

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

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

Commission Members Present: 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: Gerald Rasmussen (Cert. Gen. App. – 4th District)

Commission Vacancies: Certified General Appraiser
Public Member (2)

Commission Counsel Present: None

DCP Staff Present: Vicky Bullock
Robin Washbond

Public Present: William Kane
Dominick Galletti
Joseph Aiello

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 Sepso 2nd, and the motion carried unanimously to approve the minutes of the November 14, 2018 CT Real Estate Appraisal Commission meeting as presented.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ASC

National Registry Report

No disciplinary actions reported this month.

NEW BUSINESS

Joseph Aiello, DOT Employee - Appeared before the Commission today to discuss his current status and course curriculum to become a Provisional

It was moved by Commissioner Galvin, Commissioner Sepso 2nd, and the motion carried unanimously to table this matter to the February meeting. Attorney Bullock will contact the ASC for information. Commissioner Galvin will contact Terrence Obey, Director of Division of Rights of Way, DOT.

Supervisor Requirements

The Commission discussed adding supervisory content to the Law Course versus creating a separate course. Commissioner Sepso will draft an outline of a supervisor course to discuss at the next meeting.

It was moved by Commissioner Sepso, Commissioner Baron 2nd, and the motion carried unanimously to develop a process for supervisory appraiser's and provisional appraiser's education which may be part of the law module or a separate course explaining the responsibilities of supervisors and provisional appraisers.

OLD BUSINESS

Dominick Galletti, RCG - Applicant seeking sample approval

Mr. Galletti appeared before the Commission with his supervisor, William Kane. It was moved by Commissioner Galvin, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the samples.

CE Audit Update: Fines

Attorney Bullock advised the Commission that fine amounts for all boards are determined by the DCP Commissioner and that after the first of the year she will draft a letter to the Commissioner on behalf the of Appraisal Commission requesting an increase of the CE audit fine amount.

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

AQB Criteria Change - Implementation Date/ Previous Applicants Reapplying

Attorney Bullock reported that the AQB Criteria changes have been submitted to the DCP Legislative Liaison and will be effective upon passage of the Regulations.

Attorney Bullock added that at submission, she prefaced it as a Federal ASC requirement and is a priority.

Webinar Presentations /Requirements

Commissioner Sepso is researching various programs that support interaction with the online participants via visual webinars, etc., and will continue to gather more information to report back at the next meeting.

LEGAL

Legislative/Legal Update

Attorney Bullock reported that the AQB Criteria changes as well as the previous legislation have been submitted.

SCHOOL AND COURSE APPLICATIONS

*AAL.229 - Appraisal Review of Residential Properties – (Hondros) - Removal of AQB Approval

It was moved by Commissioner Sepso, Commissioner Hawkins 2nd, and the motion carried unanimously to remove Commission approval from course AAL.229 and will reconsider after AQB approval.

APR.126 – Residential Sales Comparison and Income Approaches (McKissock, LLC) on-line	30 hrs PL
AAL.407 – Fundamentals of Income Property Appraisal (McKissock, LLC)	7 hrs CE
AAL.408 – Adjustments II: Solving Complex Problems (online) (OREP Education Network)	7 hrs CE

AAL.409 – Essential Elements of Disclosures and Disclaimer (online) (McKissock, LLC)	5 hrs CE
APR.127 – General Appraiser Market Analysis and Highest & Best Use (Appraisal Institute)	30 hrs PL
APR.128 – General Appraiser Market Analysis and Highest & Best Use (Appraisal Institute)	30 hrs PL
AAL.410 – General Appraiser Market Analysis Highest & Best Use (Appraisal Institute)	18 hrs CE
AAL.411 – Income Approach Review (online) (The Columbia Institute)	7 hrs CE
AAL.412 – Mortgages, Appraisers and Foreclosures (online) (The Columbia Institute)	7 hrs CE
AAL.413 – Appraising Small Residential Income Properties (online) (The Columbia Institute)	7 hrs CE
AAL.414 – How to Raise Appraisal Quality and Minimize Risk (online) (OREP Education Network)	7 hrs CE
AAL.415 – FHA Site Inspection for Appraisers (Calypso Continuing Education)	7 hrs CE
APR.129 – Basic Appraisal Principles (online) (McKissock, LLC)	30 hrs PL
APR.130 – Basic Appraisal Procedures (online) (McKissock, LLC)	30 hrs PL
AAL.416 – 7 Hour National USPAP Course (A114) (American Society of Farm Managers and Rural Appraisers)	7 hrs CE
AAL.417 – Online AI’s Cool Tools: New Technology for Real Estate Appraisers (Appraisal Institute)	7 hrs CE
AAL.418 – Residential Construction and the Appraiser (online) (McKissock, LLC)	7 hrs CE

It was moved by Commissioner Sepso, Commissioner Baron 2nd, and the motion carried unanimously to approve the above mentioned courses with the following exceptions:
AAL.415 approved subject to Department receiving satisfactory PowerPoint; AAL.410 approved for 18 hours CE only and APR.126 approved effective December 3, 2018.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commissioner Galvin commented on the Federal Banking regulations that have raised the de minimis threshold for commercial real estate transactions and said this issue should be a priority and that he requests a meeting with AAG Alan Ponanski to have a conversation and discuss the Commission's options so that he can report back to the Appraisal Commission. Attorney Bullock will contact AAG Ponanski and cc Commissioner Galvin.

ADJOURN

It was moved by Commissioner Baron, Commissioner Sepso 2nd, and the motion carried unanimously to adjourn the meeting at 10:04 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, February 13, 2019 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.