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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

**STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS**

TIME: 10:36 A.M.

Held at the
PENNSYLVANIA DEPARTMENT OF STATE
2601 North Third Street
One Penn Center, Board Room C
Harrisburg, Pennsylvania 17110

As well as
VIA MICROSOFT TEAMS

Thursday, April 14, 2022

1 State Board of Certified
2 Real Estate Appraisers
3 April 14, 2022
4
5

6 BOARD MEMBERS:
7

8 Joseph D. Pasquarella, Chairman, Professional
9 Member
10 Jeffrey L. Walters, Vice Chairman, Professional
11 Member - Absent
12 Mark V. Smeltzer Sr., Secretary, Professional
13 Member
14 John D. Ausherman, Professional Member
15 William T. Stoerrle Jr., Professional Member
16 Michael McFarlane, Professional Member
17 Randy L. Waggoner, Professional Member
18 Martha H. Brown, Esquire, Secretary of the
19 Commonwealth designee
20 Merna T. Hoffman, Esquire, Deputy Attorney General,
21 Office of Attorney General Designee
22 Paul H. Wentzel Jr., Senior Legislative Director,
23 Department of Banking and Securities
24 Designee - Absent
25
26

27 BUREAU PERSONNEL:
28

29 Ronald K. Rouse, Esquire, Board Counsel
30 Dean F. Picarella, Esquire, Senior Board Counsel
31 Ray Michalowski, Esquire, Senior Board Prosecution
32 Liaison
33 Timothy A. Fritsch, Esquire, Board Prosecution
34 Liaison
35 Amanda Li, Board Administrator, on behalf of Kristel
36 Hennessy Hemler
37
38

39 ALSO PRESENT:
40

41 Scott DiBiasio, Manager of State and Industry Affairs,
42 Appraisal Institute
43 Teresa Cochran, Executive Director, Assessors'
44 Association of Pennsylvania
45 Jeff Dempsey, Public Policy Manager, Pennsylvania
46 Association of Realtors
47
48
49
50

1 ***

2 State Board of Certified

3 Real Estate Appraisers

4 April 14, 2022

5 ***

6 [Pursuant to Section 708(a)(5) of the Sunshine Act, at
7 9:00 a.m. the Board entered into Executive Session
8 with Ronald K. Rouse, Esquire, Board Counsel, to have
9 attorney-client consultations and for the purpose of
10 conducting quasi-judicial deliberations. The Board
11 returned to open session at 10:30 a.m.]

12 ***

13 [Ronald K. Rouse, Esquire, Board Counsel, informed
14 everyone that the meeting of the State Board of
15 Certified Real Estate Appraisers was being held in a
16 hybrid format both in person and by livestreaming
17 teleconference, pursuant to Act 100 of 2021, which
18 allows boards to use a virtual platform to conduct
19 business when a public meeting is held.

20 Mr. Rouse also noted that the Board met in
21 Executive Session to have attorney-client
22 consultations and for the purpose of conducting quasi-
23 judicial deliberations.]

24 ***

25 The regularly scheduled meeting of the State

1 Board of Certified Real Estate Appraisers was held on
2 Thursday, April 14, 2022. Joseph D. Pasquarella,
3 Chairman, Professional Member, officially called the
4 meeting to order at 10:36 a.m.

5 ***

6 Roll Call

7 [Joseph D. Pasquarella, Chairman, Professional Member,
8 requested a roll call of Board members.]

9 ***

10 Approval of minutes of the March 2, 2022 meeting

11 CHAIRMAN PASQUARELLA:

12 Do I have a motion to approve the
13 minutes of the meeting on March 2, 2022?

14 MR. AUSERMAN:

15 So moved.

16 MR. WAGGONER:

17 Second.

18 CHAIRMAN PASQUARELLA:

19 Any discussion of the Board minutes of
20 March 2? Hearing none.

21

22 Mr. Joseph Pasquarella, aye; Mr. Mark
23 Smeltzer, aye; Mr. John Auserman, aye;
24 Mr. William Stoerrle, aye; Mr. Michael
25 McFarlane, aye; Mr. Randy Waggoner, aye;

1 Martha Brown, abstain; Merna Hoffman,
2 aye.

3 MR. ROUSE:

4 Are there any nays? We have one
5 abstention. Are there any recusals?

6 [The motion carried. Martha Brown abstained from
7 voting on the motion.]

