

**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

**Meeting Minutes**

**May 13, 2026**

**COMMISSIONERS PRESENT:**

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

**COMMISSIONERS NOT PRESENT:**

**VACANCIES:** (2) Certified Appraisers

**DCP STAFF PRESENT:**

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

**PUBLIC PRESENT:**

Jacqueline Beauchaine  
Peggy Hudnutt  
Scott Dibiasio

## **CALL TO ORDER**

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

## **REVIEW OF PREVIOUS MINUTES**

- April 08, 2026, Minutes
  - Commissioner Hawkins moved to accept the minutes. Commissioner Moore seconded the motion. The motion passed (5-0-1) Abst: Galvin.
    - Commissioner Galvin noted he is abstaining because the Comments/Concerns section does not fully reflect what was discussed.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

## **OLD BUSINESS**

- Continued Discussion About Real Estate Appraisal Commission Authorities

## **NEW BUSINESS**

### **LEGAL:**

- Paul Grabowski updated the Commission on some of the changes made internally
  - AVC Process
    - Previously, the AVC letter that went out had the option to accept the AVC and then come before the Commission for a hearing to get a waiver
      - It was noted that once an AVC is accepted as a settlement it is final and is not something that can be waived.
    - If someone wants a waiver, that should be a separate process, and they should not agree to a settlement.
      - The waiver process needs to follow due process
    - These updates have been made so that there is a clear waiver process in regulations
  - Investigation Process
    - The Commission plays a limited role in investigations because of the Commission's statutory role as the hearing officers in complaints that come before them, requiring commissioners to be an impartial hearing body.
      - It was noted that in some instances DCP may ask a member of the Commission to step down and consult on the investigation. That commissioner would then not be a part of the decision making process in the hearing but could be called in as a witness.

- Formal Discipline
  - Mr. Grabowski noted that many of the settlements are not formal discipline, but that does not mean that a settlement cannot be formal discipline.
  - He opened a pathway for discussion with the Commission to determine what instances should result in formal discipline.
  
- Commission Concerns:
  - Commissioner Hawkins inquired if the Commission should work on making regulation/law changes.
    - Mr. Grabowski advised that the Commission contact the Attorney General's office regarding any questions about fines. And encouraged the Commission and DCP to work together in making changes.
  - Commissioner Moore commented that in the settlement agreement there is language that the respondent does not admit guilt. And wanted clarification on that
    - Mr. Grabowski noted that if there is a serious violation, that language can be removed from a settlement agreement. As well as potentially consulting with a commission member to determine that.
  - Commissioner Galvin raised concerns about investigations pertaining to commercial real estate appraisal complaints. He noted that previously a commissioner experienced in commercial appraisals would be consulted in those investigations.
    - He also discussed the changes made to reporting continuing education completion without consulting the Commission.
      - Mr. Grabowski noted that there was no legal requirement for the change, it was an operational change. And encouraged more discussion on this in future meetings.

**STAFF:**

- Debbie Yanosy updated the Commission on renewals and CE audit
  - Renewals have decreased, noting that only 1056 licensees have renewed their license.
  - 110 licensees fined for late completion
  - 94 licensees were audited, currently no one audited has completed CE late

