

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

DATE: October 11, 2022

TIME: 10:32 a.m.

PLACE: 1100 N. Eutaw Street (virtual)
Baltimore, Maryland 21201

PRESENT: Commissioner Anatol Polillo, Chairman
Commissioner Harold Huggins, Vice-Chair
Commissioner Jeremiah Hosford
Commissioner Coleen Courtney-Morrison
Commissioner Sean Troxell
Commissioner Steve Feyerick
Commissioner Thomas Owen
Commissioner Stacy Harman
Commissioner Bob Hergenroeder
Commissioner Jerry Pickholtz
Commissioner Karen Trendler
Commissioner Roxanne Alston
Commissioner Gwen Skillern

ABSENT: Commissioner Nathan Cavey
Commissioner Todd Warren

DEPT. OF LABOR STAFF PRESENT: Greg Morgan, Commission, Occupational and
Professional Licensing Division
Todd Blackistone, Executive Director
Sloane Fried Kinstler, Assistant Attorney General
Michael Szlachetka, Administrative
Danielle Anderson, Web Content and Outreach
Coordinator, DOL Assistant

OTHERS PRESENT: Scott DiBiasio, Appraisal Institute
Catherine Cooper, ATI Home Inspector Training

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 10:32 a.m.

Approval of Minutes

Prior to approval of the minutes of the business meeting held on August 30, 2022, the Commission discussed an amendment to correct typographical errors. It was recommended that on page 4, under

“Old Business,” in paragraph 3, Commissioner Huggins’ name was misspelled as “Higgins” and should be corrected.

By Motion made by Commissioner Huggins, seconded by Commissioner Harman, and carried by a unanimous vote, the minutes of the August 30, 2022 business meeting are approved with the amendments.

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 5 items of new business. The disposition of which was as follows:

Complaints	-	22- AMC - 94	Tabled
		22- REA - 95	Settlement Negotiations/Precharge
		23- REA - 05	Settlement Negotiations/Precharge
		23- REA - 06	Tabled
		23- REA - 08	Dismissed

A Motion was made by Commissioner Courtney-Morrison, and seconded by Commissioner Huggins, 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 5 items of new business. The disposition of which was as follows:

Complaints	-	22- INSP - 31	Precharge
		22- INSP - 89	Informal Hearing
		23- INSP - 02	Investigation
		23- INSP - 03	Informal Hearing
		23- INSP - 09	Investigation

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins, 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 11 courses. The Appraiser Education Committee reviewed 4 courses, and, of those, all courses were approved; the Home Inspection Education Committee reviewed 7 courses, and, of those, all courses were approved.

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

Old Business

None to be considered.

New Business

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 to reinstate their license. The former appraiser was licensed from February 2004 until expiration in November 2015. During that time, the license was in good standing and there were no disciplinary actions to report. The Commission agreed to allow the individual to reinstate the license provided they complete 140 hours of continuing education.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, and unanimously carried to allow the reinstatement of the appraiser license.

Ownership of an Appraisal Management Company

Executive Director, Todd Blackistone, addressed the Commission about a real estate appraiser who contacted the Commission regarding eligibility to be an owner of an Appraiser Management Company ("AMC"). This individual's MD appraiser license was revoked in 2011 for failure to respond to the Commission as well as multiple USPAP violations. The former appraiser contacted the Commission in 2021 seeking license reinstatement, which the Commission granted provided they complete 140 hours of continuing education and meet all qualifications for licensure. Sloane Fried Kinstler, Assistant Attorney General and Counsel to the Commission (Counsel"), referred the Commission to MD Ann. Code, Bus. Occ. & Prof. §16-5B-05(c), which provides that a person that has had a license or certificate to act as an appraiser refused, denied, canceled, revoked, or surrendered is not eligible to be issued a registration for an AMC. Counsel also reviewed with the Commission the language of §16-5B-06(b)(1) that provides that an individual whose license was revoked and subsequently reinstated may serve as a controlling person for an AMC.

A Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, and unanimously carried to that the individual may not be the registrant for an Appraisal Management Company, but may serve as a controlling person.

Appraisal Management Company ("AMC") Complaint Committee

Executive Director, Todd Blackistone, addressed the Commission regarding the establishment of an Appraisal Management Company ("AMC") Complaint Committee and asked that the Chair appoint members to serve on the Commission. Counsel recommended that the Committee consist of an AMC member, and either a financial member or a real estate appraiser member, or both. Counsel reminded the Commission that it would be unwise to allow the Complaint Committee members to also serve on the AMC Hearing Board, except as statutorily-required, pursuant to §16-210.2, which requires an AMC Hearing Board to be comprised of members who represent a financial institution, an AMC, as well as a consumer member of the Commission. After discussion, it was decided that Commissioners Feyerick, Harman, Hosford, and Trendler be designated members of the AMC Complaint Committee.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins, and unanimously carried to appoint Commissioner Feyerick, Commissioner Harman, Commissioner Hosford, and Commissioner Trendler as the members of the AMC Complaint Committee.

Practical Applications for Real Estate Appraisal (“PAREA”)

Commissioner Harold Huggins, Vice-Chair, addressed the Commission regarding Practical Applications for Real Estate Appraisal (“PAREA”) and stated that Pennsylvania and Delaware had moved forward with implementation of a program. It was discussed that the Commission should begin the process of considering proposed legislation to implement PAREA as a path to appraisal licensure. PAREA may be considered as an alternative to the existing supervising appraiser and appraiser trainee relationship required for license or certification examination eligibility. The PAREA program is intended to alleviate unnecessary barriers to an individual’s ability to obtain a real estate appraiser credential.

Mr. DiBiasio explained that PAREA allows “aspiring appraisers” who are not licensed appraiser trainees, to work with appraiser mentors, rather than a supervising appraiser. The Commission discussed the application of §16-5A-03 and acknowledged that legislation might be required to authorize an alternative path to licensure. Mr. DiBiasio discussed states’ implementation of PAREA and suggested that AQB criteria, in compliance with FIREA, should be finalized in September 2023.

The Commission expressed concerns, potential benefits regarding PAREA, and decided that more information is required before the Commission can make a determination on whether to propose legislation to adopt PAREA alternatives to appraisal licensure. Counsel offered to look at what other states have done or are doing to approve alternatives to appraiser licensure, specifically, Pennsylvania and Delaware, and report back to the Commission. The Commission will continue its consideration of this matter.

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 Huggins, seconded by Commissioner Harman, and unanimously carried that the meeting adjourn. The meeting adjourned at 12:45 p.m.

Approved without corrections

Approved with corrections

Signature on file