8 ***

9 Report of Prosecutorial Division

10 [Timothy A. Fritsch, Esquire, Board Prosecutor,
11 presented the Consent Agreement for Case No. 21-70-
12 009465.]

13 MR. ROUSE:

14 Regarding the Consent Agreement at item
15 2 on the Board's agenda at Case No. 21-
16 70-009465, I believe the Board would
17 entertain a motion to adopt the Consent
18 Agreement.

19 Is there such a motion?

20 MR. SMELTZER:

21 I'll make the motion.

22 MR. ROUSE:

23 Is there a second?

24 MR. STOERRLE:

25 Second.

1 MR. ROUSE:

2 Any discussion? Roll call of the vote.

3

4 Chairman Pasquarella, aye; Mark
5 Smeltzer, aye; John Ausherman, aye;
6 William Stoerrle, aye; Michael
7 McFarlane, aye; Randy Waggoner, aye;
8 Martha Brown, aye; Merna Hoffman, aye.

9

10 Are there any abstentions? Any
11 recusals? Hearing none.

12 [The motion carried unanimously. This is the matter
13 of BPOA v. William T. Shipley Sr., Case No. 21-70-
14 009465.]

15

16 Report of Board Counsel - Proposed Adjudication and
17 Order

18 MR. ROUSE:

19 Item 3 on the agenda, which is a
20 Proposed Adjudication and Order in the
21 Matter of BPOA v. Russell Bruce Davison,
22 Case No. 19-70-011345.

23

24 Regarding that Proposed
25 Adjudication at item 3 on the agenda, I
believe the Board would entertain a

1 motion to direct Board counsel to
2 prepare a Final Adjudication and Order
3 consistent with the discussion in
4 Executive Session.

5 Is there such a motion?

6 MR. AUSERMAN:

7 I so move.

8 MR. ROUSE:

9 Is there a second?

10 MR. MCFARLANE:

11 Second.

12 MR. ROUSE:

13 Any discussion? Roll call of the vote.

14

15 Chairman Pasquarella, aye; Mark
16 Smeltzer, aye; John Auserman, aye;
17 William Stoerrle, aye; Michael
18 McFarlane, aye; Randy Waggoner, aye;
19 Martha Brown, aye; Merna Hoffman, aye.

20

21 I did not hear any nays. No abstentions
22 and no recusals.

23 [The motion carried unanimously.]

24

25 Report of Board Counsel - Final Adjudication and

1 Order

2 MR. ROUSE:

3 Item 4 on the agenda is the Final
4 Adjudication and Order in the Matter of
5 BPOA v. Ernest Fredrick Del Guercio Jr.,
6 Case No. 20-70-001589.

7 Regarding this matter, which is
8 item 4 on the agenda, I believe the
9 Board would entertain a motion to adopt
10 the Adjudication and Order as presented
11 by Board counsel and to direct Board
12 counsel to prepare the Board's Final
13 Order.

14 Is there such a motion?

15 MR. STOERRLE:

16 I make a motion.

17 MR. ROUSE:

18 Is there a second?

19 MR. AUSERMAN:

20 I second.

21 MR. ROUSE:

22 Any discussion? Roll call of the vote.

23

24 Chairman Pasquarella, aye; Mark

25 Smeltzer, aye; John Ausherman, aye;

1 William Stoerrle, aye; Michael
2 McFarlane, aye; Randy Waggoner, aye;
3 Martha Brown, aye; Merna Hoffman, aye.
4

5 Hearing no abstentions and no recusals.
6 [The motion carried unanimously.]

7 ***
8 Regulations/Statute - Regulation 16A-7025 Fees
9 [Ronald K. Rouse, Esquire, Board Counsel, referred to
10 Regulation 16A-7025 regarding fees. He noted the
11 Board voted to release Regulation 16A-7025 as an
12 exposure draft at the January meeting, which was
13 released to stakeholders on January 21, 2022.

14 Mr. Rouse stated the Board received no comments,
15 and it was released again on March 9, 2022, and again
16 the Board received no written comments. He provided
17 an annex showing the fee increases for appraisers,
18 assessors, and appraisal management companies (AMCs),
19 noting no changes since the last meeting.

20 Mr. McFarlane referred to pages 5 and 6 of the
21 annex, noting effective year 2025 and 2027, where AMCs
22 were currently listed at \$2,000 for the initial
23 application and requested confirmation of the
24 increase.

