

CONNECTICUT REAL ESTATE APPRAISAL COMMISSION

Meeting Minutes

November 12, 2025

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

COMMISSIONERS NOT PRESENT:

Shawna M. Baron, Certified Residential Appraiser

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:

Adebowale Badmus
Richard Nwadukwe
Jaqueline Beauchaine
Scott Dibiasio
Jesse Warzocha
Peggy Hudnut
Joe Salvati

CALL TO ORDER

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

REVIEW OF PREVIOUS MINUTES

- October 08, 2025, Minutes
 - Commissioner Rivera moved to accept the minutes as corrected. Commissioner Galvin seconded the motion. The motion passed unanimously.
 - Note: At the time of the vote, Commissioner Moore and Lineaweaver were not in attendance

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

OLD BUSINESS

- RCR Applicant, Abdebowale Badmus - RSP.2097: Sample Report Review
 - Supervisor: Richard Nwadukwe – RCR.1144
 - Commissioner Galvin moved to accept. Commissioner Hawkins seconded the motion. The motion passed (4-1-0).

- RCR Applicant, Joe Salvati, RSP.2067: Update on Qualifying Education and 6th Year Expiration
 - The applicant still has 3 courses to complete and is requesting a second extension.
 - Commissioner Galvin moved to approve an extension through April 30, 2026. Commissioner Lineaweaver seconded the motion. The motion passed (3-2-0).

NEW BUSINESS

- Richard McDermott, RCG.406: Requests 2-hours Equivalent CE for completing IRWA webinar: *'Determining the Larger Parcel'*
 - Commissioner Galvin moved to approve. Commissioner Moore seconded the motion. The motion passed unanimously.

- Terrance Duffy, RCG.178: Requests Equivalent CE for Attendance at the "*Income Capitalization*" CCMA Course 3 in June 2026.
 - Commissioner Galvin moved to accept 11 hours equivalent credit. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

- Michelle Tarca, RCR.362: Requests Equivalent CE for Completion of ‘CCMA 4 Reval’ Course
 - Commissioner Galvin moved to accept 8 hours equivalent credit. Commissioner Hawkins seconded the motion. The motion passed unanimously.

- Michael Colburn, RCR.1191: Requests Equivalent CE for Completions of ‘Course IA Assessment Administration, 35 hours; Course IB Assessment Valuation, 35 hours; and Course IV Revaluation, 35 hours.
 - Commissioner Galvin moved to approve 8 hours each for IA, IB and IV. Commissioner Lineaweaver seconded the motion. The motion passed unanimously.

- RCR Applicant Jesse Warzocha, RSP.2150: Experience Log Review and Sample Selection
 - Supervisor: Daniel Laporte, RCR.299
 - Commissioner Galvin moved to approve the experience log. Commissioner Moore seconded the motion. The motion passed unanimously.
 - Sample Selection:
 - 128 Corbin Rd, Hamden
 - 101 Santa Fe Ave, Hamden
 - 77D East Broadway, Milford
 - 1626 N. Main St, Waterbury
 - Chairman Rasmussen requested the applicant also submit a sample that they believe is their best work. It was noted that one of these samples must include a cost approach, if none do – they will need to include an additional sample with the cost approach.

- 2026 Meeting Schedule
 - 1/14/2026
 - 2/11/2026
 - 3/11/2026 - IN PERSON
 - 4/8/2026
 - 5/13/2026
 - 6/10/2026 - IN PERSON
 - 7/8/2026
 - 9/9/2026 - IN PERSON
 - 10/14/2026
 - 11/10/2026 (Tuesday)
 - 12/9/2026 - IN PERSON

LEGAL:

- No updates at this time

STAFF:

- Debbie Yanosy approached the Commission for clarification. The Commission denied the course Valuation Bias in Fair Housing because it does not meet AQB criteria, but she noted that other states have approved the course and was looking for guidance on how to handle licensees that submit this course for their CT credits.
 - The commission would like Debbie to reach out to the school to see if any changes have been made to the course. And to resubmit for Commission review so they can determine if any elective credit can be applied.

