

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 11, 2011**

The meeting of was called to order by Christopher Italia, Chairman at 8:30 A.M. in Room 126 of the State Office Building, 165 Capitol Avenue, Hartford, Connecticut.

Commission Members Present: Christopher Italia, Chairman (Cert. Gen. App. - 1st District)
Nicholas J. Tetreault (Cert. Gen. App. - 3rd District)
Francis Buckley, Jr. (Cert. Gen. App. - 2nd District)
Sean T. Hagearty (Cert. Gen. App. - 2nd District)
Norris Hawkins (Public Member - 1st District)
John Parda (Public Member - 5th District)

Commission Members Absent: Gerald Rasmussen (Cert. Gen. App. - 4th District)
Kathleen Kelly Zabel (Public Member – 5th District)

Commission Vacancies: None

Commission Counsel Present: None

DCP Staff Present: Howard Osden, Board Secretary
Linda Kieft-Robitaille, Real Estate Examiner
Vicky Bullock, Principal Attorney

Public Present: Jim Kyle Robin Moran Frank O’Neill

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.

Agency Website: www.ct.gov/dcp

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1. REVIEW MINUTES OF PREVIOUS MEETING

- a. Review Minutes of Meeting of April 13, 2011.

It was moved by Commissioner Parda, Commissioner Tetreault 2nd, to approve the Minutes as amended, and the motion was approved unanimously.

2. LEGAL

No items were presented.

3. NEW BUSINESS

- a. Uniform Appraisal Dataset

Inspector Kieft-Robitaille reported that the Appraisal Foundation, according to their website, has sent a letter to the Federal Housing Finance Agency informing them of their dissatisfaction concerning some of the changes made to the Uniform Appraisal Dataset. Her impression was that the Appraisal Foundation was not endorsing the new form for residential.

- b. 2012-2013 USPAP Course.

Inspector Kieft-Robitaille further reported that the Appraisal Foundation website listed the changes they are making to the 2012-2013 USPAP Course and that the changes primarily dealt with changing some definitions and the issue of exposure time. Frank O'Neil further offered that the new form added for certification re: prior service in the last three years has changed, in that now it will be required to be included as part of your certification, whether you have or have not had prior service, whereas previously it only had to be included if you had, but that the time frame remains at three years. Jim Kyle offered that the cost of the text (now \$75) and course materials (about \$25), now amount to about \$100 combined, and that the increased cost of materials is making it more and more difficult for providers to offer the course in the classroom setting.

- c. 15 Hour Appraisal Institute Curriculum.

Frank O'Neil advised the Commission that he is now qualified to offer instruction for the residential one day seminar, and judged the material to be rather difficult. He further offered that it perhaps would have been more helpful and impactful if they had highlighted the changes in procedures that have occurred over the years.

4. OLD BUSINESS

a. Milici, Christine – (not present) segmented scenario.

Inspector Kieft-Robitaille presented facts re: the segmented scenario from the AQB and ASC as requested by Chairman Italia at the April meeting. She reported that AQB did not implement an “end-date”, but that States may impose one, and also that States may impose more stringent rules than the AQB, so long as they meet the minimum established requirements. She reported that ASC informed her that Tennessee, Delaware and Guam are the only jurisdictions still known to be allowing the segmented scenario. Also presented to the Commission were excerpts from the Commission Minutes of February 11, 2009, wherein it was declared that extension could be granted to any segmented scenario applicant whose original application had expired, but that such extension shall not exceed 12 months or be granted after 12/31/2009, and another excerpt from the Minutes of December 16, 2009, wherein two applicants seeking extension of their segmented scenario were denied, due to the segmented scenario ending on 12/31/2009, and that these minutes had been posted on the DCP website for quite some time.

Chairman Italia stated that in view of this information there was no further action to be taken concerning Ms. Milici’s request concerning the segmented scenario.

b. Dodd-Frank Bill

Inspector Kieft-Robitaille informed the Commission that Connecticut is not in compliance with the current regulations in that the current trainee real property appraisal classification from the AQB booklet states that “The supervising certified appraiser shall be in good standing in the jurisdiction and not subject to any disciplinary action within the last two years that affects the supervisor’s legal eligibility to engage in appraisal practice.”, such as suspension or probation would. We do not have this wording in our regulations. In addition, the proposed changes to the AQB criteria would increase the requirement to three years without such disciplinary action, and also would require three years experience before one may become a supervisor. In as much as the regulations have to be amended to include the wording concerning disciplinary action it is being recommended to the Commission that our proposed regulation change address the proposed three year requirement as well.

It was moved by Chairman Italia, Commissioner Tetreault 2nd, and the motion carried unanimously that the proposed regulation changes be promulgated as recommended and then be presented to the Commission for review.

c. ASC Audit

Inspector Kieft-Robitaille advised that she had received email notification that the ASC auditors will not come this year, but rather will next come in 2012.

5. APPLICATIONS FOR APPROVAL

- a. Judenis, Michael (not present) – RCR applicant submitting logs for approval.

It was moved by Commissioner Tetreault, Chairman Italia 2nd, to approve the logs and request samples, and the motion was approved unanimously.

- b. Johnston, David (not present) – RCR applicant submitting logs for approval.

