

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 10, 2017**

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: None

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

Public Present: Shane Trotta
Ross Prinz

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
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MINUTES OF PREVIOUS MEETINGS

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried to approve the minutes of the April 12, 2017 CT Real Estate Appraisal Commission meeting. Commissioner Baron abstained.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Alessandra Yuska, RCR applicant - Approval of logs & sample selection

It was moved by Commissioner Sepso, Commissioner Rasmussen 2nd, and the motion carried unanimously to table this matter and have Ms. Yuska review her logs and appear before the Commission with her sponsor at the June 12, 2017 meeting.

Brandon Ranciato, RCR applicant – Sample review

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to postpone this matter until the July meeting.

Greg Robinson, RCR applicant - Approval of logs & sample selection

It was moved by Commissioner Rasmussen, Commissioner Sepso 2nd, and the motion carried unanimously to not move forward with this application as it was presented by the Department and to refer this matter to the Legal Department for review.

Ross Prinz, RCR applicant - Sample review

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously that Mr. Prinz provide two recent samples, one including the Cost Approach, and to reappear before the Commission at the July 12, 2017 meeting.

NEW BUSINESS

National Registry Report

Examiner Linda Kieft-Robitaille advised the Commission that there was no disciplinary action to report this month.

2017 Appraiser Renewal Statistics

The Commission reviewed the 2017 appraiser renewal statistics. Examiner Kieft-Robitaille reported that as of May 9, 2017 there are 498 active Certified General Appraisers, 740 active Certified Residential Appraisers and 64 active Provisional Appraisers.

OLD BUSINESS

Tribute to Chris Italia

The Commission and Department Staff discussed the event to honor the late Christopher Italia planned for June 12, 2017 at 450 Columbus Boulevard, in Hearing Room D, immediately following the regularly scheduled Commission meeting.

Legislation

Commissioner Galvin commented that Raised Substitute Bill 780, *An Act Concerning Brokers Price Opinions*, was referred to the Insurance and Real Estate Committee.

Mandatory Appraisal Law Course

Commissioner Sepso updated the Commission on the progress of the revisions to the Mandatory Appraisal Law Course and asked the Commission members to review the draft revisions and offer their comments at the June meeting.

Fair Housing Course (3-hour mandatory course for salespersons/brokers) would we approve it?

The Commission briefly discussed this matter. Examiner Linda Kieft-Robitaille will contact the ASC for confirmation that the course meets federal requirements.

SCHOOL AND COURSE APPLICATIONS

AAL.171 – Understanding and Utilizing Public Data (Connecticut Chapter of the Appraisal Institute)	2 hrs CE
AAL.172 – Contract or Effective Rent: Finding the Real Rent-Synchronous (Appraisal Institute)	4 hrs CE
AAL.173 – Analyzing Tenant Credit Risk & Commercial Lease Analysis-Synchronous (Appraisal Institute)	7 hrs CE
AAL.174 – Complex Litigation Appraisal Case Studies-Synchronous (Appraisal Institute)	7 hrs CE
AAL.175 – Review Theory Residential – Synchronous (Appraisal Institute)	17 hrs CE
APR.73 – Advanced Residential Applications & Case Studies, Part 1-Synchronous (Appraisal Institute)	15 hrs PL
APR.74 – Advanced Residential Report Writing, Part 2 – Synchronous (Appraisal Institute)	30 hrs PL

AAL.176 – Advanced Land Valuation: Sound Solutions to Perplexing Problems (Appraisal Institute)	7 hrs CE
APR.75 – Basic Appraisal Procedures - online (Hondros College of Business)	30 hrs PL
AAL.177 – Ethics for Realtors, Appraisers & Mortgage Professionals (The Dares Institute)	3 hrs CE
AAL.178 – Online Comparative Analysis (Appraisal Institute)	7 hrs CE
APR.76 - Residential Market Analysis and Highest & Best Use (Appraisal Institute)	15 hrs PL
AAL.179 – Online Subdivision Valuation (Appraisal Institute)	7 hrs CE
AAL.180 – Review Theory – General (Appraisal Institute)	18 hrs CE
AAL.181 – Review Theory – Residential (Appraisal Institute)	17 hrs CE
AAL.182 – Online Comparative Analysis (Appraisal Institute)	7 hrs CE
It was moved by Commissioner Baron, Commissioner Hawkins 2 nd , and the motion carried unanimously to add the following course applications to the agenda:	
AAL.183 – What You Need to Know and Understand About Retail Stores’ Financing Reporting (CT Assessors Association)	6 hrs CE
AAL.184 – Basic Construction Review Online (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.185 - Breakfast with the Experts – What Would You Do (Massachusetts Board of Real Estate Appraisers)	3 hrs CE
AAL.186 – Defensible Appraising Online (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.187 – Appraisal of Land Subject to Ground Leases (online) (McKissock)	7 hrs CE

AAL.188 – A Review of Disciplinary Cases – Live Webinar (McKissock)	3 hrs CE
APR.77 – Residential Market Analysis and Highest and Best Use (Massachusetts Board of Real Estate Appraisers)	15 hrs PL
AAL.189 – Residential Market Analysis and Highest and Best Use (Massachusetts Board of Real Estate Appraisers)	14 hrs CE
APR.78 – Residential Site Valuation and Cost Approach (Massachusetts Board of Real Estate Appraisers)	15 hrs PL
AAL.190 – Residential Site Valuation and Cost Approach (Massachusetts Board of Real Estate Appraisers)	14 hrs CE
AAL.191 – Green in Residences and Appraisals Online (Massachusetts Board of Real Estate Appraisers)	7 hrs CE

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

Commissioner Baron departed the meeting at 9:30 a.m.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved by Commissioner Rasmussen, Commissioner Galvin 2nd, and the motion carried unanimously to adjourn the meeting at 9:51 a.m.

Respectfully submitted,
Robin Washbond, Commission Secretary

The next meeting of this Commission is scheduled for Monday June 12, 2017 at 8:30 a.m. at 450 Columbus Boulevard, in Meeting Room J, Hartford, CT.