**NEW COURSES:**

Note: All have AQB and IDECC Approval Unless Otherwise Noted

<u>Course #</u>	<u>Course Name</u>	<u>Course Provider</u>	<u>Type of Instruction</u>	<u># Hours &amp; Approvals</u>
AAL.1339	Quantitative Analysis	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	<del>30</del> 18 Hours  AQB Only
AAL.1342	Advanced Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606-3437	Classroom	<del>30</del> 18 Hours  AQB Only
AAL.1569	2026-27 7-Hour Equivalent USPAP Continuing Education Course	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	7 Hours  AQB & IDECC
AAL.1570	Best Practices for Completing Bifurcated and Hybrid Appraisals	McKissock, LLC Warren, PA 16365-2328	Online / Asynchronous	3 Hours  AQB & IDECC
AAL.1571	Intermediate Income Approach Case Studies for Commercial Appraisers	McKissock, LLC Warren, PA 16365-2328	Online / Asynchronous	4 Hours  AQB & IDECC
AAL.1572	Concept to Completion	Calypso Continuing Education Randolph, VT 05060-1106	Online / Asynchronous	7 Hours  No AQB or IDECC
AAL.1573	2026 CAAO UCONN Workshop Conference	CT Association of Assessing Officers Middlefield, CT	Classroom / In-Person	<del>27-18-</del> 12 - Hours  No AQB or IDECC
AAL.1574	Enhancing Appraisal Efficiency, Insight, and Compliance with Artificial Intelligence	Massachusetts Board of Real Estate Boston, MA 02110	Online / Live	3 Hours  No AQB or IDECC
AAL.1575	Cost Approach and Land Valuation	Calypso Continuing Education	Online / Asynchronous	7 Hours  IDECC Only
AAL.1576	2026 Valuation Expo – Day 1	Appraiser eLearning Nashville, TN 37203	Classroom / In-Person	7 Hours  No AQB or IDECC
AAL.1577	2026 Valuation Expo – Day 2	Appraiser eLearning Nashville, TN 37203	Classroom / In-Person	7 Hours  No AQB or IDECC

AAL.1578	Online Subdivision Valuation	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	7 Hours  AQB & IDECC
AAL.1579	Online Supervisory Appraiser / Trainee Appraiser Course	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	4 Hours  AQB & IDECC
AAL.1580	Residential Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606-3437	Classroom / In Person	14 Hours  AQB Only
AAL.1581	Residential Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606-3437	Classroom / In Person	15 Hours  AQB Only
AAL.1582	Online Appraising Condos, Co-ops and PUDs	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	7 Hours  AQB & IDECC
AAL.1583	Business Practices and Ethics	Appraisal Institute Chicago, IL 60606-3437	Classroom / In Person	6 Hours  AQB Only
AAL.1584	Cost Approach and Site Valuation in the New URAR	Appraisal Institute Chicago, IL 60606-3437	Classroom / Synchronous	4 Hours  AQB Only
APR.416	15-Hour Equivalent USPAP Course	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	15 Hours  AQB & IDECC
APR.417	Basic Appraisal Principles	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	30 Hours  AQB Only
APR.418	Basic Appraisal Procedures	Appraisal Institute Chicago, IL 60606-3437	Classroom / In-Person	30 Hours  AQB Only
APR.419	Online General Appraiser Report Writing and Case Studies	Appraisal Institute Chicago, IL 60606-3437	Online / Asynchronous	30 Hours  AQB & IDECC

- Commissioner Moore noted that AAL.1573 focuses on assessors and asked how much appraisal related content will be taught. Commissioner Lineaweaver commented that there are typically two days, 12 hours, geared towards appraisers.
- Commissioner Hawkins moved to accept the courses listed as amended. AAL.1573 is approved for 12 hours. Commissioner Rivera seconded the motion. The motion passed unanimously.
- Commissioner Galvin moved to accept all the courses as stated, with the exception of UConn's conference as it was already voted on. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

## **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY**

- Commissioner Galvin asked staff about the following:
  - Updates on filling the open positions on the Commission
    - Debbie Yanosy commented that she did receive one applicant and passed it along to the Governor's office for review but has not received any updates since sending it.
  - Review process
    - If there was a situation that required multiple commissioners have to recuse themselves from a hearing, could there be out of state review instead?
      - Debbie Yanosy is looking into the pathways available for a situation like this.
- Scott Dibiasio suggested that the Commission have a panel of outside appraisers that can be hired as independent contractors to review complaints.
- Jacqueline Beauchaine asked if DCP could put something on the website explaining that there is a continuing education audit happening. Noting that many appraisers are concerned it is a phishing scam.
- Scott Dibiasio commented that NY has aligned their regulations and content to match the AQB's requirements for the valuation bias in fair housing course, noting that it should reduce confusion in future continuing ed cycles

## **ADJOURNMENT**

Commissioner Galvin moved to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed and the meeting was adjourned at 9:33 am.

Respectfully submitted,  
Rachelle Hyburg  
Board Coordinator

### **2026 Current Scheduled Meetings**

June 10- IN PERSON

July 08

September 09- IN PERSON

October 14

November 10

December 09- IN PERSON

