

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
September 12, 2018**

The meeting was called to order by Commissioner Gerald 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
Leslie O'Brien

Public Present: Randall Ripley
Gerard McDonough
Justin Hancock
Stephen Domenici

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 Baron, Commissioner Hawkins 2nd, and the motion carried to approve the minutes of the July 11, 2018 CT Real Estate Appraisal Commission meeting as presented. Commissioner Rasmussen abstained due to his absence at the July 11, 2018 meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ASC

Final Report of ASC Compliance Review conducted June 11-13, 2018

The Commission reviewed the Final ASC Compliance Review Report which awarded Connecticut with the ASC Finding of 'Excellent'. The Commission congratulated the Department on a job well done.

National Registry Report

Examiner Linda Kieft-Robitaille said all 23 licensees who paid the civil penalty fines from the CE Audit were reported to the National Registry.

OLD BUSINESS

CE Audit Update – Review of CE Penalty Fees

Examiner Linda Kieft-Robitaille reported that 8% of the 350 audited licensed appraisers were not in compliance.

The Commission asked the Department to compile a list of the licensees who are repeat CE non-compliance offenders (two CE cycles), including Provisionals. The Commission will review the list and request that those appraisers appear before the Commission in November.

Examiner Kieft-Robitaille distributed a list to the Commission of the licensees who had not completed any of their CE until after receiving the DCP audit letter. The Commission discussed this matter and will add this topic to the agenda in the first quarter of 2019.

AQB Criteria Change

Education:

1. How will it impact the administrative staff work load?

The Commission tabled this discussion to the October meeting.

2. Attorney Bullock to research what changes are necessary to regulations/statutes

Attorney Bullock reviewed Connecticut General Statutes Sections 20-503 (b) and 20-504 and noted that the information is in the statutes for the Commission's ability to implement the necessary educational piece.

Examiner Linda Kieft-Robitaille added that only the regulations would need to be changed.

3. How it will impact reciprocity with other states?

Examiner Kieft-Robitaille stated that Connecticut may grant reciprocity even if the criteria of the other state are different, as long as both states meet minimum AQB criteria. Examiner Kieft-Robitaille will contact the ASC to obtain a listing of which states have accepted the criteria changes.

4. Should Option #1 be more restrictive (i.e. defining what type of degree)?

Commissioner Sepso commented that after further review, she found Option #1 acceptable as written.

Experience:

5. Certified Residential: Commission leaning towards 1500 hours / 12 months, but discussion needed if adopted, what are options as to how to adapt supervisors- address it in law module?

Commissioner Sepso commented that regarding the Certified Residential 'experience', she feels the 1500 hours are sufficient as well as the 12 months. The Commission will continue this discussion at the next meeting.

6. Webinar Presentations/Requirements Discussion

The Commission tabled this discussion to the October meeting.

NEW BUSINESS

Anthony Goiangos, RCR applicant - Seeking log review & sample selection

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to table the log. Samples were selected.

Erin O’Connell, RCR - Seeking equivalent education for 2018-2020 cycle for CCMA 2B course

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

Therese Rutherford, RCG - Seeking equivalent education for 2018-2020 cycle for AI Leadership Development & Advisory Council 2018, May 2018, 9 hours

It was moved by Commissioner Baron, Commissioner Galvin 2nd, and the motion carried unanimously to grant 7 hours equivalent education credit.

Peter Vimini, RCG - Seeking equivalent education for 2018-2019 cycle for AI Conference held in Nashville, TN July 30 & 31 2018, 9 hours

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to grant 7 hours equivalent education credit.

John DiGiovanna, RCR - Seeking retroactive approval of equivalent education for 7-hour USPAP course taken at NRAAO May 2017

It was moved by Commissioner Rasmussen, Commissioner Baron 2nd, and the motion carried unanimously to approve this request with a letter stating any future requests for approval from this course/provider must be preapproved.

Richard Seman, RCR - Seeking retroactive approval of equivalent education for 7-hour USPAP course taken at NRAAO May 2017

It was moved by Commissioner Rasmussen, Commissioner Baron 2nd, and the motion carried unanimously to approve this request with a letter stating any future requests for approval from this course/provider must be preapproved.

LEGAL

DCP Legislative Director, Leslie O’Brien

Leslie O’Brien, DCP Legislative Director, attended today’s meeting at the request of the Commission. Ms. O’Brien explained the process for submitting proposals for legislative consideration,

The Commission raised their concerns on the issue of the OCC increasing current appraisal threshold for commercial real estate transactions. Ms. O’Brien will research this matter and report back to the Commission.

CE Audit Hearings:

2018-169 - Gerard McDonough, RCG.771

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried that Mr. McDonough must provide proof no later than September 26, 2018 of

having completed the CT Law Course for the 2014 and 2016 CE cycles, and if he has completed the courses then the \$400 penalty fee will be waived; and that Mr. McDonough must pay the \$400 civil penalty fine no later than September 26, 2018 if he does not submit proof of completing the CT Law Course for 2014 and 2016 CE cycles. Commissioner Rasmussen abstained. Commissioner Baron opposed.

