

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

DATE: June 11, 2024

TIME: 10:33 a.m.

PLACE: 1100 N. Eutaw Street (hybrid – both in person and virtual)
Baltimore, Maryland 21201

MEMBERS PRESENT: Commissioner Sean Troxell, Chairman
Commissioner Coleen Courtney-Morrison, Vice-Chair
Commissioner Jerry Pickholtz
Commissioner Karen Trendler
Commissioner Roxanne Alston
Commissioner Rachel Oslund
Commissioner Stacy Harman
Commissioner Thomas Owen
Commissioner Onyemaechi Nweke
Commissioner Todd Warren

MEMBERS ABSENT: Commissioner Jeremiah Hosford
Commissioner Bill McCann
Commissioner Melanie Gamble

DEPT. OF LABOR STAFF PRESENT: Todd Blackistone, Executive Director
Sloane Fried Kinstler, Assistant Attorney General
Michael Szlachetka, Administrative Specialist

OTHERS PRESENT: Christa McGee, Maryland Realtors Association
Stephanie Gones, The CE Shop
Anatol Polillo, Home Inspector (former Chairman)

Call to Order

Chairman, Sean Troxell, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:33 a.m.

Approval of Minutes

The minutes of the business meeting held on April 9, 2024, were reviewed, and considered.

By Motion made by Commissioner Harman, seconded by Commissioner Oslund and, by a unanimous vote, the minutes of the April 9, 2024, business meeting were approved without amendment.

Real Estate Appraiser Complaint Committee Report

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 7 items of new business. The disposition of which was as follows:

Complaints	-	24- REA - 40	Remedial Education
		24- REA - 44	Remedial Education
		24- REA - 46	Precharge
		24- REA - 48	Precharge
		24- REA - 49	Dismissed
		24- REA - 51	Dismissed
		24- REA - 52	Dismissed

A Motion was made by Commissioner Pickholtz, and seconded by Commissioner Courtney-Morrison, and, by unanimous vote carried that the Commission accept the report and recommendations of the Appraiser Complaint Committee.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 3 items of new business. The disposition of which was as follows:

Complaints	-	24-INSP-42	Informal Hearing
		24-INSP-47	Precharge
		24-INSP-50	Precharge

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Warren, and by unanimous vote carried the Commission accepted the recommendations of the Home Inspector Complaint Committee.

Education Committee Report

Executive Director Blackistone reported that the Appraiser and Home Inspection Education Committees met on this date and approved 50 courses. The Appraiser Education Committee reviewed 15 courses and, of those, all courses were approved; the Home Inspection Education Committee reviewed 38 courses and, of those, 35 courses were approved.

A Motion was made by Commissioner Owen, seconded by Commissioner Oslund, and by unanimous vote carried that the Commission accepted the recommendations of the Education Committees.

Old Business

Commissioner Troxell, Chairman, addressed the Commission regarding the final draft of the revised Home Inspector Standards of Practice. The draft regulatory language is currently being reviewed by Counsel. A draft of the approved language is expected to be distributed to the Commission members prior to the August 2024 meeting. Commissioner Troxell asked that the Commission consider requesting

that staff prepare and submit a regulation concept paper to the Secretary's Office for approval of proposed action.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Harman and, by unanimous vote, carried that the Commission direct Mr. Blackistone to submit a concept paper to the Secretary's Office for approval of proposed action to amend the Home Inspector Standards of Practice, COMAR 09.36.07.01-.13.

New Business

Executive Director, Todd Blackistone, addressed the Commission regarding interest in pursuing an apprenticeship program for home inspector training in Maryland. It was noted that real estate appraisers already have a program in place for appraisers with the current appraiser trainee license. Some of the Commission members spoke of existing programs in other States and the strengths and weaknesses of those programs. Commissioner Troxell noted that many home inspectors might not have an interest to be involved in such a program as they may not have the desire to hire, supervise, and train potential competition. Other members were concerned about how a new home inspector apprenticeship training program would be funded. It was decided that the Commission establish a committee to determine whether there is interest in and ability to offer home inspector apprenticeship training.

A Motion was made by Commissioner Owen, seconded by Commissioner Pickholtz and, by unanimous vote, carried that the Commission form a Home Inspector Apprenticeship Committee. The new Committee will be comprised of Commissioners Alston, Oslund, Owen, Pickholtz, and Troxell.

Prospective Home Inspector Candidate

Executive Director, Todd Blackistone, addressed the Commission regarding a prospective home inspector license candidate asking whether a particular criminal history would be a bar to licensure before the individual devoted the time and money to the required home inspector training course. Assistant Attorney General Kinstler informed the Commission that the individual was convicted in 2020 of a 2017 conspiracy to distribute and possession with intent to distribute a kilogram or more of heroin and 5 grams or more of cocaine. The individual was sentenced to incarceration for 60 months followed by 48 months of supervised release, which may have already been completed, but there is no documentation. AAG Kinstler reminded the Commission that the convictions constituted non-violent offenses for which the occupational and professional licensing boards are encouraged to grant licensure. The Commission discussed the issue further and decided that they did not have sufficient information to make a determination.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund and, by unanimous vote, carried that Commission staff request that the individual provide supplemental information about his criminal history, employment, supervision status, and any community activities since the conviction.

Chairman's Report

No report was offered.

Assistant Attorney General's Report

No report was offered.

Executive Director Report

No report was offered.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Pickholtz, seconded by Commissioner Harman and unanimously carried that the June 11, 2024 Commission meeting adjourn at 11:50 a.m.

_____ Approved without corrections

_____ Approved with corrections

Commissioner Sean Troxell, Chair

Date