

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
March 14, 2018**

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

Commission Members Present:

(Via phone) Gerald Rasmussen (Cert. Gen. App. – 4th District)
John J. Galvin Jr. (Cert. Gen. App. – 5th District)
Shawna M. Baron (Cert. Res. App. – 5th District)
(Via phone) 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: James Mansfield
Nora King
Greg Robinson
Josephine Aberle

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 Rasmussen 2nd, and the motion carried unanimously to approve the minutes of the February 14, 2018 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Robert Burns, RCR applicant seeking log approval & sample selection

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

Bryan Paradis, RCR applicant seeking log approval & sample selection

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

Nora King, RCG applicant seeking log & sample approval

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

James Mansfield, RCG applicant seeking log & sample approval

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

REQUESTING EQUIVALENT EDUCATION CREDIT

Sheila Danehy - Seeking 18 hours CE equivalent education for CCMA 3 course, *Income Capitalization*, taken June 2016.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve 18 hours equivalent education credit.

Christopher Kerin - Seeking credit for courses taught

It was moved by Commissioner Hawkins, Commissioner Baron 2nd, and the motion carried unanimously to table this request for additional information.

It was moved by Commissioner Hawkins, Commissioner Sepso 2nd, and the motion carried unanimously to add Mark Kitchen to the agenda.

Mark Kitchen – Seeking 18 hours equivalent education credit for ASA Valuation Conference

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to table this matter for additional course information.

OLD BUSINESS

National Registry Report

Examiner Linda Kieft-Robitaille informed the Commission that there were no disciplinary actions to report this month.

Examiner Kieft-Robitaille stated that the ASC has issued revised Policy Statements effective March 2018 and that she will forward this information to the Commission.

AMC Registrations

Attorney Bullock informed the Commission that the Department is working on the statutory change needed to comply with federal reporting requirements which will allow the State of Connecticut to collect a registry fee from the AMC's in accordance with federal law. Attorney Bullock stated that the proposed language was taken from the current, existing language in the Real Estate Appraisal statute. However, that language was not carried over to AMC's existing language.

AQB Criteria

After discussion on this matter, the Commission decided to compile a list of questions and concerns relating to the changes to the Real Property Appraiser Qualifications Criteria which are effective May 1, 2018, and place this matter on the May agenda for further discussion.

Commissioner Baron brought forth the subject of fines, and said they are too low compared to other states and that this matter should be discussed at a future Commission meeting.

LEGAL

Greg Robinson – Seeking approval to upgrade

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried to allow Mr. Robinson to apply for his certified residential appraiser license. Commissioner Sepso opposed.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve Mr. Robinson's log and samples were selected.

SCHOOL AND COURSE APPLICATIONS

APR.104 – Basic Appraisal Principles (A101) (American Society of Farm Managers and Rural Appraisers)	30 hrs PL
AAL.291 – Basic Appraisal Principles (A101) (American Society of Farm Managers and Rural Appraisers)	18 hrs CE
APR.105 - 15-Hour National USPAP Course (A113) (American Society of Farm Managers and Rural Appraisers)	15 hrs PL
AAL.292 – Cost Approach Applications (American Society of Farm Managers and Rural Appraisers)	8 hrs CE
AAL.293 – Poultry Life Cycle Tour (American Society of Farm Managers and Rural Appraisers)	6 hrs CE
AAL.294 - Live Webinar: Be Compliant and Competitive with Restricted Appraisal Reports (McKissock)	3 hrs CE
AAL.295 – The FHA Handbook 4000.1 (McKissock)	7 hrs CE
AAL.296 – Online Appraising Automobile Dealerships (Appraisal Institute)	7 hrs CE
*APL.68 – 2018-2019 15-Hour Equivalent USPAP Course (Appraisal Institute)	15 hrs PL
AAL.297 – Advanced Hotel Appraising – Full Service Hotels (online) (McKissock)	7 hrs CE
AAL.298 – Managing Appraiser Liability (online) (McKissock)	6 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.303 – 2018-19 7-Hour Equivalent USPAP Update Course (online) (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.304 – Commercial Property Valuation (online) (Appraiser eLearning LLC)	7 hrs CE
AAL.305 – Sales Comparison Approach: A Course on Analysis and Reporting (Appraiser eLearning LLC) online	7 hrs CE
AAL.306 – 2018 Appraiser's Conference and Trade Show (ACTS) – Day 1 (Appraiser eLearning LLC)	'Tabled' 7 hrs CE
AAL.307 – 2018 Appraiser's Conference and Trade Show (ACTS) – Day 2 (Appraiser eLearning LLC)	'Tabled' 7 hrs CE
AAL.308 – Appraisal of Small Residential Income Properties (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.309 – Performing USPAP Compliant Appraisal Reviews (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.310 – 2018-2019 7-Hour Equivalent USPAP Update Course (Hondros College of Business) online	7 hrs CE
AAL.311 – Real Estate Damages Overview (Connecticut Chapter of the Appraisal Institute)	2 hrs CE
AAL.312 – 2018-2019 7-Hour USPAP Update Course – Online (The Columbia Institute)	7 hrs CE
AAL.313 – Covering all the Bases in Residential Reporting (The Columbia Institute)	7 hrs CE

It was moved by Commissioner Baron, Commissioner Rasmussen 2nd, and the motion carried unanimously to approve the above mentioned courses as amended; except for AAL.304 and AAL.311 which are approved subject to review by Commissioner Sepso, and to table courses AAL.306 and AAL.307.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to add the course AAL.316 - 'Capitalization Rates -21st Century Approach' for 5 hours CE to the agenda. (Society of Professional Assessors)

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the course AAL.316 - 'Capitalization Rates - 21st Century Approach', for 3 hours CE. (Society of Professional Assessors)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commissioner Baron expressed her concern after auditing several webinars; specifically the lack of interaction or engagement with the students and the length of time that passes before acknowledging the student; which was 18 minutes during a recent audit of a webinar. She added that the course topic was great and the instructor very knowledgeable but there was no interaction and no engagement with the students. The Commission tabled further discussion on this matter until the June meeting.

Commissioner Baron commented that tax representatives who assist taxpayers appeal their property tax bill by writing a value for a fee are doing an appraisal and hurting the industry by acting as appraisers. Commissioner Galvin commented that a formal complaint needs to come before the Commission in order to take action.

ADJOURN

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to adjourn the meeting at 10:25 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

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