It was moved by Chairman Italia, Commissioner Buckley, Jr. 2nd, to table the logs and request Mr. Johnston to appear at the June Commission meeting with selected samples including research, for review by the Commission. The selected samples include two commercial and five residential, including land. The motion was approved unanimously.

- c. Morin, Robin (present) – RSP seeking extension of time for RSP license.

After discussion, it was moved by Chairman Italia, Commissioner Buckley, Jr. 2nd, and the motion carried unanimously to consider Ms. Morin as a three year provisional, in view of her three years of inactivity, and to require that she take the 15 hour USPAP course before she renews her license.

6. SCHOOL AND COURSE APPLICATIONS

- a. Allied Business Schools Inc

i. Case Studies in Complex Appraisal (online)	7 hours CE
ii. Complex Residential Appraisal (online)	14 hours CE
iii. Creating Credible Appraisals (online)	14 hours CE
iv. Financing for Appraisers (online)	14 hours CE

- b. Appraisal Institute

i. Appraising Historic Preservation Easements (renewal)	18 hours CE
ii. Loss Prevention Program for Real Estate Appraisers	4 hours CE
iii. Online Condominiums, Co-Ops and PUDs (renewal)	7 hours CE
iv. Online Cool Tools: New Technology for Real Estate Appraisers (renewal)	7 hours CE
v. Online Feasibility, Market Value, Investment Timing: Option Value (renewal)	7 hours CE
vi. Online Professional's Guide to the Uniform Appraisal Residential Appraisal Report (renewal)	7 hours CE
vii. Online Residential Site Valuation and Cost Approach	15 hours PL
viii. Online Residential Site Valuation and Cost Approach (renewal)	14 hours CE
ix. Online Scope of Work: Expanding Your Range of Services (renewal)	7 hours CE
x. Online Small Hotel/Motel Valuation (renewal)	7 hours CE
xi. Online What Commercial Clients Would Like Appraisers to Know (Renewal)	7 hours CE
xii. Valuation of Conservation Easements (renewal)	18 hours CE

- c. American Society of Appraisers

i. RP322 – Requirements of UASFLA “The Yellow Book”	DENIED/Needs AQB Approval
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- d. American Society of Farm Managers and Rural Appraisers
 - i. Financial Reporting Affecting Valuation in US and Global Markets 8 hours CE
 - ii. Highest & Best Use Seminar 8 hours CE
 - iii. Using Excel in Specific Appraisal Applications 8 hours CE

- e. Massachusetts Board of Real Estate Appraisers
 - i. 15 hour USPAP Course 15 hours PL
 - ii. 7 hour USPAP Course 7 hours CE
 - iii. General Site Valuation and Cost Approach 30 hours PL
 - iv. General Site Valuation and Cost Approach 18 hours CE
 - v. Residential Market Analysis and Highest and Best Use 15 hours PL

- f. McKissock, LP
 - i. Basic Appraisal Procedures (online) 30 hours PL

- g. Real Estate Consortium of CT Community Colleges
 - i. 9 Necessary Steps to Making Full Commissions in the New Short Sale Market **REJECTED/Real Estate Oriented**
 - ii. Basic Title Searching (renewal) 3 hours CE
 - iii. CT Real Estate Agent Fiduciary Duties Review & Law Update **REJECTED/Real Estate Oriented**
 - iv. Green Homebuilding & Remodeling (renewal) 3 hours CE
 - v. LEED Green Associate – Core Concepts 18 hours CE
 - vi. Real Estate Investments 3 hours CE
 - vii. Real Estate Management/Landlord & Tenant Relations 3 hours CE
 - viii. Short Sales & Foreclosures **REJECTED/Real Estate Oriented**
 - ix. The Green Initiative: Building & Upgrading Real Estate in a Sustainable Manner 3 hours CE
 - x. Understanding A Sustainable Home 12 hours CE
 - xi. Understanding Green Building Certifications 3 hours CE
 - xii. Uniform Standards of Professional Appraisal Practice (USPAP – 15 hr.) 15 hours PL
 - xiii. Uniform Standards of Professional Appraisal Practice (USPAP – 7 hr.) 7 hours CE

The course titled “Foreclosed Property” was also present among the course submissions for this provider but had been left of the agenda; no action was taken on this course and it was marked over for the June meeting.

- h. ValueSearch Educators
 - i. Mandatory CT Real Estate Appraisal Law Update (online) (renewal) 3 hours CE
 - ii. Mandatory CT Real Estate Appraisal Law Update (renewal) 3 hours CE
 - iii. Understanding the UAD 6 hours CE
 - iv. USPAP and Lenders 6 hours CE

- i. Van Education Center
 - i. Uniform Residential Appraisal Report (URAR) (online) (renewal) 7 hours CE

It was moved by Commissioner Tetreault, Commissioner Buckley, Jr. 2nd, to approve the courses as marked, and the motion was approved unanimously.

7. COMMENTS/CONCERNS OF ANY PERSON PRESENT

No items were presented.

8. ADJOURN

There being no other business, it was moved by Commissioner Hagearty, Commissioner Buckley, Jr. 2nd, and the motion was approved unanimously to adjourn the meeting at 9:26 AM.

Respectfully submitted,

Howard Osden
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June 8, 2011, 8:30 AM, Room 126