

**CONNECTICUT REAL ESTATE APPRAISAL COMMISSION**

**Meeting Minutes**

**December 13, 2023**

**BOARD MEMBERS PRESENT:**

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

**DCP STAFF PRESENT:**

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

**PUBLIC PRESENT:**

Steven L. Frey Jr.  
Steven L. Frey Sr.  
Kyle Page

## **CALL TO ORDER**

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

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

None.

## **REVIEW OF PREVIOUS MINUTES**

- November 08, 2023, Minutes
  - Commissioner Lineaweaver made a motion to approve the minutes. Commissioner Rivera seconded the motion. The motion passed unanimously.

## **OLD BUSINESS**

1. Review of Reciprocal Appraiser Qualifications (Tabled from November meeting)
  - a. Discussion of reciprocal license qualifications. If the licensee comes from a state with equivalent requirements, then it should be approved. There may be instances where CT requirements exceed out of state requirements in which the licensee will need to meet the additional requirements.
  - b. Discussion around reciprocal licensee application, applicant is missing “trainee” experience/licensure. Samples of this applicant will be sent to the rest of the Commission. Tabled further discussion until next meeting.
2. Discussion: State Statutes/Regulations
  - a. PAREA
    - Discussed in Legal

## **NEW BUSINESS**

1. Richard Seman, RCR.476: Requests Equivalent CE for Instructing CCMA Course 4 "Revaluation", presented at the 2022 Assessors School.
  - Commissioner Baron made a motion to approve equivalent 5 credit hours. Motion seconded by Commissioner Hawkins. The motion passed unanimously.
2. Robert Petrini, RCG.494, Requests 18-Hours Equivalent CE for A.I. Course ‘General Income Approach, Part 1’ Taken in Massachusetts. Approved in CT Under AAL.849.
  - Commissioner Baron made a motion to approve 18 hours. Motion seconded by Commissioner Galvin. The motion passed unanimously.

3. Victoria Brennan, RCR.73, Requests Equivalent CE for C.C.M.A. Course 2B ‘Application of Valuation Techniques’
  - Commissioner Baron made a motion to approve 18 hours. Motion seconded by Commissioner Lineaweaver. The motion passed unanimously.
4. Faith Richmond, RCR.1081, Requests Equivalent CE for IAAO 301-‘Real Property Modeling Concepts’
  - Removed from agenda. No motion needed.
5. Jan Barenholtz, RCG.46, Requests 6-hours Equivalent CE for 7-Hour Intro to Fair Housing and Intro to Fair Lending Course
  - Commissioner Galvin made a motion to approve 6 credit hours. Motion seconded by Commissioner Lineaweaver. The motion passed unanimously.
6. John Rainaldi, RCG.764, Requests 6-hours Equivalent CE
  - Commissioner Galvin made a motion to approve the 6-credit hour approval. Motion seconded by Commissioner Hakins. The motion passed unanimously.
7. Kyle Page, RCG Applicant: Experience Log Review/Approval, and Sample Selection
  - Requested:
    - Needs at least one report with a cost approach.
    - 140 Turnpike Dr - Middlebury
    - 1055 Main St - Stratford
    - Parcel - Storrs 5/23/23
    - Submit 1 Report applicant is most proud of for 2023.
    - 185 Curtis St – Bristol
8. Steven Frey, RCG Applicant: Revised Experience Log Review/Approval, and Review of Sample Selection
  - Commissioner Galvin made a motion to accept the log and samples and can sit for the exam. Commissioner Hawkins seconded the motion. The motion passed unanimously.
9. Christina Barriosnuevo, RCG Applicant, Experience Log Review/Approval, and Sample Selection
  - Commissioner Baron made a motion to approve the log and Chairman Rasmussen will provide sample selections to Debbie Yanosy. Motion seconded by Commissioner Hawkins. The motion passed unanimously.
10. Madeline Hall, RCR Applicant, Seeks Experience Hour Waiver to Take PSI Test Early
  - Chairman Rasmussen discussed the conversation that the applicant was referencing to and explained that there was a misunderstanding between the process surrounding PSI approval. Commissioner Baron made a motion to deny the waiver request. Motion seconded by Commissioner Galvin. The motion passed unanimously.

## 11. Discussion: Qualifications and Approval Process for Course Instructors

- Regulations state that instructors must have an appraisal license and be USPAP certified for the 15-hour USPAP courses.
- The Commission would like to review the school regulations regarding instructor qualifications at the next meeting.
  - They are also looking for a draft regulation from Vicky Bullock to review for potential regulation changes. One of the instructors must be a certified appraiser to answer evaluation questions should they arrive.

## 12. 2024 Meeting Schedule Dates

- 1/10/2024
  - 2/14/2024
  - 3/13/2024
  - 4/10/2024
  - 5/15/2024
  - 6/12/2024
  - 7/10/2024
  - 9/11/2024
  - 10/9/2024
  - 11/13/2024
  - 12/11/2024
- Further discussion regarding which meetings will be in-person.

