

**STATE COMMISSION OF REAL ESTATE APPRAISERS, APPRAISAL
MANAGEMENT COMPANIES AND HOME INSPECTORS
BUSINESS MEETING MINUTES**

DATE: April 11, 2017

TIME: 10:40 a.m.

PLACE: 500 N. Calvert Street
2nd Floor Conference Room
Baltimore, Maryland 21202

PRESENT: Commissioner Steven O'Farrell, Chair
Commissioner George Fair
Commissioner Joseph Berk
Commissioner Terry Dunkin
Commissioner Anatol Polillo
Commissioner Christopher Daniell
Commissioner Mike Ranelli
Commissioner Harold Huggins
Commissioner John Hamilton

ABSENT: Commissioner Derek Owings
Commissioner Helen Won
Commissioner James Smith
Commissioner Denise Herndon

OTHERS PRESENT: Patricia Schott, Executive Director
Sloane Fried Kinstler, Assistant Attorney General
Danielle Evans, Administrative Specialist

Call To Order

Commissioner O'Farrell called the regular meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies and Home Inspectors to order at 10:40 a.m.

Approval of Minutes

The minutes of the business meeting held on February 14, 2017 were approved without corrections. A Motion was made by Commissioner Huggins, seconded by Commissioner Polillo and by unanimous vote carried that the minutes of the business meeting be approved without corrections.

A Motion was made by Commissioner Huggins seconded by Commissioner Fair and by majority vote carried that the minutes of the executive session be approved without corrections.

Real Estate Appraiser Complaint Committee Report

Commissioner O'Farrell reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed many items of business, which had been placed before the

Committee. The disposition of which was as follows:

Complaints - 9 cases were reviewed;
3 cases were dismissed;
2 cases were referred for technical review; and
4 cases were tabled.

The Appraiser Complaint Committee met prior to the public meeting in Executive Session, pursuant to General Provisions Art., Md. Code Ann., §3-305(b)(7), to receive the advice of counsel regarding the above-mentioned matters. A Motion was made by Commissioner Berk and seconded by Commissioner Dunkin that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous decision.

Appraiser Education/Application Committee Report

Commissioner O'Farrell reported that the Appraiser Education Committee met on this date and reviewed and approved 11 courses. A Motion was made by Commissioner Huggins, seconded by Commissioner Dunkin and unanimously carried that the Commission accept the recommendations of the Real Estate Appraiser Education Committee.

Home Inspector Complaint Committee Report

Commissioner Fair reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed, with advice from counsel, 6 items of business, which had been placed before the Committee. The disposition of which was as follows:

Complaints - 4 cases were dismissed;
1 case was referred for an informal hearing; and
1 case was referred to precharge review.

The Home Inspector Complaint Committee met prior to the public meeting in Executive Session, pursuant to General Provisions Art., Md. Code Ann., § 3-305(b)(7), to receive the advice of counsel regarding the above-mentioned matters. A Motion was made by Commissioner Berk, seconded by Commissioner Hamilton and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

Old Business

Executive Director Schott revisited the issue concerning the dissolution of the National Association of Home Inspectors (NAHI) and its potential impact on the appointment process. Ms. Schott advised that there is a statutory provision pursuant to Business Occupation and Professions Article, Md. Code Ann., §16-202, requiring that one of the home inspector members appointed to the Commission must be a member of NAHI and one of the home inspector members appointed to the Commission must be a member of ASHI.

The Commission discussed the matter and arrived at three options regarding the matter, (1) eliminate the requirement for any home inspector appointed to the Commission to be a member of any home inspector professional organization; (2) require one home inspector member appointed to

the Commission to be a member of ASHI and one home inspector member appointed to the Commission to be a member of the Maryland Association of Home Inspectors (MAHI), and eliminate the reference to a NAHI member; and (3) require one home inspector member appointed to the Commission to be a member of ASHI without any other requirements of an affiliation with a home inspection professional organization for remaining home inspectors appointed to the Commission.

A Motion was made by Commissioner Fair, seconded by Commissioner Berk that the Commission submit for DLLR's consideration, support in introducing legislation during the 2018 legislation session that would require that one home inspector member appointed to the Commission be a member of ASHI and one member appointed to the Commission to be a member of MAHI. This passed by a majority vote.

New Business

Executive Director Schott advised that a third exposure draft has been issued by the Appraiser Qualifications Board (AQB), which includes many proposed changes to the Real Property Qualification Criteria (Criteria) affecting appraisers. She explained that some of the proposed changes include but are not limited to reducing the current work experience hours and time frames required for all levels of licensure and certification; removing a college degree requirement for a licensed appraiser; modifying the college education requirement for a licensed appraiser upgrading to a certified residential license; enhancing practicum curriculum to serve as an alternative means of acquiring practical work experience for all levels of licensure and certification. The AQB anticipates that any changes, if adopted, will go into effect no sooner than January 1, 2018. Ms. Schott advised that the Commission may elect not to adopt changes to the AQB Criteria if those changes result in less stringent requirements than those already in place.

Assistant Attorney General's Report

AAG Kinstler advised that an exceptions hearing was held in the matter of Case No.: 15-REA-29 on March 29, 2017 and that she will prepare the Final Order of the Hearing Board on behalf of the Commission.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Berk, seconded by Commissioner Daniell and unanimously carried that the meeting adjourn. The meeting adjourned at 11:35 a.m.

Approved without corrections

Approved with corrections

Signature on Original
Steven O'Farrell, Chairperson

6/13/17
Date