



Executive Summary

State Board of Certified Real Estate Appraisers

2601 North Third Street, Harrisburg

May 19, 2016

Present at the regular meeting of the Board were: Chairman Tom Smith, John Abel (Office of Attorney General Designee), Martha Brown (Secretary of the Commonwealth Designee), Eric Lehmayr, Joseph Pasquarella, William Rothman, Jeffrey Walters 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 February meeting.
2. The Bureau of Finance and Operations reported that the appraiser population continues to diminish, but that increased revenue from Appraisal Management Companies and trainee renewal fees have allowed the board to operate with a balanced budget.
3. The Bureau of Enforcement and Investigations reported that 37 cases were opened and 35 were closed in 2015-2016. There are currently four active investigations.
4. The Board Administrator reported on the annual Appraisal Subcommittee Field Review. Concerns identified by the subcommittee include:
 - Problems with at least one approved continuing education course. While the course description included the word “appraising” the actual course content was not related to the field. The subcommittee determined that the board should examine every non-AQB course approved since May 2014 for content. Any course that does not meet the criteria would be repealed and credit revoked. Moving forward, all courses will be reviewed by a new board education committee.
 - The board failed the continuing education audit because over 10 percent of licensees who were audited failed the audit.
 - The temporary practice fee of \$35 is the lowest in the country. The subcommittee noted that the board can increase the fee up to \$250.
 - Continuing education courses on the board’s website should be designated as “appraiser” or “assessor” approved.
5. The Board Chairman noted that a first exposure draft of Valuation of Green and High-Performance Property: Commercial, Multifamily and Institutional Properties was released with comments due on June 20. He also noted that a first exposure draft of Proposed Changes for 2018-2019 Edition of the Uniform Standards of Professional Appraisal Practice was released with comments due on June 10.

6. The Board approved a motion to adopt and ratify the final adjudication and order in the matter of BPOA vs Craig Butterfield (File 12-70-04305).
7. 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-7021 (Appraisal Management Companies) – The proposed rulemaking defines the scope of the Board’s jurisdiction over Appraisal Management Companies.
Status: The Board did not discuss the proposal.
 - Regulation 16A-7022 (Federally Mandated Revisions) – The proposed rulemaking adopts federally mandated standards from the Appraiser Qualifications Board.
Status: The rules and regulations committee met following the Board meeting to discuss draft regulations.
8. The Board conducted a hearing in the matter of the application for Appraisal Management Company license for Absolute Value Management Corp (File 16-70-0589). In February 2016, the Board provisionally denied the Appraiser Management Company owner registration application of Collin Lord. The respondent was disciplined by the Massachusetts Appraiser Board for two separate incidents. The first was a suspension for taking the incorrect USPAP update course, and the second was a nine-month probation for filing a non-compliant USPAP report. The prosecution did not have a recommendation regarding licensure. After deliberation, the board approved a motion that the application be granted.
9. The Board determined that the August 11, 2016 meeting would be held in Erie, PA.
10. Next Meeting – June 29, 2016.

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.

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