CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

October 14, 2026

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

COMMISSIONERS NOT PRESENT:

VACANCIES:
1 Certified Appraiser (2nd District)

DCP STAFF PRESENT:
Rachelle Hyburg, License and Application Analyst
Vicky Bullock, Staff Attorney
Jeffery Mosher, Real Estate Appraisal Examiner

PUBLIC PRESENT:
Jacqueline Beauchaine
Peggy Hudnutt

CALL TO ORDER

The meeting was called to order at 8:31 am by Chairman Rasmussen.

REVIEW OF PREVIOUS MINUTES

- September 09, 2026, Meeting Minutes
    - DCP's Jeffery Mosher noted that Commissioner Marcelynas should be identified as a Certified Residential Appraiser
    - Commissioner Moore moved to accept the minutes as amended. Commissioner Galvin seconded the motion. The motion passed (6-0-1). Abst: Rivera, not in attendance at the time of the vote.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

OLD BUSINESS

- Continued Discussion About Real Estate Appraisal Commission Authorities

NEW BUSINESS

- Michelle Tarca, RCR.0000362 requests equivalent CE for completing CCMA Course 3 'Income Approach to Value'
    - Commissioner Lineaweaver moved to approve the request for 18 hours. Commissioner Galvin seconded the motion. The motion passed (6-0-1). Abst: Rivera, not in attendance at the time of the vote.
    - Commissioner Moore commented that it would be helpful for the Commission to have a breakdown of what credit hours are typically approved for each of the CCMA courses.

LEGAL:

- No updates at this time

STAFF:

- **2027 Meeting Schedule**
  - 1/13/2027
  - 2/10/2027
  - 3/10/2027 - IN PERSON
  - 4/14/2027
  - 5/12/2027
  - 6/9/2027 - IN PERSON
  - 7/14/2027
  - 9/8/2027 - IN PERSON
  - 10/13/2027
  - 11/10/2027
  - 12/8/2027 - IN PERSON

NEW COURSES:

Note: All have AQB and IDECC Approval Unless Otherwise Noted

Course #	Course Name	Course Provider	Type of Instruction	# Hours & Approvals
AAL.1626	2026-2027 7-Hour National USPAP Continuing Education Course	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	7 Hours AQB Only
AAL.1627	Ownership Variations and Valuations	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	7 Hours AQB Only
AAL.1628	A Roadmap to Reporting on the New URAR	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	4 Hours AQB Only
AAL.1629	Short Term Rental Valuation	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	3 Hours AQB Only
AAL.1630	Valuation Bias and Fair Housing Laws and Regulations	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	4 Hours AQB Only*
AAL.1631	Valuation Bias and Fair Housing Laws and Regulations	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	7 Hours AQB Only

AAL.1632	2024-2026 Mandatory CT Appraisal Law Course Supervisory/Provisional Education	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	3 Hours
AAL.1633	Residential Valuation: Advanced Applications and Case Studies	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	14 Hours AQB Only
AAL.1634	Appraising 2-4 Unit Residences	McKissock, LLC Warren, PA 16365-2328	Classroom In-Person Instruction	7 Hours AQB Only
AAL.1635	Fannie Mae Policy Updates	Appraiser eLearning, LLC Nashville, TN 37203	Online - Live	3 Hours No AQB or IDECC
AAL.1636	Desktop & Hybrid Appraisal Certification	Appraisal eLearning, LLC Nashville, TN 37206	Online - Live	4 Hours No AQB or IDECC
AAL.1637	Diminution in Value Assignments	Appraisal Institute Chicago, IL 60606-3437	Classroom In-Person Instruction	7 Hours AQB Only
AAL.1638	Online Residential Upzoning: New Challenges & Opportunities for Res. Appraisers	Appraisal Institute Chicago, IL 60606-3437	Online - Asychronous	4 Hours AQB & IDECC
AAL.1639	Green Building Concepts for Appraisers	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	7 Hours AQB & IDECC
AAL.1640	Valuation of Residential Green Buildings	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	4 Hours AQB & IDECC
AAL.1641	Valuation of Residential Solar	McKissock, LLC Warren, PA 16365-2328	Online – Asynchronous	3 Hours AQB & IDECC

AAL.1642	UAD 3.6: Maximizing the Resources Available to You	CT Chapter of the Appraisal Institute	Classroom In-Person Instruction	4 Hours No AQB or IDECC
APR.427	Valuation Bias and Fair Housing Laws and Regulations	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	8 Hours AQB Only
APR.428	15-Hour National USPAP Course	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only
APR.429	Real Estate Appraisal Principles	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	30 Hours AQB Only
APR.430	Real Estate Appraisal: Practices and Procedures	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	30 Hours AQB Only
APR.431	Residential Valuation: Sales Comparison Approach and Income Approach	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	30 Hours AQB Only
APR.432	Residential Valuation: Advanced Applications and Case Studies	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only
APR.433	Market Analysis and Highest and Best Use	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only
APR.434	Residential Valuation: Report Writing and Case Studies	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only
APR.435	Residential Valuation: Site Valuation and Cost Approach	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only
APR.436	Statistical Analysis and Real Estate Finance	Champions School of Real Estate, LTD. Spring, TX 77379	Online – Live	15 Hours AQB Only
APR.437	Residential Valuation: Looking Forward	Champions School of Real Estate, LTD. Spring, TX 77379	Online - Live	15 Hours AQB Only

APR.438	Basic Appraisal Procedures	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online – Asynchronous	30 Hours AQB & IDECC
APR.439	Advanced Residential Applications and Case Studies	McKissock, LLC Warren, PA 165-2328	Online - Asynchronous	15 Hours AQB & IDECC

- *DCP's Jeffrey Mosher provided an update: AQB only has been added for AAL.1630
- Commissioner Moore moved to approve the courses as edited. Commissioner Galvin seconded the motion. The motion passed (6-0-1). Abst: Rivera, not in attendance at the time of the vote.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- The Commission discussed the transition from a mandatory seven-hour "Valuation Bias and Fair Housing Laws" class to a four-hour requirement for the next renewal cycle, raising questions about whether taking the seven-hour class would satisfy the four-hour requirement.
    - There was concern about states like Florida removing the mandatory bias class, which could affect reciprocity and compliance for appraisers moving between states.
    - Chairman Rasmussen emphasized the need to clarify policy ahead of time to avoid confusion, referencing past issues with the USPAP 15-hour vs. 7-hour requirements and suggesting the Commission should decide if the longer class can substitute for the shorter one.
    - The Commission decided to continue the discussion in future meetings, acknowledging the need for thoughtful policy and communication to appraisers.

- Commissioners will schedule a time to review the current law module for any potential edits.

ADJOURNMENT

Commissioner Rivera moved to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed and the meeting was adjourned at 9:15 am.

Respectfully submitted,
Rachelle Hyburg
License and Application Analyst

2026 Current Scheduled Meetings

November 10

December 09- IN PERSON