25 Mr. Rouse noted Mr. McFarlane to be correct,

1 where the initial application would have to be amended
2 to \$2,338 for June 1, 2025 and \$2,553 for June 1,
3 2027.]

4 MR. ROUSE:

5 Would the Board entertain a motion to
6 adopt the amended proposed annex and
7 direct Board counsel to draft the
8 preamble of this regulation package?

9 MS. BROWN:

10 So moved.

11 MR. STOERRLE:

12 Second.

13 MR. ROUSE:

14 Any discussion? Roll call of the vote.

15

16 Chairman Pasquarella, aye; Mark
17 Smeltzer, aye; John Ausherman, aye;
18 William Stoerrle, aye; Michael
19 McFarlane, aye; Randy Waggoner, aye;
20 Martha Brown, aye; Merna Hoffman, aye.

21

22 Hearing no nays and no abstentions or
23 recusals.

24 [The motion carried unanimously.]

25

1 Regulations/Statute - Regulation 16A-7029 Distance
2 Education

3 [Ronald K. Rouse, Esquire, Board Counsel, referred to
4 Regulation 16A-7029 regarding distance education. He
5 mentioned the regulation was sent to stakeholders and
6 was reissued. He informed the Board of a comment from
7 a certified AQB USPAP instructor who found nothing to
8 offer to enhance or clarify the document as written.

9 Mr. Rouse also mentioned Teresa Cochran from the
10 Assessors' Association of Pennsylvania also submitted
11 comments on two different occasions and read her
12 written comments. She had concerns regarding § 36.201
13 definitions, where the term assessors is being
14 deleted. She commented that the full definition of
15 certified Pennsylvania evaluator in § 36.201 makes no
16 reference to assessors.

17 Mr. Rouse also noted Ms. Cochran commented that
18 assessors are responsible for valuation of real
19 property for ad valorem taxation purposes, which the
20 assessor definition did previously and most notably
21 the revaluation company personnel definition does.
22 She also noted it only states that a certified
23 Pennsylvania evaluator is an individual, who has
24 completed a minimum of 90 hours of basic courses of
25 study covering the appraisal assessing profession and

1 has successfully completed a comprehensive examination
2 covering all phases of the appraisal process and the
3 assessment function established by the assessment
4 statutes of the Commonwealth.

5 Mr. Rouse noted Ms. Cochran's comments regarding
6 § 36.204 under scope of practice, where assessor is no
7 longer defined and § 36.221 qualifications for
8 certification as a Pennsylvania evaluator, where the
9 assessor shall meet the requirements, noting the
10 definition of assessor has been removed from the
11 proposed annex.

12 Mr. Rouse stated that Ms. Cochran noted there may
13 be other items in Title 49 that still refer to
14 assessor, but it is no longer defined and questioned
15 who would this apply to if the assessor definition is
16 deleted. Ms Cochran also commented on § 36.4(f)
17 hybrid distance learning under (2) and (3), where it
18 is not clear that it is related to hybrid distance
19 learning.

20 Mr. Rouse stated Ms. Cochran had comments
21 regarding § 36.201, where the definition of assessor
22 is being deleted, where assessors are listed as being
23 able to value property for ad valorem taxation
24 purposes. She noted that to be an important
25 distinction for the counties in the assessment

1 profession in Pennsylvania.

2 Mr. Rouse also noted Ms. Cochran's comments,
3 where the definition of the revaluation company
4 personnel includes a reference of being directly
5 responsible for the valuation of property but someone
6 appraising does not appear as part of the definition
7 of the CPE and that is very alarming to the Assessors'
8 Association of Pennsylvania (AAP).

9 Mr. Rouse noted the AAP strongly recommends
10 amending the definitions of certified Pennsylvania
11 evaluator as defined in the section to add that they
12 are responsible for the valuation of real property for
13 ad valorem tax purposes.

14 Mr. Rouse noted Ms. Cochran also commented that
15 if the definition of assessor is deleted, there are no
16 references to it in Title 49 and would need to be
17 amended in § 36.201, § 36.204, and § 36.221. She
18 commented that it is important to the State Board of
19 Certified Real Estate Appraisers to compare Act 88 and
20 Title 49 as it pertains to assessor/fees to make sure
21 both laws are consistent with each other.