NEW COURSES: Note: All have AQB and IDECC Approval Unless Otherwise Noted

Course #	Course Name	Course Provider	Type of Instruction	# Hours
AAL.1488	USPAP Advisory Opinion 18 and 37, Market Condition Data Analysis: Storytelling	Green Mountain eLearning Williamstown, VT 05679	Online – Asynchronous	5 Hours IDECC Only
AAL.1489	2026-2027 7-Hour National Uniform Standards of Professional Appraisal Practice Continuing Education	Massachusetts Board of Real Estate Boston, MA 02110	Classroom / Synchronous	7 Hours AQB Only
AAL.1490	2026-2027 7-hour National USPAP Continuing Education Course	McKissock, LLC Warren, PA 16365-2328	Online / Asynchronous	7 Hours AQB & IDECC
AAL.1491	Appraising Energy Efficient Residential Properties	Calypso Continuing Education	Online / Asynchronous	8 Hours
AAL.1492	2026-2027 7 Hour National USPAP Course (A114)	American Society of Farm Managers and Rural Appraisers, Inc	Classroom In-Person Instruction	7 Hours AQB Only
AAL.1493	Appraising AG Facilities Equine Seminar	American Society of Farm Managers and Rural Appraisers, Inc	Classroom / In-Person Instruction	8 Hours NO AQB or IDECC

AAL.1494	2026-27 7-Hour National USPAP® Continuing Education Course	Appraisal Institute Chicago, IL 60606	Classroom / In-Person Instruction	7 Hours AQB Only
AAL.1495	The New URAR / UAD Appraiser's Guide	Calypso Continuing Education Randolph, VT 05060	Online / Asynchronous	7 Hours NO AQB or IDECC
AAL.1496	General Appraiser Market Analysis and Highest & Best Use	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	18 Hours AQB & IDECC
AAL.1497	Residential Sales Comparison and Income Approaches	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	18 Hours AQB & IDECC
AAL.1498	Analyzing Operating Expenses	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	7 Hours AQB & IDECC
AAL.1499	Residential Report Writing and Case Studies	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	14 Hours AQB & IDECC
AAL.1500	Live Webinar: 2026-2027 7-hour National USPAP Continuing Education Course	McKissock, LLC Warren, PA 16365-2328	Online / Live	7 Hours AQB & IDECC
AAL.1501	2026-2027 7-hour National USPAP Continuing Education Course	McKissock, LLC Warren, PA 16365-2328	Classroom In-Person Instruction	7 Hours AQB Only
AAL.1502	ANSI, Home Measurement and the Power of Price Per Square Foot	Appraiser eLearning, LLC Nashville, TN 37203	Online / Asynchronous	7 Hours IDECC Only
AAL.1503	Public Records, Square Footage & the Real Estate Information Crisis	Appraiser eLearning, LLC Nashville, TN 370203	Online / Asynchronous	7 Hours IDECC Only
AAL.1504	Appraiser Liability and Risk Management	OREP Educational Network San Diego, CA 92115-2600	Online / Asynchronous	7 Hours IDECC Only
AAL.1505	2026-2027 7-Hour National USPAP Continuing Education Course	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online - Live	7 Hours AQB & IDECC
APR.399	Valuation Bias and Fair Housing Laws and Regulations	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	8 Hours AQB & IDECC

APR.400	Advanced Residential Applications	McKissock, LLC Warren, PA 16365-2328	Online / Asynchronous	15 Hours AQB & IDECC
APR.401	Live Webinar: 2024 15-hr National USPAP Course	McKissock, LLC Warren, PA 16365-2338	Online / Live	15 Hours AQB & IDECC
APR.402	General Appraiser Market Analysis and Highest and Best Use	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	30 Hours AQB & IDECC
APR.403	Residential Sales Comparison and Income Approaches	Appraisal Institute Chicago, IL 60606	Online / Asynchronous	30 Hours AQB & IDECC
APR.404	2024 15-Hour National USPAP Course	The CE Shop, LLC Greenwood Village, CO 80111-2407	Online / Live	15 Hours AQB & IDECC

- AAL.1503 tabled for the next meeting
- Commissioner Galvin moved to approve the courses listed above, except AAL.1503. Commissioner Moore seconded the motion. The motion passed unanimously. (Note: Commissioner Hawkins was no longer in attendance for this vote)

COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY

- Scott Dibiasio updated the Commission on the following:
 - The Appraisal Institute’s Valuation Bias and Fair Housing Laws and Regulations class has been AQB approved. He also noted that several hundred licensees have already completed the course.
 - PAREA
 - 3 CT individuals enrolled in the AI PAREA program
 - Nationally, 55 individuals have completed the LR program and there is currently a 100% pass rate on the LR exam

ADJOURNMENT

Commissioner Lineaweaver moved to adjourn the meeting. Commissioner Rivera seconded the motion. The motion passed and the meeting was adjourned at 10:07 am.

Respectfully submitted,
 Rachelle Hyburg
 Board Coordinator

2025 Current Scheduled Meetings

December 10 In-Person