

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,  
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS  
BUSINESS MEETING MINUTES**

**DATE:** June 14, 2022

**TIME:** 2:15 p.m.

**PLACE:** 1100 N. Eutaw Street (hybrid-in person with virtual option)  
Baltimore, Maryland 21201

**PRESENT:** Commissioner Anatol Polillo, Chairman  
Commissioner Coleen Courtney-Morrison  
Commissioner Sean Troxell  
Commissioner Steve Feyerick  
Commissioner Stacy Harman  
Commissioner Bob Hergenroeder  
Commissioner Jerry Pickholtz  
Commissioner Nathan Cavey  
Commissioner Roxanne Alston  
Commissioner Todd Warren  
Commissioner Gwen Skillern  
Commissioner Harold Huggins, Vice-Chair

**ABSENT:** Commissioner Jeremiah Hosford  
Commissioner Karen Trendler  
Commissioner Thomas Owen

**DEPT. OF LABOR STAFF PRESENT:** Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Michael Szlachetka, Administrative Assistant  
Danielle Anderson, Web Content Specialist

**OTHERS PRESENT:** None

**Call to Order**

Commission Chairman, Anatol Polillo, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 2:18 p.m.

**Approval of Minutes**

The minutes of the business meeting held on April 12, 2022, were reviewed and considered. A correction of a typographical error in the last sentence on page 3, to change “hose” to “those” was requested.

By Motion made by Commissioner Hergenroeder, seconded by Commissioner Pickholtz, and carried by a majority vote, in which all members present vote to approve the minutes of the April 12, 2022 business meeting were as amended, with the exception of Commissioner Huggins who abstained.

**Real Estate Appraiser Complaint Committee Report**

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 12 items of new business. The disposition of which was as follows:

Complaints	-	22- REA - 49	Settlement Negotiations/Precharge
		22- REA - 52	Settlement Negotiations/Precharge
		22- REA - 55	Settlement Negotiations/Precharge
		22- REA - 70	Settlement Negotiations/Precharge
		22- REA - 71	Settlement Negotiations/Precharge
		22- REA - 76	Dismissed
		22- REA - 77	Dismissed
		22- REA - 78	Informal Hearing
		22- REA - 79	Dismissed
		22- REA - 80	Dismissed
		22- REA - 92	Dismissed

A Motion was made by Commissioner Huggins, and seconded by Commissioner Courtney-Morrison, that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous vote.

**Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 15 items of new business. The disposition of which was as follows:

Complaints	-	21- INSP - 25	Technical Review
		21- INSP - 60	Tabled
		22- INSP - 31	Investigation
		22- INSP - 45	Settlement Negotiations/Precharge
		22- INSP - 48	Settlement Negotiations/Precharge
		22- INSP - 51	Dismissed
		22- INSP - 67	Settlement Negotiations/Precharge
		22- INSP - 72	Settlement Negotiations/Precharge

22- INSP - 82	Settlement Negotiations/Precharge
22- INSP - 83	Settlement Negotiations/Precharge
22- INSP - 84	Dismissed
22- INSP - 85	Settlement Negotiations/Precharge
22- INSP - 86	Dismissed
22- INSP - 88	Settlement Negotiations/Precharge
22- INSP - 90	Settlement Negotiations/Precharge

A Motion was made by Commissioner Huggins, seconded by Commissioner Skillern, and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

**Education Committee Report**

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 40 courses. The Appraiser Education Committee reviewed 22 courses, and, of those, 20 courses were approved; the Home Inspection Education Committee reviewed 27 courses and, of those, approved 20 courses.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins, and unanimously carried that the Commission accept the recommendations of the Education Committees.