22 Mr. Rouse also noted Ms. Cochran commented that
23 the Assessors' Association of Pennsylvania (AAP)
24 believes the areas should be consistent and would work
25 with the State Board of Real Estate Appraisers to

1 compare both the laws and proposed amendments.

2 Teresa Cochran, Executive Director, Assessors'
3 Association of Pennsylvania, presented to the Board,
4 stating the new distance learning regulations are
5 great and seem to coincide with previous discussions.
6 She addressed AAP's main concern, where assessors for
7 counties do provide an extremely important job being
8 able to value properties for taxes and the definition
9 no longer being in the proposed regulation. She asked
10 why that was taken out and amended and why the
11 definition of CPE has changed.

12 Mr. Rouse commented that Act 88 actually amended
13 the Assessors Certification Act and is what added the
14 definition of certified Pennsylvania evaluator and
15 deleted the definition for assessor. He mentioned
16 also adding the same definition that is part of the
17 amended statute and deleting the definition of
18 assessor when changes were made to the proposed
19 regulation.

20 Mr. Rouse stated the amended statute leaves the
21 term "assessor" in the statute but deletes the
22 definition, noting the need to incorporate the word
23 "assessor" back into the proposed regulation.

24 Ms. Cochran stated the word "assessor" means a
25 lot of things to a lot of different people and needs

1 to be a focused definition. She mentioned the term
2 "assessor" not only applies for Act 88 and Title 49
3 but is peppered throughout many laws and statues and
4 regulations in Pennsylvania. She noted the importance
5 of having one definition that defines what that is,
6 especially in relationship to counties.

7 Mr. Rouse referred to § 36.201 definitions,
8 noting that the term "assessor" and the definition out
9 of the proposed regulation, which actually would be
10 incorrect because the amended statute the term
11 "assessor." He noted the importance of figuring out
12 how to address an "assessor" and what to consider an
13 assessor to be versus a certified Pennsylvania
14 evaluator if the statute takes out the definition of
15 "assessor."

16 Mr. Rouse mentioned the importance of being
17 consistent with the Assessors Certification Act, which
18 is why the definition of certified Pennsylvania
19 evaluator is the same as the statute. He commented
20 that the term "assessor" is going to have to go back
21 in the proposed regulation because the term is in the
22 statute.

23 Mr. McFarlane commented that the correlation of
24 being a certified Pennsylvania evaluator is
25 essentially a licensed assessor as long as a

1 relationship is established.

2 Mr. Smeltzer stated the definition of appraiser
3 is in their act separate from certified residential
4 because that is different and believed they should be
5 consistent and have a term for assessor.

6 Mr. Rouse referred to the definition section,
7 where there is a definition for appraisal in the Real
8 Estate Appraisers Certification Act and then there is
9 also in Section 6 the classifications of certification
10 with (1) being a certified residential appraiser.

11 Mr. Smeltzer stated there is no definition of an
12 appraiser anywhere and they do use that term
13 throughout that. He commented that it works there,
14 does it not also work in the act for evaluators, where
15 they use the word assessor, but it is a general
16 meaning without having a specific definition for it.

17 Mr. Smeltzer further explained that the
18 requirement is if someone is an assessor they are
19 required to be a certified property evaluator. He
20 stated an assessor has a number of months before they
21 have to become a CPE, so they are still an assessor,
22 just not a certified property evaluator.

23 Mr. Smeltzer suggested language to read, an
24 assessor is someone employed by a company for ad
25 valorem purposes.

1 Ms. Cochran noted the importance of the words
2 "for ad valorem purposes" to stay in the statute
3 because it pertains to counties but also acknowledging
4 it also applies to revaluation companies. She stated
5 those individuals also do that and also need their
6 CPEs just like county staff. She further explained
7 that the individuals who work for revaluation
8 companies and work for counties who are assessing
9 properties for tax purposes are equal and have to have
10 the same qualifications.

11 Mr. Waggoner commented that a mass appraisal
12 company or reassessment company does not call them
13 assessors, whereas most counties have that as the job
14 title or job description, but they are both valuing
15 properties for ad valorem purposes.

16 Mr. Smeltzer also commented that the word
17 assessment in the act applies to those employed by the
18 county and those employed by a revaluation company.

