

**STATE OF CONNECTICUT
CONNECTICUT REAL ESTATE APPRAISAL COMMISSION
Minutes of Meeting
May 8, 2019**

The meeting was called to order by Commissioner John Galvin, at 8:31 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)
Norris Hawkins (Public Member – 1st District)

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

Public Present: Lori Ferrari
Danielle Ferrari

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 Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the minutes of the April 10, 2019 CT Real Estate Appraisal Commission meeting.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

None

ASC

National Registry Report

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

NEW BUSINESS

Kelsea Tomko, RCG Applicant - Seeking log approval & sample selection

It was moved by Commissioner Galvin, Commissioner Baron 2nd, and the motion carried unanimously to not accept her log and request that Ms. Tomko submit seven reports, including one with cost approach, and that she should revise her log to reflect what she actually did for the reports selected and that she should appear before the Commission with her sponsors.

Peter Trifiatis, RCR Applicant - Seeking log approval & sample selection

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

License Renewal Numbers

Examiner Linda Kieft-Robitaille provided the Commission with the 2019 license renewal statistics and reported that 535 Certified General renewal notices were mailed and 497 appraisers renewed and 38 appraisers did not renew. There were 720 Certified Residential renewal notices mailed and 686 appraisers renewed and 34 appraisers did not renew; and 59 Provisional renewal notices issued, 50 renewed and 9 appraisers did not renew.

OLD BUSINESS

Danielle Ferrari, RCR Applicant – Sample Review

Ms. Ferrari appeared with her sponsor, Lori Ferrari.

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to request that Ms. Ferrari submit 3 appraisal reports including one sample with Cost Approach and to reappear before the Commission at the September 11, 2019 meeting.

Trevor Gonzalez - Seeking Extension of Provisional License

This matter was tabled until the June Commission meeting.

Appraisal Threshold for Commercial Real Estate

(Federal Banking Regulations Raising the de Minimis Threshold to \$500,000 on Commercial Real Estate Transactions and to \$400,000 on Residential Real Estate Transactions)

Commissioner Galvin reported on his April 10th conference call with representatives from the State Banking Committee regarding this matter and stated that the Banking Committee determined that there was no issue and nothing requiring action, and that the regulatory notification sent to the banks was enough explanation; and the Committee suggested that if the Commission desires to pursue this matter, they should contact the various associations, such as the CT Bankers Association. Commissioner Galvin said he would like to take some time to do more research, and that over several months it may evolve on its own without having to do anything further.

Supervisor Requirements

This matter was tabled until the June Commission meeting.

Webinar Presentations/Requirements

This matter was tabled until the June Commission meeting.

CE Audit / Fines

Examiner Linda Kieft-Robitaille stated that Michael Elliott, DCP Licensing Director, confirmed that the e-licensing system could be set up so that proof of completing CE would need to be uploaded by the licensee in order to renew their license online and that they would not be able to complete the renewal process without it. Examiner Kieft-Robitaille said that having the CE documents uploaded into the e-licensing system would make the Audit process go much quicker for the Department.

LEGAL

Legislative/Legal Update

Attorney Bullock reported that the AQB Criteria changes have been submitted, and are currently in process at Office of Policy and Management (OPM).

SCHOOLS AND COURSES

AAL.472– Supporting Your Adjustments: Methods for Residential Appraisers (McKissock LLC) on-line	3 hrs CE
AAL.473 – Desktop Appraisal Assignments: An Overview (McKissock LLC)	3 hrs CE
AAL.474 – Introduction to Cannabis Operations and Valuation (American Society of Farm Managers and Rural Appraisers)	3 hrs CE
AAL.475 – A Brief Stroll through America’s Architecture (Calypso Continuing Education) on-line	7 hrs CE
AAL.476 – Farmland Drainage Tile: Valuation and Usage (American Society of Farm Managers and Rural Appraisers)	8 hrs CE
AAL.477 – Practical Rural Appraisal: Work Problems Using the New Methodology (American Society of Farm Managers and Rural Appraisers)	8 hrs CE
AAL.478 – New Construction Essentials: Luxury Homes (McKissock) on-line	3 hrs CE
AAL.479 – The Fundamentals of Appraising Luxury Homes (McKissock) on-line	4 hrs CE
AAL.480 – Understanding Luxury Home Features (McKissock) on-line	7 hrs CE
AAL.481 – Artificial Intelligence AVMs and Blockchain: Implications for Valuation (Appraisal Institute)	4 hrs CE
APR.145 – Appraisal Subject Matter Electives (McKissock, LLC) on-line	20 hrs PL
AAL.482 – How to Support and Prove Your Adjustments (OREP Education Network) on-line	7 hrs CE
AAL.483 – General Appraiser Report Writing and Case Studies (Appraisal Institute)	18 hrs CE
APR.146 – General Appraiser Report Writing and Case Studies (Appraisal Institute)	30 hrs PL

AAL.484 – Case Studies in Appraising Green Residential Buildings (Appraisal Institute)	8 hrs CE
AAL.485 – Online Basic Appraisal Principles (Appraisal Institute)	18 hrs CE
APR.147 – Online Basic Appraisal Principles (Appraisal Institute)	30 hrs PL
AAL.486 – Online Basic Appraisal Procedures (Appraisal Institute)	18 hrs CE
APR.148 – Online Basic Appraisal Procedures (Appraisal Institute)	30 hrs PL

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to approve the above-mentioned courses as amended: AAL.474 approved for 3 hours CE, AAL.483 approved for 18 hours CE, AAL.485 approved for 18 hours CE and AAL.486 approved for 18 hours CE.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

Commissioner Baron commented on the details of the scheduled June 3rd Assessor Workshop at the Dodd Research Center, UCONN, Storrs Campus from 9 A.M – 12 P.M.

ADJOURN

It was moved by Commissioner Baron, Commissioner Hawkins 2nd, and the motion carried unanimously to adjourn the meeting at 9:48 A.M.

Respectfully submitted,

Robin Washbond
Commission Secretary

The next meeting of this Commission is scheduled for Wednesday, June 12, 2019 at 8:30 a.m. at 450 Columbus Boulevard, in Hearing Room J, Hartford, CT.