

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

September 11, 2024

COMMISSIONERS 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

COMMISSIONERS NOT PRESENT:

VACANCIES: (2) Certified Appraisers

DCP STAFF PRESENT:

Vicky Bullock, Staff Attorney

Debbie Yanosy, Real Estate Appraisal Examiner

Rachelle Hyburg, Board Coordinator

Jason Cohen, Director of Operations

PUBLIC PRESENT:

Jack Doherty

Ari Dabush

Joseph Del Torto

Jacqueline Beauchaine

Andrew O'Hazo

Scott Dibiasio

Jennifer O'Neill

John Valentine

Christopher La Greca

Heather Hassan

Martha Parizot

Michael McGuire

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

- July 10, 2024, Meeting Minutes
 - Commissioner Hawkins made a motion to approve the minutes. Commissioner Rivera seconded. The motion passed unanimously.

OLD BUSINESS

1. Dan Booth, RCR Applicant: Revised Experience Log Review and Sample Selection
 - a. Supervisor: RCR Andrew Hazo
 - b. Discussion with the applicant regarding their comps, cost-approach and supporting data for their reports.
 - c. Chairman Rasmussen is tabling this review for the October meeting to allow the applicant time to explain and support his position. This will be listed first under Old Business on the October Agenda
2. Joseph DeTorto, RCR Applicant: Revised Experience Log and Sample Report Review
 - a. Supervisor: John Valentine
 - b. The applicant submitted a revised experience log and additional sample reports for review per Commission request.
 - c. Commissioner Baron made a motion to accept the revised experience log presented. Commissioner Rivera seconded the motion. The motion passed (4-0-2) Abst: Commissioner Galvin and Chairman Rasmussen.
 - d. Commissioner Baron made a motion to approve the sample reports. Commissioner Hawkins seconded the motion. The motion passed (5-0-1) Abst: Chairman Rasmussen.
 - e. Commissioner Galvin requested that the applicant send an affidavit to DCP's Debbie Yanosy with both Mr. DeTorto and Mr. Valentine's signatures stating that the work presented in the 4 samples is representative of Mr. DeTorto's full work.
3. Ari Dabush, RCG Applicant: Sample Report Review
 - a. Supervisor(s): Chris La Greca, Michael McGuire, Nancy McGuire
 - b. Commissioner Galvin made a motion to accept the samples provided. Commissioner Hawkins seconded the motion. The motion passed (5-0-1) Abst: Chairman Rasmussen.

4. Sarah Parenti, RCR Applicant: Revised Experience Log Review and Sample Selection
 - a. Commissioner Galvin inquired about the work listed in the log and suggested that the applicant resubmit a revised log for the October meeting with the updated work listed.
 - b. Samples Selected are as follows and at least must contain a cost approach:
 - i. 8 Steck Drive in Newtown
 - ii. 1099 King St in Greenwich
 - iii. 10 Kevin Dr in Danbury
 - iv. 19 Summer St in Danbury
 - v. 242 Beardsley St in Bridgeport

NEW BUSINESS

1. Martha Parizot, RCG applicant: Experience Log Review and Sample Selection.
 - a. Commissioner Galvin made a motion to accept the log as presented. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.
 - b. Samples Selected are as follows and at least must contain a cost approach:
 - i. 1555 Strathfield Ave in Bridgeport
 - ii. 333 Post Rd West in Westport
 - iii. 62 N Colony in Wallingford
 - iv. If 1 of the 3 listed above do not have a cost approach, the applicant will submit a fourth report that does include a cost approach and is an example of her best work.
2. James A Doherty IV, RCR applicant: Experience Log Review and Sample Selection.
 - a. Commissioner Baron made a motion to accept the log as presented. Commissioner Galvin seconded the motion. The motion passed unanimously.
 - b. Samples Selected are as follows and at least must contain a cost approach:
 - i. 204 Trout Brook Dr in West Hartford
 - ii. 37 McKee St in East Hartford
 - iii. 20 Woodside Dr in Tolland
 - iv. 175 Wilson St in Hartford

LEGAL

1. Updates
 - a. Regulations have received approval from the Governors office and will be proceeding this week with the notice of intent and public comment. This will be posted on the Secretary of the State's website. This is in reference to the definition that was added for PAREA and allows an applicant to sit for an exam upon completion of a career program and demonstration of 3 local appraisals.
 - b. The new course evaluation Bias in Fair Housing becomes mandatory for January 1st, 2026, and will be required for the CE deadline of January 31st, 2026. Further discussion will be added to the October agenda.