19 Mr. Rouse suggested the definition of assessor to
20 read, someone employed by the county to perform
21 valuations of real property for ad valorem purposes
22 or, for a revaluation company, that it is an appraisal
23 company that conducts appraisals operating within this
24 Commonwealth for ad valorem purposes.

25 Ms. Cochran approved the language and thanked the

1 Board for taking her comments into consideration.

2 Mr. Rouse referred to § 36.224 under distance
3 education courses.

4 Ms. Cochran noted § 36.224(3) to be confusing and
5 not being sure of the numbers before that.

6 Mr. Rouse explained that (1) is "the course is
7 presented by one of the following," (2) is "the
8 applicant successfully completes a written
9 examination," and (3) is "the content and length of
10 the course must meet the requirements of § 36.222
11 (relating to required courses of study)."

12 Ms. Cochran mentioned being confused with the
13 letters in the middle.

14 Mr. Rouse thanked Ms. Cochran for catching that
15 error and provided corrections to other numbering
16 errors. He informed her that the Board would be
17 amending the definition of assessor, amending the
18 definition of revaluation company, and also amending
19 the numbering and lettering areas in the distance
20 education courses section.

21 Mr. Stoerrle requested an update on the Uniform
22 Standards of Professional Appraiser Practice (USPAP)
23 15-hour course for assessors.

24 Mr. Rouse noted the preamble is complete, and the
25 package is being put together and would be going forth

1 through the regulatory process, which takes about 18
2 months to 2 years or longer.

3 Chairman Pasquarella thanked Ms. Cochran for
4 bringing those issues to the Board's attention. He
5 also thanked Mr. Rouse.]

6 MR. ROUSE:

7 Regarding item 6 on the agenda, would
8 the Board entertain a motion to direct
9 Board counsel to make amendments to
10 Regulation 16A-7029 consistent with
11 discussion in today's public session and
12 to send out to stakeholders as a second
13 exposure draft?

14 MR. AUSERMAN:

15 So moved.

16 MR. STOERRLE:

17 Second.

18 MR. SMELTZER:

19 I'll second.

20 MR. ROUSE:

21 Any discussion? Roll call of the vote.

22

23 Chairman Pasquarella, aye; Mark
24 Smeltzer, aye; John Ausherman, aye;
25 William Stoerrle, aye; Michael

1 McFarlane, aye; Randy Waggoner, aye;
2 Merna Hoffman, aye.

3
4 Hearing no nays or abstentions or
5 recusals.

6 [The motion carried unanimously.]

7 ***

8 Regulations/Statute - Regulation 16A-7030 PAREA
9 [Ronald K. Rouse, Esquire, Board Counsel, addressed
10 Regulation 16A-7030 regarding the Practical
11 Applications of Real Estate Appraisal (PAREA). He
12 referred to § 36.1 and is including a definition for
13 "PAREA" and "mentor" in the regulations.

14 Mr. Rouse discussed adding information to § 36.11
15 and § 36.12 regarding the qualifications for
16 certification as a residential or general real estate
17 appraiser. He noted there is some reference to PAREA
18 that needs to be in those sections of the regulations.

19 Mr. Rouse referred to § 36.12a regarding
20 qualifications for licensure as an appraiser trainee
21 and mentioned the need to work through some issues.

22 Mr. Rouse noted imagining creating a new section
23 § 36.54(a) regarding PAREA and § 36.54(b) regarding
24 duties of a mentor.]

25 ***

1 Applications for Review - Application for Certified
2 Residential Appraiser by Examination

3 MR. ROUSE:

4 This is a matter that was discussed in
5 Executive Session regarding the
6 Application to Sit for the Certified
7 Residential Real Estate Appraiser
8 Examination of Melissa Pettit at item 8
9 on the agenda, Application No.
10 AA0003629086.

11 I believe the Board would entertain
12 a motion to provisionally deny the
13 Application to sit for the exam.

14 Is there such a motion?

15 MR. AUSERMAN:

16 I so move.

17 MR. ROUSE:

18 Is there a second?

19 MR. STOERRLE:

20 Second.

21 MR. ROUSE:

22 Any discussion? Roll call on the vote.

23

24 Chairman Pasquarella, aye; Mark

25 Smeltzer, aye; John Ausherman, aye;

1 William Stoerrle, aye; Michael
2 McFarlane, aye; Randy Waggoner, aye;
3 Merna Hoffman, aye.

4
5 We do have a quorum for this matter.
6 Hearing no nays, no abstentions, and no
7 recusals. The ayes have it, and the
8 motion carries.

