



Executive Summary

State Board of Certified Real Estate Appraisers

2601 North Third Street, Harrisburg

August 13, 2015

Present at the regular meeting of the Board were: Chairman Tom Smith, Vice Chairman Eric Lehmayr, Secretary Jeffrey Walters, Joseph Pasquarella, Bill Rothman, Donna Baver Rovito, Martha Brown (Secretary of the Commonwealth Designee), John Abel (Office of Attorney General), and Paul Wentzel (Secretary of Banking Designee). Also present were Board Counsel Jacqueline Wolfgang and Board Administrator Heidi Weirich.

The following key discussions/actions were taken:

1. The Board approved minutes from the July meeting.
2. Report of Prosecutorial Division:
 - Consent Agreement and Order, File 13-70-07911 (Avi Vardi) – The respondent has held a general certification since 2010 and also holds certificates in other states. This case is both a criminal and reciprocal matter. In New York, the respondent was found guilty of grand larceny and of filing a “false instrument” in an appraisal. The respondent did not disclose previous performance of an appraisal on the same property. The New Jersey board fined the respondent through a reciprocal action. The Board considered and rejected a proposed Agreement during the July meeting that consisted of a \$2,000 civil penalty; 4-hr elements of disclosure course; and public reprimand. Terms of the Amended Agreement: \$5,000 civil penalty; 33-hrs remedial education; and public reprimand. Board approved.
3. The Board tabled a motion to deem facts admitted and entry of default in the case of BPOA v Wallace Edward Putt (File 14-70-06240), in lieu of a potential Consent Agreement being negotiated by the Prosecution.
4. Regulatory Report
 - Regulation 16A-7016 (Schedule of Civil Penalties) – The proposed rulemaking will codify and amend the Board’s current schedule of civil penalties statement of policy.
Status: The Board did not discuss the proposal.
 - Regulation 16A-7018 (Assessment Record Keeping and Reporting) – The proposed rulemaking would revise requirements for the use of certificate number and title for Certified Pennsylvania Evaluators to make the regulation consistent with standards of USPAP, the International Association of Assessment Officers and existing practices in county assessment offices.
Status: The Board did not discuss the proposal.

- Regulation 16A-7020 (Renewal Fee for Appraiser Trainees) – The proposed rulemaking would adopt a biennial renewal fee for licensed appraiser trainees.
Status: The Board did not discuss the proposal.
 - Regulation 16A-7021 (Appraisal Management Companies) – The proposed rulemaking defines the scope of the Board’s jurisdiction over Appraisal Management Companies.
Status: Counsel indicated that the regulation was published in the August 8 edition of *The Pennsylvania Bulletin* for public comment.
5. The Board Administrator provided a breakdown of renewals. Of the 5,067 renewal notices sent, 426 did not renew their certification. Licensed Appraiser Trainees were the largest non-renewal category. Current counts per certification are:
 - Appraisal management company – 141
 - Certified residential appraiser – 1,890
 - Certified general appraiser – 1,334
 - Certified Pennsylvania evaluator – 519
 - Certified broker appraiser – 453
 - Licensed appraiser trainee – 304
 6. The Board discussed the Appraisal Foundation concept paper “Alternative Track to the Experience Requirements in the *Real Property Appraiser Qualification Criteria*.” The paper poses several questions regarding whether there should be alternatives to fulfilling the appraiser experience component of the Criteria in lieu of the traditional supervisor/trainee model currently in place. The Board will consider sending comments in advance of the October 16 AQB panel discussion.
 7. Next Meeting – September 11, 2015.

The foregoing represents the author’s best interpretation of the significant actions and discussions of the Board. Aside from the meeting agenda, the author receives no supporting documentation or materials in advance or during the meeting, nor is the author present during any executive sessions of the Board. Therefore, this summary may not accurately reflect official actions or positions taken. Official minutes of the proceedings may be secured by contacting the Bureau of Professional & Occupational Affairs.

Document Date: August 21, 2015

For further information, contact Jennifer Shockley, Political and Community Services Manager