

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

February 11, 2026

COMMISSIONERS PRESENT:

Gerald Rasmussen, Certified General Appraiser, Acting Chairman
John J. Galvin Jr., Certified General Appraiser
Maria I. Rivera, Public Member
Norris A. Hawkins, Public Member
Jennifer Lineaweaver, Public Member
Robert Moore, Certified Residential Appraiser
Shawna M. Baron, Certified Residential Appraiser

COMMISSIONERS NOT PRESENT:

VACANCIES: (1) Certified Appraisers

DCP STAFF PRESENT:

Debbie Yanosy, Real Estate Appraisal Examiner
Rachelle Hyburg, Board Coordinator
Jeffery Mosher, Real Estate Appraisal Examiner
Jason Cohen, Director of Operations
Vicky Bullock, Staff Attorney

PUBLIC PRESENT:

Michelle Gamache
Scott Dibiasio
Jacqueline Beauchaine
Jesse Warzocha
Fauna Eller
Jesse Warzocha
Daniel LaPorte
Peggy Hudnutt

CALL TO ORDER

The meeting was called to order at 8:30 am by Chairman Rasmussen.

REVIEW OF PREVIOUS MINUTES

- January 14, 2026, Minutes
 - Commissioner Lineaweaver moved to accept the minutes. Commissioner Hawkins seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

OLD BUSINESS

- Fauna Eller, RCG.1170 – Requests CE Deferment
 - Commissioner moved to inactivate the license effective immediately. The licensee is eligible to reinstate their license within 3 years of the expiration date. To reinstate the licensee will need to complete outstanding continuing education. Commissioner Moore seconded the motion. The motion passed unanimously.
- Jesse Warzocha, RSP.2150 : RCR Applicant, Sample Report Review and Approval
 - Supervisor is Daniel LaPorte, RCR.299
 - The review was tabled. Commissioner Moore requested the applicant resubmit two to three new reports for the March meeting

NEW BUSINESS

- Chris Downey, RCR.1462: Requests CE Waiver for Cycle Ending on January 31, 2026
 - Commissioner Galvin moved to approve an extension through 4/30/2026, if continuing education cannot be completed by that time the licensee will need to provide an update to the Commission at the April 8, 2026 meeting. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
- Diane Vitagliano, RCR.558: Requests Equivalent Elective CE for completing the *33-hour Fundamentals of Mass Appraisal* course presented by the IAAO, International Association of Assessing Officers. Completion date: 03/19/2025.
 - Commissioner Galvin moved to request the licensee attend the March meeting. In the meantime they need to upload all other course completion records prior to the March meeting. Commissioner Rivera seconded the motion. The motion passed unanimously.

- Michelle Gamache, RCG.1134: Requests Equivalent Elective CE hours for completing Fall Conference Outline “New York City – Where Capital, Wisdom and Resilience Converge”, presented by Metro NY Chapter of the Appraisal Institute on October 20, 2025
 - Commissioner Galvin moved to accept the 5 hours equivalent elective hours. The licensee will need to upload the letter of completion and a letter of caution will be issued to the licensee. Commissioner Rivera seconded the motion. The motion passed unanimously.

LEGAL:

- There were no updates to provide today.

STAFF:

- DCP’s Jason Cohen provided a preview of the updated continuing education reporting process for appraisal licensees. He also discussed the Appraiser Case Resolution Policy.
 - Further discussion on the policy will take place at the next meeting
- DCP’s Debbie Yanosy reported that the Appraiser Qualifications Board exposure draft of the proposed changes to the real property appraisal qualification criteria is still available for public comment through March 3rd.

NEW COURSES:

Note: All have AQB and IDECC Approval Unless Otherwise Noted

Note: AAL.1514 and AAL.1515 were tabled from the Jan. 11, 2026 REAC meeting.