DCP INVESTIGATIONS

1. Appraisal Investigations Case Report Status
 - a. Currently 103 Complaints
 - i. 2 Consumer Complaints
 - ii. 2 Fannie Mae Quality Control
 - iii. The remainder are results from the CE audit.
 - b. 31 Open Cases
 - i. 1 AMC
 - ii. 16 USPAP investigations
 - iii. 14 are CE awaiting the compliance meeting next month.

2. Appraiser Discipline reported to National Registry

COURSE APPROVALS

- **All have AQB and IDECC approval unless otherwise noted**

AAL.1259	Online General Appraiser Income Approach, Part 1	Appraisal Institute Chicago, IL 60606	18-hours
AAL.1260	Market Disturbances-Market Analysis in Atypical Markets and Cycles	McKissock, LLC Warren, PA 16365-2328	4-hours
AAL.1261	Live Webinar: Supporting Adjustments: The Journey from Analysis to Adjusting	McKissock, LLC Warren, PA 16365-2328	4-Hours
AAL.1262	Live Webinar: Using Appraisal Report Templates Responsibly	McKissock, LLC Warren, PA 16365-2328	3-Hours
AAL.1263	Live Webinar: Fundamentals of Expert Witness Testimony	McKissock, LLC Warren, PA 16365-2328	4-Hours AQB Only
AAL.1264	Market Disturbances-Market Analysis in Atypical Markets and Cycles	McKissock, LLC Warren, PA 16365-2328	4-Hours AQB Only
AAL.1265	Supporting Adjustments-The Journey from Analysis to Adjusting	McKissock, LLC Warren, PA 16365-2328	4-Hours AQB Only
AAL.1266	Using Appraisal Report Templates Responsibly	McKissock, LLC Warren, PA 16365-2328	3-Hours AQB Only
AAL.1268	Live Webinar: Mortgage Lending Appraisal Requirements: Fannie Mae & Freddie Mac	McKissock, LLC Warren, PA 16365-2328	7-Hours
AAL.1269	Live Webinar: New Construction Essentials: Luxury Homes	McKissock, LLC Warren, PA 16365-2328	3-Hours
AAL.1270	Live Webinar: Residential Property Inspections: An Appraiser's Perspective	McKissock, LLC Warren, PA 16365-2328	7-Hours

