



**STATE OF WASHINGTON
DEPARTMENT OF LICENSING
REAL ESTATE APPRAISER COMMISSION
MEETING MINUTES**

DATE: Thursday October 12, 2023
TIME: 10:00 a.m.
LOCATION: Virtual via Microsoft Teams

COMMISSIONERS: Scott Biethan, Chair
Claire Elston, Vice Chair
Stan Sidor, Commissioner
Dean Potter, Commissioner
Denise Stephens, Commissioner
Jay Sporn, Commissioner

STAFF MEMBERS: Sandy Baur, Program Specialist
Saundra Schaefer, Program Specialist

1. Call to Order

Chair Scott Biethan called the meeting to order at **10:03 a.m.**

2. Roll Call

Chair Biethan, Vice Chair Elston, Commissioner Potter, Commissioner Sporn, Commissioner Sidor, Commissioner Stephens

Program Specialist Saundra Schaefer conducted roll call. All commissioners were present.

3. Approval of Agenda

Commissioner Dean Potter made a **MOTION** to approve the order of agenda as presented. Commissioner Stan Sidor **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

4. Approval of Minutes

4.1. Approval of July 13, 2023 Minutes

Commissioner Sidor made a **MOTION** to approve the meeting minutes from the July 13, 2023, meeting as presented. Commissioner Potter **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

5. Awards/Recognition

5.1. Recognition of Brent Palmer's Service

Staff and commissioners will recognize Brent Palmer's service on the Commission.

Program Specialist Sandy Baur recognized Brent Palmer's long-standing service with the Commission. Commissioners also shared their appreciation of Commissioner Palmer's contributions to the Commission.

5.2. Introduction of Department of Licensing (DOL) Director Marcus Glasper

Director Glasper will introduce himself to the Commission.

Director Marcus Glasper introduced himself to the Commission. He shared his work history and provided an outline of what he will be working on with DOL in the following years.

A member of the public, George Nervik, addressed Director Glasper about concerns with property data collectors.

5.3. Introduction of DOL Military and Military Spouse Liaison Jason Lenn

Jason Lenn will introduce himself to the Commission and provide a summary of his position and how it relates to the industry.

Program Specialist Jason Lenn introduced himself as a new team member with the DOL Boards, Commissions, and Outreach unit. He spoke briefly of his work history and his new role as the Military and Military Spouse Engagement Coordinator.

6. Old Business

6.1. House Bill (HB) 1110 Update

Staff will present updates pertaining to 2023 [HB 1110](#).

DOL Policy Analyst for the Business and Professions Division, Kelsey Stone, gave an update for HB 1110. She said HB 1110 was not a DOL bill but primarily a Department of Commerce (Commerce) bill. Ms. Stone said she is working with Commerce to alleviate the appraisal industry's concerns. She said there was a listening session scheduled for November 13, 2023 where Commerce and DOL would review the bill and take questions. After the listening session, the agencies would review the most frequently asked questions and work on addressing any potential impacts on the industry.

Vice Chair Claire Elston said the new legislation might not be Financial Institution Reform, Recovery, and Enforcement Act (FIRREA) compliant. She said most lenders required appraisals to be FIRREA compliant. She encouraged DOL and Commerce to include other federal agencies, including FIRREA, and lending agencies in discussions about the bill.

Commissioner Potter asked staff to invite real estate agents and mortgage bankers to future listening sessions. He also shared concerns of a potential appraiser shortage.

Chair Biethan suggested inviting appraiser attorney Peter Christensen to the listening session for his perspective on the relationship of appraisers and their Errors and Omissions (E&O) insurance, especially concerning whether there is a potential of Uniform Standards of Professional Appraisal Practice (USPAP) violation.

Chair Biethan asked if the Commission would like to form a subcommittee to address stakeholder concerns, within the scope of the Commission's purpose of licensure.

Commissioner Sidor made a **MOTION** to form a subcommittee for outreach, research, and recommendations regarding HB 1110. Commissioner Sporn **SECONDED** the motion.

Chair Biethan requested an **AMENDMENT** to the motion, appointing Commissioners Sporn and Sidor and a member of the public, Todd Reddington, to the subcommittee.

Commissioner Sidor **ACCEPTED THE AMENDMENT**. Commissioner Sporn **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

6.2. Practical Applications of Real Estate Appraisers (PEREA) and Appraisers Qualifications Board (AQB) Update

Staff will present rule change language for Commission input.

Ms. Baur gave a brief overview of the draft language with Washington Administrative Code (WAC) for PEREA and AQB updates.

Commissioner Sidor asked whether there was a state license for appraisers. Ms. Baur confirmed there was.

Chair Biethan asked whether the required hours of experience were back to the AQB's minimum standard. Ms. Baur confirmed that they were.

Commissioner Sidor made a **MOTION** to approve the proposed WAC revision. Commissioner Sporn **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

7. New Business

7.1. Mass Appraisal Education Requirements

The Commission will form a subcommittee to research and analyze this issue.