<u>Course #</u>	<u>Course Name</u>	<u>Course Provider</u>	<u>Type of Instruction</u>	<u># Hours & Approvals</u>
AAL.1514	Essentials of Real Estate Investment	Professional Business Institute Hamden, CT 06517	Online / Live	12 Hours No AQB or IDECC
AAL.1515	Understanding 1031 Tax Free Exchanges	Professional Business Institute Hamden, CT 06517	Online / Live	12 Hours No AQB or IDECC
AAL.1529	Analyzing and Reporting the Income Approach in the New URAR	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	4 Hours No AQB or IDECC
AAL.1530	2026 Annual Conference Day 1 – AM	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	3 Hours No AQB or IDECC

AAL.1531	2026 Annual Conference Day 1 – PM	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	4 Hours No AQB or IDECC
AAL.1532	2026 Annual Conference Day 2 – AM	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	4 Hours No AQB or IDECC
AAL.1533	2026 Annual Conference Day 2 - PM	Appraisal Institute Chicago, IL 60606-337	Classroom / In-Person	3 Hours No AQB or IDECC
AAL.1534	Review Theory – Residential	Appraisal Institute Chicago, IL 60606-337	Classroom / In-Person	15 Hours No AQB or IDECC
AAL.1535	General Appraiser Sales Comparison	Appraisal Institute Chicago, IL 60606-337	Classroom / In-Person	18 Hours AQB Only
AAL.1536	General Appraiser Site Valuation and Cost Approach	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	18 Hours AQB & IDECC
AAL.1537	Valuation of Conservation Easements	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	18 Hours AQB Only
AAL.1538	Market Conditions Cradle to Grave, Data Concepts and Methods	Green Mountain eLearning Williamstown, VT 05679	Online / Asynchronous	3 Hours IDECC Only
AAL.1539	Scan to Sketch: Practical Application of Mobile Appraising	Appraiser eLearning, LLC Nashville, TN 37203	Online / Live	7 Hours No AQB or IDECC
AAL.1540	2026 ACTS – Day 1	Appraiser eLearning, LLC Nashville, TN 05679	Classroom / In-Person	7 Hours No AQB or IDECC
AAL.1541	2026 ACTS – Day 2	Appraiser eLearning, LLC Nashville, TN 05679	Classroom / In-Person	7 Hours No AQB or IDECC
AAL.1542	Reviewing Property Ownership and Real Estate Markets	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online / Asynchronous	7 Hours AQB & IDECC

AAL.1543	Live Webinar: REO Appraisal: Guidelines and Best Practices	McKissock, LLC Warren, PA 16365	Online / Live	4 Hours AQB & IDECC
AAL.1544	Residential Site Valuation and Cost Approach	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	14 Hours AQB & IDECC
AAL.1545	UAD 3.6: Inspection Workflow Wizardry	McKissock, LLC Warren, PA 16365	Online / Asynchronous	5 Hours AQB & IDECC
AAL.1546	Appraising CT Contaminated Properties: Valuation Impacts Under the New Release Based System	CT Chapter of the Appraisal Institute Torrington, CT 06790-4832	Classroom / In-Person	2 Hours No AQB or IDECC
APR.410	General Appraiser Sales Comparison Approach	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	30 Hours AQB Only
APR.411	General Appraiser Site Valuation and Cost Approach	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	30 Hours AQB & IDECC
APR.412	Residential Appraiser Site Valuation & Cost Approach	Appraisal Institute Chicago, IL 60606-3437	Online / Synchronous	15 Hours AQB & IDECC

- Commissioner Moore raised concerns on the content presented for AAL.1539, noting that 4 hours of the course is primarily focused on the specific product: Scan and Sketch.
- Commissioner Galvin moved to approve courses AAL.1529 through APR.412. Commissioner Hawkins seconded the motion. The motion passed unanimously.
- Commissioner Galvin moved to deny AAL.1514 and AAL.1515. Commissioner Moore seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Scott Dibiasio provided an update to the Commission on the following national issues:
 - Evaluation Bias and Fair Housing; he reported that the conciliation agreement between the US Department of Housing and Urban Development and the Appraisal Foundation has been cancelled. He noted that there is a strong likelihood that the Appraisal Foundation may come under pressure to roll back those requirements.
 - Florida is refusing to impose either qualifying education or continuing education requirements on valuation bias and fair housing. Florida has taken the positions that the Stop Woke Act enacted in 2023 prohibits them from imposing any education requirements on professional licensees regarding DEI issues.
 - New York just completed a rulemaking to harmonize their regulations with what is required by the AQB.

ADJOURNMENT

Commissioner Moore moved to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed and the meeting was adjourned at 10:32 am.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2026 Current Scheduled Meetings

March 11 - IN PERSON
April 08
May 13
June 10- IN PERSON
July 08
September 09- IN PERSON
October 14
November 10
December 09- IN PERSON