**Old Business**

Executive Director, Todd Blackistone, addressed the Commission regarding the proposal of legislation previously discussed. Mr. Blackistone advised that he had prepared a concept sheet prepared to mandate that real estate appraisers must complete continuing education in fair housing, ethics, or implicit bias as a condition of license and certificate renewal.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, and unanimously carried that the Commission request that legislation, requiring licensed and certified real estate appraisers to complete a two-hour course, at a minimum, in fair housing, ethics, or implicit bias approved by the Commission as a condition of renewal, be proposed by the Department for the 2023 legislative session.

**New Business**

**Amendment to COMAR 09.19.08.02**

Executive Director, Todd Blackistone, referred the Commission members to a draft of an amendment to COMAR 09.19.08.02, at the direction of the ASC to reflect language to indicate that a candidate for a reciprocal license or certificate must hold a license from a state whose requirements meet or exceed those of Maryland.

A Motion was made by Commissioner Huggins, seconded by Commissioner Troxell, and

unanimously carried that the Commission propose an amendment to COMAR 09.19.08.02 as directed by the ASC upon approval by the Department.

Reinstatement of a Real Estate Appraiser License # 1

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission seeking license reinstatement. The individual's license expired on December 27, 2013; the individual began working at trade show events due to the declines in housing market. During their time as an appraiser, the Commission noted that there was no record of violation or disciplinary action against the individual.

A Motion was made by Commissioner Huggins, seconded by Commissioner Harman, that the Commission approve the request to reinstate the license, contingent upon the individual's completion of 168 hours of continuing education prior to December 27, 2022.

Applicant for a Home Inspector Reciprocal License # 1

Executive Director, Todd Blackistone, addressed the Commission about an applicant who contacted the Commission regarding eligibility to qualify for a home inspector license. The home inspector has been licensed in Texas for approximately 18 years, is relocating to Maryland, and has applied for a reciprocal home inspection license. The applicant has not completed the National Home Inspection Exam (NHIE) as it was not required in the State of Texas at the time of licensure.

A Motion was made by Commissioner Warren, seconded by Commissioner Pickholtz, that the Commission allow the applicant to qualify for a reciprocal home inspection license without having passed the National Home Inspection Exam (NHIE). The motion failed with Commissioners Warren, Courtney-Morrison, Pickholtz, Cavey, and Skillern voting in favor and Commissioners Troxell, Harman, Hergenroeder, Feyerick, Alston, and Huggins voting against the motion. Consequently, the applicant will not qualify for reciprocal licensing, but a license application can be approved if the applicant passes the NHIE prior to licensure.

Reinstatement of a Real Estate Appraiser License # 2

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission seeking license reinstatement. The individual's license expired on December 11, 2013 after the individual was licensed for approximately 10 years. The former real estate appraiser noted that the license expired during decline in the housing market. The individual resented multiple letters from Maryland appraisers stating that they would extend an offer of employment to the individual if the license is reinstated. During their time in the real estate appraisal industry, the Commission noted that there was no record of violation or disciplinary action against the individual.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, that the Commission approve the request to reinstate the license, contingent upon the individual's completion of 168 hours of continuing education prior to December 11, 2022.

Reinstatement of a Real Estate Appraiser License # 3

Executive Director, Todd Blackistone, addressed the Commission about a former real estate appraiser who contacted the Commission seeking license reinstatement. The former real estate licensed appraiser held a license from August 2006 to August 2015. After a continuing education audit in 2013, the individual was found to have certified the completion of continuing education hours without having fully completed the required hours for renewal. As a result, the Commissions suspended the license an imposed a civil monetary penalty against the individual.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, that the Commission approve the request to reinstate the license, contingent upon the individual's completion of 140 continuing education hours and satisfaction of each condition set forth in the Commission's 2013 order.

Chairman's Report

No report offered.

Assistant Attorney General's Report

No report offered.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Harman, seconded by Commissioner Feyerick, and unanimously carried that the meeting adjourn. The meeting adjourned at 3:30 p.m.

Approved without corrections

Approved with corrections

Signature on file  
Commissioner Anatol Polillo, Chair

\_\_\_\_\_  
Date