9 [The motion carried unanimously.]

10 ***

11 Matters for Discussion

12 MR. ROUSE:

13 Regarding the Petition for Reinstatement
14 of the Certified Residential Real Estate
15 Appraiser License of John Taylor, Case
16 No. 09-70-10540 at item 9 on the agenda,
17 I believe the Board would entertain a
18 motion to take no action on this
19 Petition.

20 Is there such a motion?

21 MR. MCFARLANE:

22 So moved.

23 MR. ROUSE:

24 Is there a second?

25 MR. AUSHERMAN:

1 I second.

2 MR. ROUSE:

3 Is there any discussion? Hearing none.
4 Roll call on the vote.

5

6 Chairman Pasquarella, aye; Mark
7 Smeltzer, aye; John Ausherman, aye;
8 William Stoerrle, aye; Michael
9 McFarlane, aye; Randy Waggoner, aye;
10 Merna Hoffman, aye.

11

12 Hearing no nays, no abstentions, and no
13 recusals. The ayes have it. The motion
14 carries.

15 [The motion carried unanimously.]

16

17 MR. ROUSE:

18 Item 10 on the agenda is the Request to
19 Sit for the Certified Residential Real
20 Estate Appraiser Examination of John
21 Taylor, Case No. 09-70-10540 at item 10
22 on the agenda, I believe the Board would
23 entertain a motion to take grant the
24 Request to Sit for the Examination.

25

Is there such a motion?

1 MR. SMELTZER:

2 So moved.

3 MR. ROUSE:

4 Is there a second?

5 MR. AUSERMAN:

6 I second.

7 MR. ROUSE:

8 Is there any discussion? Roll call on
9 the vote.

10

11 Chairman Pasquarella, aye; Mark
12 Smeltzer, aye; John Auserman, aye;
13 William Stoerrle, aye; Michael
14 McFarlane, aye; Randy Waggoner, aye;
15 Merna Hoffman, aye.

16

17 We do have a quorum on this matter.

18 Hearing no abstentions or recusals. The
19 ayes have it, and the motion carries.

20 [The motion carried unanimously.]

21

22 Miscellaneous

23 [Ronald K. Rouse, Esquire, Board Counsel, addressed
24 the Sunshine Act, noting anytime an agency holds a
25 meeting that the meeting must be open to the public

1 after public notice has been provided. He discussed
2 deliberation, public notice, voting, and minutes.

3 Mr. Rouse stated Senate Bill 554 amended the
4 Pennsylvania Sunshine Act to include the requirement
5 that agencies post the agenda for all public meetings
6 at least 24 hours in advance effective August 29,
7 2021.

8 Mr. Rouse explained that the agenda requirement
9 applies to all regular and special public meetings but
10 does not include work sessions, conferences, and
11 Executive Session. He noted the agenda should include
12 all issues to be deliberated on and any planned
13 official action.

14 Mr. Rouse commented that an agency can change the
15 agenda within the 24-hour threshold provided the
16 changes are de minimis, involve no expenditure of
17 funds, and do not entail entering into a contract. He
18 provided a copy of the Sunshine Act for the Board's
19 review.

20 Mr. Rouse also provided a copy of Recusal
21 Guidelines explaining mandatory, strongly suggested,
22 and discretionary recusals.]

23 ***

24 Report of Board Chairman - No Report

25 ***

1 Report of Board Administrator - No Report

2 ***

3 Applications Committee - No Report

4 ***

5 Continuing Education Committee - No Report

6 ***

7 Correspondence

8 [Ronald K. Rouse, Esquire, Board Counsel, addressed a
9 letter from the Association of Appraiser Officials
10 (AARO) stating that AARO has committed resources to
11 the effort of investigating incidents of racism in the
12 appraisal profession.

13 Mr. Rouse noted that when a state appraiser
14 regulatory agency receives a complaint involving an
15 appraiser or appraisal management company relating to
16 racial issues, AARO encourages the state appraiser
17 regulatory agencies to refer the matter to the
18 Department of Housing and Urban Development's Office
19 of Fair Housing and/or the appropriate state housing
20 agency or both.

