

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 16, 2018**

The meeting was called to order by Commissioner Rasmussen, at 8:36 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)
Norris Hawkins (Public Member – 1st District)

Commission Members Absent: Linda M. Sepso (Cert. Res. App. – 3rd District)

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: None

DCP Staff Present: Linda Kieft-Robitaille
Vicky Bullock
Robin Washbond
Christopher Walker - Intern
Mike Yates - Intern
Safreeca Logan - Intern

Public Present: Cynthia Nemeth
Bryan Paradis
Ken Teach
Robert Burns
Rebecca Marsele

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 Galvin , Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the April 11, 2018 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

NEW APPLICANTS

Robert Burns, RCR applicant – Review of samples

Mr. Burns appeared with his sponsor, Ken Teach.

It was moved by Commissioner Rasmussen, Commissioner Hawkins 2nd, and the motion carried unanimously to grant an extension of Mr. Burns' provisional license to April 30, 2019.

It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously that Mr. Burns complete a Residential Report Writing course or Residential Sales and Cost Approach course equivalent to 14 hours or more.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to submit two revised reports for review by the Commission.

Bryan Paradis, RCR applicant – Review of samples

Mr. Paradis appeared with his sponsor, Rebecca Marsele.

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

Commissioner Galvin recused. Commissioner Baron opposed.

ASC

National Registry Report

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

- Examiner Kieft-Robitaille updated the Commission on the current Connecticut license statistics:
497 active Certified General Appraisers, 700 active Certified Residential Appraisers and 58 active Provisional Appraisers.
- Examiner Kieft-Robitaille informed the Commission that a CE audit of 25% of licensed appraisers is underway and letters are scheduled to be mailed out to licensees next week.
- Examiner Kieft-Robitaille informed the Commission that ASC Representatives Jenny Tidwell, Neal Fenochietti and Denise Graves will be conducting the Compliance Review scheduled for June and that they will attend the June Commission meeting.

LEGAL

Legislative Update

Attorney Vicky Bullock reported that the DCP regulations are up to date and stated there are proposals in the works to bring the Department into compliance with the ASC. Discussion took place regarding background checks and the civil penalty issue.

SCHOOL AND COURSE APPLICATIONS

AAL.326 – Evaluating Today’s Residential Appraisal: Reliable Review (McKissock LLC) online	7 hrs CE
AAL.327 – The FHA Handbook 4000.1 – Live Webinar (McKissock LLC)	5 hrs CE
AAL.328 – Expert Witness Testimony: To Do or Not To Do – Live Webinar (McKissock LLC)	4 hrs CE
APR.107 – Real Estate Appraisal – Principles & Procedures (online) (Dynasty School)	60 hrs PL
AAL.329 – Refresher Seminar for Experienced Appraisers (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.330 – Evaluations, Desktops, and Other Limited Scope Appraisals (McKissock, LLC) on-line	4 hrs CE
AAL.331 – Online Cool Tools: New Technology for Real Estate Appraisers (Appraisal Institute)	7 hrs CE

AAL.332 -Online The Discounted Cash Flow Model: Concepts, Issues and Apps. (Appraisal Institute)	5 hrs CE
AAL.333 – Online Thinking Outside the Form (Appraisal Institute)	4 hrs CE
AAL.334 – Online Appraising Convenience Stores (Appraisal Institute)	7 hrs CE
AAL.335 – Online General Appraiser Income Approach Part 2 (Appraisal Institute)	18 hrs CE
AAL.336 – Online Real Estate Finance Statistics and Valuation Modeling (Appraisal Institute)	15 hrs CE
AAL.337 – Basic Appraiser Principles (Appraisal Institute)	18 hrs CE
AAL.338 – The Appraiser as the Expert Witness: Preparation and Testimony (Appraisal Institute)	16 hrs CE
AAL.339 – Residential Report Writing and Case Studies (Appraisal Institute)	15 hrs CE
AAL.340 – Online Covering All of the Bases in Residential Reporting (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.341 – Review Theory – General – Synchronous online (Appraisal Institute)	33 hrs CE
AAL.342 – Residential Sales Comparison and Cost Approaches (Appraisal Institute)	18 hrs CE
AAL.343 – Advanced Residential Applications and Case Studies Part 1 (Appraisal Institute)	15 hrs CE
AAL.344 – General Appraiser Report Writing and Case Studies (Appraisal Institute)	18 hrs CE
AAL.345 – Litigation Appraising: Specialized Topics and Applications (Appraisal Institute)	16 hrs CE
AAL.346 – Condemnation Appraising: Principles and Applications (Appraisal Institute)	18 hrs CE

AAL.347 – Introduction of Green Buildings: Principles and Concepts (Appraisal Institute)	7 hrs CE
AAL.348 – Two Day Advanced Capitalization Part A (Appraisal Institute)	15 hrs CE
AAL.349 – Supervisory Appraiser/Trainee Appraiser Course (Appraisal Institute)	4 hrs CE
AAL.350 – Contract or Effective Rent: Finding the Real Rent (Appraisal Institute)	4 hrs CE
AAL.351 – General Appraiser Income Approach Part 1 (Appraisal Institute)	18 hrs CE
AAL.352 – General Appraiser Income Approach Part 2 (Appraisal Institute)	18 hrs CE
AAL.353 – Online Residential Site Valuation and Cost Approach (Appraisal Institute)	14 hrs CE
APR.109 – Online Real Estate Finance Statistics and Valuation Modeling (Appraisal Institute)	15 hrs PL
AAL.354 – Quantitative Analysis (Appraisal Institute)	33 hrs CE
AAL.355 – Online Residential Report Writing and Case Studies (Appraisal Institute)	14 hrs CE
AAL.356 – Two Day Advanced Income Capitalization Part B (Appraisal Institute)	15 hrs CE
AAL.357 – Review Case Studies General (Appraisal Institute)	30 hrs CE
AAL.358 – Advanced Residential Report Writing Part 2 (Appraisal Institute)	18 hrs CE
AAL.359 – General Appraiser Sales Comparison Approach (Appraisal Institute)	18 hrs CE
AAL.360 – Residential Site Valuation and Cost Approach (Appraisal Institute)	15 hrs CE

AAL.361 – Basic Appraisal Procedures (Appraisal Institute) 18 hrs CE

It was moved by Commissioner Hawkins, Commissioner Baron 2nd, and the motion carried unanimously to approve the above mentioned courses AAL.326 through AAL.361 and that course AAL.360 is approved for 15 hours CE.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to table the below mentioned courses AAL.299 through AAL.305.

**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.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*

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the below mentioned courses AAL.306 for 5 hours CE and AAL.307 for 4 hours CE.

AAL.306 – 2018 Appraiser’s Conference and Trade Show (ACTS) – Day 1 (Appraiser eLearning LLC) 5 hrs CE

AAL.307 – 2018 Appraiser’s Conference and Trade Show (ACTS) – Day 2 (Appraiser eLearning LLC) 4 hrs CE

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to add USPAP 7 hour *online* course (Appraisal Institute) to the agenda.

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to accept the 7 hour USPAP *online* course (Appraisal Institute) subject to receipt of all required paperwork.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commission discussion took place concerning Federal Banking regulations that have raised the de minimis threshold for commercial real estate transactions from \$250,000 to \$500,000.

ADJOURN

It was moved by Commissioner Hawkins, Commissioner Galvin 2nd, and the motion carried unanimously to adjourn the meeting at 10:27 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June 13, 2018 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.