Chair Biethan discussed the differences between mass appraisal certification through DOL and the Department of Revenue (DOR). He clarified that courses submitted to the AQB were being counted as continuing education and not qualifying education. He said he would like to find out why the submitted courses did not qualify as education.

Chair Biethan suggested the Commission form a subcommittee to address the issue.

Commissioner Sidor made a **MOTION** to form a subcommittee to analyze issues on the mass appraiser education requirements, with Commissioners Sporn and Denise Stephens as members. Commissioner Potter **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

7.2. 2024 Calendar Review and Approval

Staff will present the proposed 2024 calendar of Commission meetings.

Ms. Baur presented the 2024 meeting dates to the Commission.

- January 18, 2024, at 10:00 a.m.
- April 18, 2024, at 10:00 a.m.
- July 18, 2024, at 10:00 a.m.
- October 17, 2024, at 10:00 a.m.

Commissioner Sidor made a **MOTION** to accept the proposed 2024 meeting schedule. Commissioner Potter **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

8. Reports

8.1. Policy & Legislative Unit Reports

8.1.1. Legislature 101 Training

Ms. Stone gave a presentation detailing the legislation and rulemaking processes.

8.2. Central Investigations and Audits Unit Reports

8.2.1. Complaint Case Counts

Ms. Baur reviewed the case counts report with the Commission.

8.3. Licensing and Customer Support Services Reports

8.3.1. Licensee Counts

Ms. Baur reviewed the licensee counts reports with the Commission.

8.4. Boards, Commissions, and Outreach Unit Reports

8.4.1. Review of Master Action Items

Ms. Schaefer reviewed the master action item list for the Commission and Ms. Baur provided additional updates.

Commissioner Sidor asked for additional clarity on the 3rd Party appraisers and Ms. Baur said an individual believes someone is performing appraiser duties without a license to file a complaint. Administrator Bill Dutra also echoed Ms. Baur's statement adding if individuals are performing duties without a proper license regardless of the profession or organizations to please file a complaint.

9. Public Comments

The public may address the Commission on matters within the Commission's jurisdiction, either verbally during the meeting or by submitting written comments. Verbal comments are limited to one three-minute comment. Written comments are limited to no more than 500 words and must be emailed to DOLBoards@dol.wa.gov no less than two business days prior to the meeting with the subject line "Public Comment: Real Estate Appraiser Commission." In response to all public comments, the Commission is limited to requesting that the matter be added to a future agenda for discussion or directing staff to study the matter further. Inflammatory comments and language will not be permitted.

Ms. Baur read a written public comment that had been submitted by Vince Healy expressing concerns about HB 1110 and the limitations for certified residential appraisers. The commenter suggested increasing the number of units certified residential appraisers can appraise from four to six.

Todd Redington addressed the Commission regarding HB 1110, stating it would create large zoning areas that exceed what residentially licensed appraisers are qualified to appraise with the state's licensing guidelines.

Scott Dibiasio addressed the Commission and stated the Commission and DOL staff should double check the requirements for the AQB hours as they are incorrect. He clarified the difference between Licensed Residential Real Property Appraiser (LR) and Certified Residential Real Property Appraiser (CR) PAREA. He also said it was very unlikely the units a licensed residential appraiser could appraise would go up to six.

Bob Mossuto addressed the Commission and shared an update from Appraisers' Coalition of Washington with HB 1110, fair housing evaluations in law, AQB standards vs. the state's standards, and working with Representative Santos to address property data collectors.

10. Conclusion

10.1. Announcements

Ms. Baur announced there was an open recruitment for a new Commissioner who was an employee of a financial institution with primary duties in appraisal.

10.2. Requests for Future Agenda Items

Vice Chair Elston requested confirmation for the correction to the required AQB hours in the WAC proposed updates.

10.3. Review of Action Items and Agenda Items for Next Meeting

Ms. Schaefer reviewed the action items.

- Commission staff to schedule meeting for HB 1110 Subcommittee.
- Commission staff to schedule Mass Appraiser Education Requirements Subcommittee meetings.
- Commission staff to revisit hours and training requirements on the rule change language to ensure accuracy.

11. Adjournment

Commissioner Sidor made a **MOTION** to adjourn. Commissioner Potter **SECONDED** the motion, and it was **APPROVED** by a vote of 6-0.

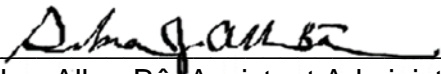
Chair Biethan **ADJOURNED** the meeting at **11:35 a.m.**

Next Board Meeting:

January 18, 2024

10:00 a.m.

Virtual via Microsoft Teams

Submitted by:  1/18/2024
Debra Allen-Bâ, Assistant Administrator Date

Approved by:  1/18/2024
Scott Biethan, Chair Date