AAL.1271	Residential Construction and the Appraiser	McKissock, LLC Warren, PA 16365-2328	7-Hours
AAL.1272	Mortgage Lending Appraisal Requirements: Fannie Mae and Freddie Mac	McKissock, LLC Warren, PA 16365-2328	7-Hours AQB Only
AAL.1273	New Construction Essentials: Luxury Homes	McKissock, LLC Warren, PA 16365-2328	3-Hours AQB Only
AAL.1275	Live Webinar: Measuring 1-4 Unit Residential Properties-with ANSI Z765 Standard	McKissock, LLC Warren, PA 16365-2328	4-Hours
AAL.1276	Appraising Energy-Efficient and Green Homes	The CE Shop, LLC Greenwood Village, CT 80111	3-Hours
AAL.1279	Live Webinar: The Fundamentals of Appraising Luxury Homes	McKissock, LLC Warren, PA 16365-2328	4-Hours
AAL.1280	Advanced Residential Report Writing/Part 2	Appraisal Institute Chicago, IL 60606	30 18-Hours
AAL.1281	Live Webinar: Mortgage Fraud Insights-Case Studies for Appraisers	McKissock, LLC Warren, PA 16365-2328	4-Hours
AAL.1282	Navigating Desktop & Hybrid Appraisals	McKissock, LLC Warren, PA 16365-2328	7-Hours
AAL.1283	Uncovering and Valuing Current Luxury Home Trends	McKissock, LLC Warren, PA 16365-2328	2-Hours
AAL.1284	Mortgage Fraud Insights-Case Studies for Appraisers	McKissock, LLC Warren, PA 16365-2328	4-Hours AQB Only
AAL.1285	Live Webinar: Focus on FHA Minimum Property Requirements	McKissock, LLC Warren, PA 16365-2328	4-Hours
APR.351	Online General Appraiser Income Approach/Part 1	Appraisal Institute Chicago, IL 60606	30-Hours
APR.352	Advanced Residential Report Writing/Part 2	Appraisal Institute Chicago, IL 60606	30-Hours AQB Only
APR.353	Basic Appraisal Principles	McKissock, LLC Warren, PA 16365-2328	30-Hours
APR.354	Basic Appraisal Procedures	McKissock, LLC Warren, PA 16365-2328	30-Hours
APR.355	Live Webinar: Basic Appraisal Principles	McKissock, LLC Warren, PA 16365-2328	30-Hours
APR.356	Live Webinar: Basic Appraisal Procedures	McKissock, LLC Warren, PA 16365-2328	30-Hours
APR.357	Residential Sales Comparison and Income Approaches	McKissock, LLC Warren, PA 16365-2328	30-Hours

- Commissioner Baron made a motion to approve all courses listed above with AQB and IDECC approval. Commissioner Lineaweaver seconded. The motion passed unanimously.

NO AQB or IDECC:

AAL.1267	Environmental Hazards Impact on Value	Calypso Continuing Education Randolph, VT 05060	7-Hours
AAL.1274	Appraising Waterfront Properties	Massachusetts Board of Real Estate (MBREA) Boston, MA 02110	7-Hours
AAL.1277	Rapid Fire Case Studies 2024	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246-1904	6-Hours
AAL.1278	ASFMRA Annual Meeting 2024	American Society of Farm Managers and Rural Appraisers, Inc Glendale, CO 80246-1904	5-Hours
AAL.1286	2024 New England Appraisers Expo Residential Program	Massachusetts Board of Real Estate (MBREA) Boston, MA 02110	3-Hours
AAL.1287	Objectivity: Market Change and GLA	Appraiser eLearning, LLC Nashville, TN 37203	4-Hours
APR.350	Review Case Studies – General	Appraisal Institute Chicago, IL 60606	32-Hours

- Commissioner Hawkins made a motion to approve AAL.1278 for 5 credit hours. Commissioner Galvin seconded.
 - Discussion: Commissioner Baron found the course would be better suited as a 3-credit course.
 - The motion passed (5-1-0).
- Commissioner Baron made a motion to approve the AAL.1267 course for 6-hours and if the student passes the exam an additional credit hour can be applied for a total of 7 credit hours. Commissioner Lineaweaver seconded the motion.
 - The Commission discussed AAL.1267 and whether 7-hours is acceptable for the course. Chairman Rasmussen noted that historically the Commission does grant the extra hour for the exam if the student passes the exam.
 - The motion passed unanimously.
- Commissioner Baron made a motion to approve AAL.1274, AAL.1277, AAL.1286, AAL.1287 and APR.350. Commissioner Hawkins seconded the motion. The motion passed unanimously.

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Commissioner Galvin inquired about if regulations have been written for the new statute regarding if an appraiser is submitting a file in a lawsuit for a tax appeal in the state of Connecticut that the plaintiff must submit a written appraisal within 120 days.
 - DCP’s Vicky Bullock and Commissioner Lineaweaver noted that there currently are no regulations nor are any pending.

ADJOURNMENT

Commissioner Galvin made a motion to adjourn the meeting. Commissioner Hawkins seconded the motion. The motion passed. The meeting was adjourned at 10:25 am.

Respectfully submitted,
Rachelle Hyburg
Board Coordinator

2024 Current Scheduled Meetings

October 9 – In-Person
November 13
December 11 – In-Person