21 Mr. Rouse noted another step taken by ARRO in
22 January 2022 was to compile statistics relating to
23 allegations and/or complaints regarding appraisal bias
24 and discrimination. He reported racial discrimination
25 and bias issues will be at the forefront of the agenda

1 at ARRO's upcoming spring conference held in San
2 Antonio.

3 Mr. Rouse noted the Board had discussions in the
4 past and talked about PAREA and opening up the
5 profession so more people are able to become certified
6 appraisers. He mentioned Mr. Michalowski also had a
7 discussion regarding referring bias complaints to the
8 Pennsylvania Human Relations Commission.

9 Mr. Smeltzer discussed his attendance at a North
10 Dakota appraiser organization meeting in Bismarck,
11 where they are putting together programs that help
12 fund education to bring new appraisers in with an eye
13 on diversity. He mentioned there are funds available
14 from the Appraisal Subcommittee but that it has to go
15 through the Board. He noted the funding could go to
16 education, universities of color, and community
17 colleges. He commented that the profession needs some
18 diversity and is something the Board can look into
19 with the universities.

20 Chairman Pasquarella commented that the funds are
21 available and asked Mr. Rouse to look into how to
22 begin that process to move this along for the benefit
23 of the public.]

24 ***

25 Public Comment/Discussion

1 [Randy L. Waggoner, Professional Member, requested
2 information concerning a question asked by a CPE who
3 was scheduled to take an AAP-sponsored 7-hour USPAP
4 update class but canceled for personal reasons and
5 asked whether a CPE can just take a 7-hour USPAP
6 update class anywhere.

7 Mr. Rouse offered to provide the answer after
8 reviewing the statute and the regulations.

9 Mr. Waggoner mentioned the concern was that a CPE
10 just took any one of the 7-hour AQB-certified update
11 classes only to find out that there was something that
12 required part of that 7-hour update class had
13 discussed standards dealing with mass appraisal, and
14 they did not want continuing education applying at the
15 end of this cycle.

16 Mr. Smeltzer commented that it should not be an
17 issue with the current course, but it does include
18 mass appraising in the 7-hour update.

19 Mr. Waggoner commented that the question is going
20 to come up frequently and suggested AAP send a blanket
21 statement out. He also mentioned AAP has two
22 conferences a year and offers the 7-hour USPAP at each
23 conference, so by the time the cycle is over, AAP has
24 done everything they can to provide enough continuing
25 education.

1 Mr. Rouse referred to § 36.261(a) regarding Mr.
2 Waggoner's question, where effective with renewal of
3 certification for the 2007-2009 biennial renewal
4 period, the USPAP requirement shall be the 7-hour
5 National USPAP Update Course or an equivalent 7-hour
6 course approved by the Board.]

7 ***

8 Adjournment

9 CHAIRMAN PASQUARELLA:

10 Do we have a motion to adjourn the
11 meeting?

12 MR. AUSHERMAN:

13 So moved.

14 CHAIRMAN PASQUARELLA:

15 Second?

16 MR. MCFARLANE:

17 I second.

18 CHAIRMAN PASQUARELLA:

19 All in favor, say aye. Thank you very
20 much everyone. This meeting is
21 adjourned officially.

22 [The motion carried unanimously.]

23 ***

24 [There being no further business, the State Board of
25 Certified Real Estate Appraisers Meeting adjourned at

1 12 p.m.]

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CERTIFICATE

5

6

I hereby certify that the foregoing summary minutes of the State Board of Certified Real Estate Appraisers meeting, was reduced to writing by me or under my supervision, and that the minutes accurately summarize the substance of the State Board of Certified Real Estate Appraisers meeting.

12

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Elizabeth Hickman,

16

Minute Clerk

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Sargent's Court Reporting

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Service, Inc.

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STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS
REFERENCE INDEX

April 14, 2022

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9		
10	9:00	Executive Session
11	10:30	Return to Open Session
12		
13	10:36	Official Call to Order
14		
15	10:36	Roll Call
16		
17	10:38	Approval of Minutes
18		
19	10:39	Report of Prosecutorial Division
20		
21	10:44	Report of Board Counsel
22		
23	10:47	Regulations/Statute
24		
25	11:44	Applications for Review
26		
27	11:46	Matters for Discussion
28		
29	11:48	Miscellaneous
30		
31	11:51	Correspondence
32		
33	11:58	Public Comment/Discussion
34		
35	12:00	Adjournment
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