15 hrs PL

Eastern CT Association of Realtors

How Things (Might) Work	3 hrs CE
Most Valuable Places in the U.S.A.	3 hrs CE
Real Estate Economics – A Primer	3 hrs CE

McKissock, LP

Statistics, Modeling and Finance (on-line)	15 hrs PL
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Massachusetts Board of Real Estate Appraisers
Residential Market Analysis & Highest and Best Use

14 hrs CE

It was moved by Commissioner Rasmussen, Commissioner Hawkins 2nd, and the motion carried unanimously to add following courses to the agenda:

Real Estate Consortium of Ct Community Colleges
Basic Appraisal Procedures

30 hrs PL

CT Chapter of the Appraisal Institute
The Effects of Green Building Elements, Environmental Issues
and Landlord Submetering on Value

'TABLED' CE

CT Association of Assessing Officers
Evaluating Commercial Construction
Evaluating Commercial Construction Day 1
Evaluating Commercial Construction Day 2

15 hrs PL
7 hrs CE
7 hrs CE

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

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Commissioner Galvin commented that the February 19, 2015 public hearing concerning Raised Bill No. 6677, *An Act Concerning Broker Price Opinions*, went very well and the bill is still in Committee.
- The Commission briefly discussed the current vacancies on this Commission of one certified appraiser and two public member positions.

ADJOURN

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 10:35 a.m.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, April 8, 2015 at 8:30 a.m. – Room 126