2018-175 – In Compliance

2018-178 – Stephen Domenici, RCR.2013

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried that Mr. Domenici must submit proof of completion of the CT Law Course within two weeks (September 28, 2018) and in doing so, the CE fine will be waived and that the CT Law Course credit may not be used again for this CE cycle. Commissioner Rasmussen abstained.

2018-179 – Justin Hancock, RSP.1950

It was moved by Commissioner Sepso, Commissioner Baron 2nd, and the motion carried to suspend Mr. Hancock’s license until such time as he completes the 2016-2018 CE requirements and that he must pay the CE civil penalty fine of \$400.00 on or before September 28, 2018. Commissioner Rasmussen abstained.

2018-160 – In Compliance

2018-171 – In Compliance

2018-174 – In Compliance

2018-177 – In Compliance

2018-173 – In Compliance

SCHOOL AND COURSE APPLICATIONS

APR.113 – General Appraiser Income Approach Part 1 QE (Appraisal Institute)	30 hrs PL
APR.114 – Basic Appraisal Principles (Appraisal Institute)	30 hrs PL
APR.115 – Basic Appraisal Procedures Appraisal Institute	30 hrs PL
APR.116 – Residential Site Valuation and Cost Approach (Appraisal Institute)	15 hrs PL

AAL.376 – Residential Sales Comparison and Income Approaches (Appraisal Institute)	18 hrs CE
APR.117 – Residential Sales Comparison and Income Approaches (Appraisal Institute)	30 hrs PL
AAL.377 – Online Data Verification Methods (on-line) (Appraisal Institute)	5 hrs CE
AAL.378 – Online Analyzing Operating Expenses (on-line) (Appraisal Institute)	7 hrs CE
AAL.379 – Online Introduction to Green Buildings: Principles and Concepts (Appraisal Institute)	8 hrs CE
AAL.380 – Online Case Studies in Appraising Green Residential Buildings (Appraisal Institute)	7 hrs CE
APR.118 – Residential Report Writing and Case Studies (Appraisal Institute)	15 hrs PL
APR.119 – Advanced Residential Applications and Case Studies Part 1 (Appraisal Institute)	15 hrs PL
APR.120 – General Appraiser Report Writing and Case Studies (Appraisal Institute)	30 hrs PL
APR.121 – Advanced Residential Report Writing Part 2 (Appraisal Institute)	30 hrs PL
APR.122 – General Appraiser Income Approach Part 1 (Appraisal Institute)	30 hrs PL
APR.123 – Quantitative Analysis (Appraisal Institute)	35 hrs PL
APR.124 – Advanced Concepts and Case Studies Synchronous (Appraisal Institute)	40 hrs PL
AAL.381 – Advanced Concepts and Case Studies Synchronous (Appraisal Institute)	18 hrs CE
AAL.382 – Appraising Easements (Massachusetts Board of Real Estate Appraisers)	<u>Tabled</u> 7 hrs CE

AAL.383 – Business Practices and Ethics (Appraisal Institute)	4 hrs CE
AAL.384 – Online Business Practices and Ethics (Appraisal Institute)	5 hrs CE
AAL.385 – Online Better Safe Than Sorry (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
APR.125 – Residential Sales Comparison and Income Approach: Concepts and Techniques (Massachusetts Board of Real Estate Appraisers)	30 hrs PL
AAL.386 – FHA Property Analysis (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.387 – 2018 New England Appraisers Expo Commercial Program ' <u>Tabled</u> ' (Massachusetts Board of Real Estate Appraisers)	7 hrs CE
AAL.388 – Property and Valuation Analysis for FHA (online) (Hondros College of Business)	7 hrs CE
AAL.389 – ASFMRA 89 th Annual Convention Day 2 (American Society of Farm Managers and Rural Appraisers)	<u>'Tabled'</u> 3 hrs CE
AAL.390 – Environmental Hazards Impact on Value (online) (Calypso Continuing Education)	7 hrs CE
AAL.391 – Online Eminent Domain and Condemnation (Appraisal Institute)	7 hrs CE
AAL.392 – 2018 Appraisal Summit & Expo, Day 1 (The Columbia Institute) (Appraiser Track approved)	7 hrs CE
AAL.393 – 2018 Appraisal Summit & Expo, Day 2 (The Columbia Institute)	7 hrs CE
AAL.394 – Breakfast with the Experts: Mastering MLS Pin for Better Appraisals (Massachusetts Board of Real Estate Appraisers)	3 hrs CE

It was moved by Commissioner Sepso, Commissioner Galvin 2nd, and the motion carried unanimously to table courses AAL.382, AAL.387 and AAL.389 and to approve the above schools/courses as marked.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ADJOURN

It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 11:00 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, October 10, 2018 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.