

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

**DATE:** February 13, 2018

**TIME:** 10:30 a.m.

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

**PRESENT:** Commissioner Steven O'Farrell, Chair  
Commissioner George Fair, Vice-Chair  
Commissioner Joseph Berk  
Commissioner Terry Dunkin  
Commissioner Anatol Polillo  
Commissioner Harold Huggins

**ABSENT:** Commissioner John Hamilton  
Commissioner Mike Ranelli  
Commissioner James Smith  
Commissioner Helen Won  
Commissioner Christopher Daniell

**OTHERS PRESENT:** Patricia Schott, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Noraida Lozano, Board Secretary

**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 December 12, 2017 were approved without corrections. A Motion was made by Commissioner Polillo, seconded by Commissioner Huggins and by unanimous vote carried that the minutes of the business meeting be approved without corrections.

The minutes of the executive session held on December 12, 2017 were approved without corrections. A Motion was made by Commissioner Dunkin, seconded by Commissioner Huggins and by unanimous vote carried that the minutes of the business meeting be approved without corrections.

**Real Estate Appraiser Complaint Committee Report**

Commissioner Dunkin 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 -           10 cases were reviewed;  
                              7 cases were dismissed; and  
                              3 cases were tabled.

The Appraiser Complaint Committee met prior to the public meeting in Executive Session, pursuant to General Provisions Article, Md. Code Ann., §3-305(b)(7), to receive the advice of counsel regarding the above-mentioned matters. A Motion was made by Commissioner Fair and seconded by Commissioner Polillo 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 Dunkin reported that the Appraiser Education Committee met on this date and reviewed 6 courses and approved 6 courses. A Motion was made by Commissioner Huggins, seconded by Commissioner Smith 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 8 items of business, which had been placed before the Committee. The disposition of which was as follows:

Complaints -           5 cases were closed; and  
                              3 were tabled.

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 Huggins, seconded by Commissioner Polillo and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

### **Final Action under COMAR 09.19.05.01 2018-2019 USPAP**

Executive Director Schott advised that Proposed Action to amend Regulation .01 under COMAR 09.19.05 Code of Ethics was published in the November 27, 2017 edition of the Maryland Register. She advised that the required public comment period ended on January 5, 2018 and that no public comments were received. She recommended that the Commission take Final Action to adopt the regulation.

A Motion was made by Commissioner Fair, seconded by Commissioner Polillo and unanimously carried that the Commission take Final Action to amend Regulation .01 under COMAR 09.19.05 Code of Ethics to adopt the 2018-2019 edition of the Uniform Standards of Professional Appraisal Practice (USPAP).

## **Legislative Update**

### **Senate Bill 64/House Bill 200**

Executive Director Schott advised the Commission that SB 64 received a favorable vote from the Senate Finance Committee. She advised that HB 200, which is the companion bill, was heard by the House Economic Matters Committee. HB 200, with amendments, received a favorable vote from the House Economic Matters Committee. She advised that the original Bill removed a provision that required one home inspector member to be a member of ASHI and one home inspector member to be a member of NAHI. She reported that the amendment did not alter the removal of the requirement that two home inspector members be members of professional home inspection organizations, but requires that each of the four members of the home inspector sector of the Commission be licensed as a home inspector for at least five years in order to be appointed to the Commission.

A motion was made by Commissioner Fair, seconded by Commissioner Dunkin and unanimously carried that the Commission go on record in support of the amendment to HB 200.

### **House Bill 64**

Ms. Schott advised the Commission HB 64, which amends the law by decreasing from 60 to 30 the number of days after the completion of an appraisal report or valuation assignment during which an appraisal management company must pay the appraiser. HB 64 received a favorable vote from the House Economic Matters Committee.

### **Appraiser Qualifications Board**

Ms. Schott advised that the Appraiser Qualifications Board (AQB) adopted revisions to The Real Property Appraiser Qualifications Criteria (Criteria) by decreasing the number of hours of work experience for certain license categories; decreasing the time frame during which an individual must train; and altering the college education requirements for certain licensing categories. The new AQB Criteria becomes effective on May 1, 2018.

She advised that the new Criteria for a Licensed real estate appraisers reduces the number of hours of training from 2,000 to 1,000; reduces the time frame to train, from one year to six months; and removes the requirements of an Associate degree or a 30-hour college level education requirement.

She advised that the new Criteria for a Certified Residential license reduces the number of hours of training from 2,500 to 1,500; reduces the time frame to train, from two years to one year; provides for an alternative to a Bachelor degree; and allows Licensed real estate appraisers to upgrade to Certified Residential without a degree if the appraiser has held the license, in good standing, for a minimum of five years.

She advised that the new Criteria for a Certified General license reduces the time during which an appraiser must complete 3,000 hours of work experience, from 30 months to 18 months.

Ms. Schott advised that the States are required to adopt the minimum requirements established by the AQB. Therefore, the Commission is not obligated to adopt any of the new requirements in that

its existing requirements exceed the current and newly adopted AQB Criteria. If it wishes, it may elect to adopt any combination of the new requirements.

The members discussed the matter and determined to wait until the latter part of the year to revisit the issue.

**ASC Audit**

Ms. Schott advised the Commission that the Appraisal Subcommittee will commence its audit of the Commission's program at its next meeting scheduled on April 10, 2018.

**Election of Officers**

Executive Director Schott advised the Commission that it was time to conduct an election of officers, which is required, by statute, to be held annually. Bus. Occ. & Prof. Art., Md. Code Ann., §16-203. Commissioner Dunkin nominated Commissioner O'Farrell to serve as Chair of the Commission and Commissioner Fair to serve as Vice Chair of the Commission.

A Motion was made by Commissioner Dunkin, seconded by Commissioner Polillo and unanimously carried that the Commission elect Commissioner O'Farrell to serve as Chair of the Commission. A Motion was made by Commissioner Dunkin, seconded by Commissioner Huggins and unanimously carried that the Commission elect Commissioner Fair to serve as Vice-Chair of the Commission.

**Adjournment**

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

X Approved without corrections

~~Approved with corrections~~

  
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Steven O'Farrell, Chairperson

4/10/18  
\_\_\_\_\_  
Date