## **LEGAL**

### 1. Updates

- a. Vicky Bullock, regs were proposed. Received one reg back and waiting on receipt of another.
  - i. added in PAREA definition.
  - ii. General Appraisal language removed.
  - iii. State certified residential appraisal language remained.
  - iv. Breakdown of exam requirements.
- b. The Commission would like to remain in the conversation for any changes in the future.

## **DCP INVESTIGATIONS**

### 1. Appraisal Investigations Case Report Status

- a. Cases closed – 1 for lack of evidence, no new cases.
- b. Open cases – unavailable at this time

### 2. Discipline reported to National Registry:

- a. None

## COURSE APPROVALS

- **All have AOB and/or IDECC approval unless otherwise noted**

AAL.1154	2024-2025 7-hour National USPAP Update Course	The CE Shop LLC Greenwood Village, CO 80111	7-Hours
AAL.1158	A Review of Appraisal Approaches and Techniques	The CE Shop LLC Greenwood Village, CO 80111	14-Hours
AAL.1159	Green Building Concepts for Appraisers	McKissock, LLC St. Louis, MO 63110	7-Hours
AAL.1160	Market Disturbances-Market Analysis in Atypical Markets & Cycles	McKissock, LLC St. Louis, MO 63110	4-Hours
AAL.1161	Valuation of Residential Green Buildings	McKissock, LLC St. Louis, MO 63110	4-Hours
AAL.1162	Valuation of Residential Solar	McKissock, LLC St. Louis, MO 63110	3-Hours
AAL.1164	Review Theory – General	Appraisal Institute Chicago, IL 60606	<del>33-Hrs</del> 18-Hours
AAL.1165	Historic Preservation (Façade) Easements: Appraisal Techniques and Valuation Issues	Appraisal Institute Chicago, IL 60606	7-Hours
AAL.1166	How to Raise Appraisal Quality and Minimize Risk	OREP Educational Network	7-Hours
AAL.1167	New Construction Essentials: Luxury Homes	McKissock, LLC St. Louis, MO 63110	3-Hours
APR.321	2024 15-Hr National USPAP Course	McKissock, LLC St. Louis, MO 63110	15-Hours
APR.322	Quantitative Analysis	Appraisal Institute Chicago, IL 60606	33-Hours
APR.323	Review Theory – General	Appraisal Institute Chicago, IL 60606	33-Hours

- Commissioner Baron made a motion to approve the courses listed. Commissioner Hawkins seconded the motion. The motion passed unanimously.

**IDECC ONLY:**

*AAL.1144	Concept to Completion	Calypso Continuing Education, Randolph, VT 05060	7-Hours
AAL.1163	Non-Lending Appraisal Assignments	OREP Educational Network San Diego, CA 92115-2600	7-Hours

**\*NOTE:** AAL.1144 was tabled in November. The new instructor is an appraiser verified on National Registry.

- Commissioner Galvin made a motion to accept. Commissioner Baron seconded. The motion passed unanimously.

**NO AQB or IDECC:**

AAL.1153	Understanding the Construction Draw Sheet	CT Chapter of the Appraisal Institute, Torrington, CT 06790	4-Hours
AAL.1155	Valuation of Conservation Easements and Other Partial Interests in Real Estate (A420)	American Society of Farm Managers and Rural Appraisers, Inc	<del>22-Hrs</del> 18-Hours
AAL.1156	Advanced Rural Case Studies (A400)	American Society of Farm Managers and Rural Appraisers, Inc	<del>36-Hrs</del> 18-Hours
AAL.1157	Advanced Appraisal Exam Preparation Course	American Society of Farm Managers and Rural Appraisers, Inc	<del>20-Hrs</del> 18-Hours

- Commissioner Baron made a motion to table AAL. 1153 and has requested a timed outline AAL.1153. Motion was not seconded and did not move forward.
- Commissioner Galvin made a motion to accept AAL.1153 with receipt of instructor name and qualifications as well as a breakdown of the timed outline for the course for Debbie Lynch to review/approve. Commissioner Hawkins seconded the motion. The motion passed (5-1-0).
- Commissioner Galvin made a motion to accept AAL. 1155, 1156, and 1157. Commissioner Hawkins seconded. The motion passed unanimously.

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

- The Commission would like to review course application requirements as well.
- Commissioner Galvin wanted to discuss Raised Bill 478
  - May need to add to the regulations to define what an acceptable appraisal report would be.
  - The group that wrote this should go back with input to the regulations.

### **ADJOURNMENT**

Commissioner Hawkins made a motion to adjourn the meeting. Commissioner Baron seconded the motion. The motion passed unanimously. The meeting was adjourned at 10:26 am.

Respectfully submitted,  
Rachelle Hyburg  
Board Coordinator

### **2024 Current Scheduled Meetings**

January 10  
February 14  
March 13  
April 10  
May 15  
June 12  
July 10  
September 11  
October 9  
November 13  
December 11