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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
VIA VIDEOCONFERENCE**

TIME: 10:39 A.M.

Thursday, January 20, 2022

1 ***

2 State Board of Certified
3 Real Estate Appraisers
4 January 20, 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 Meeting Instructions

14 [Kristel Hennessy Hemler, Board Administrator,
15 provided instructions to be followed during the
16 virtual meeting.]

17 ***

18 [Ronald K. Rouse, Esquire, Board Counsel, informed
19 everyone that the meeting of the State Board of
20 Certified Real Estate Appraisers was being held by
21 teleconference pursuant to the act of September 30,
22 2021, also known as Act 73 of 2021, which extends the
23 waiver of the physical presence requirement in Section
24 4(i) of the Real Estate Appraisers Certification Act
25 until March 31, 2022.

1 Mr. Rouse also informed everyone that the meeting
2 was being recorded, and those who continued to
3 participate were giving their consent to be recorded.

4 Mr. Rouse also noted that the Board met in
5 executive session to have attorney-client
6 consultations and for the purpose of conducting quasi-
7 judicial deliberations.]

8 ***

9 The regularly scheduled meeting of the State
10 Board of Certified Real Estate Appraisers was held on
11 Thursday, January 20, 2022. Joseph D. Pasquarella,
12 Chairman, Professional Member, officially called the
13 meeting to order at 10:39 a.m.

14 ***

15 Roll Call

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

18 ***

19 Approval of minutes of the December 16, 2021 meeting

20 CHAIRMAN PASQUARELLA:

21 Approval of the minutes is the next item
22 on the agenda. Anybody have any
23 questions?

24 May I have approval to accept the
25 minutes as written?

1 MR. STOERRLE:

2 Motion.

3 CHAIRMAN PASQUARELLA:

4 Do I have a second?

5 MR. WAGGONER:

6 Second.

7 CHAIRMAN PASQUARELLA:

8 Any discussion? All in favor of the
9 approval of the Board minutes, say aye.

10 Any opposed, say nay. Hearing none.

11 [The motion carried. Martha Brown and John Ausherman
12 abstained from voting on the motion.]

13 ***

14 Report of Prosecutorial Division

15 [Caroline A. Bailey, Esquire, Board Prosecutor,

16 presented the Consent Agreement for Case No. 19-70-

17 009180.]

18 MR. ROUSE:

19 Regarding the Consent Agreement at item
20 2 on the agenda, Case No. 19-70-009180,
21 I believe the Board would entertain a
22 motion to adopt the Consent Agreement.

23 Is there such a motion?

24 MR. SMELTZER:

25 I so move.

1 MR. ROUSE:

2 Is there a second?

3 MR. AUSERMAN:

4 I second.

5 MR. ROUSE:

6 Any discussion? All those in favor, say
7 aye. All those opposed, say nay. Any
8 abstentions? Any recusals?

9 [The motion carried unanimously. This is the matter
10 of BPOA v. Roger Standley Payne, Case No. 19-70-
11 009180.]

12 ***

13 [Caroline A. Bailey, Esquire, Board Prosecutor,
14 presented the Consent Agreement for Case No. 19-70-
15 016153.]

16 MR. ROUSE:

17 Regarding the Consent Agreement at item
18 3 on the agenda, Case No. 19-70-016153,
19 I believe the Board would entertain a
20 motion to adopt the Consent Agreement.

21 Is there such a motion?

22 MS. BROWN:

23 So moved.

24 MR. ROUSE:

25 Is there a second?

1 MR. MCFARLANE:

2 Second.

3 MR. ROUSE:

4 Any discussion? All those in favor, say
5 aye. All those opposed, say nay. Any
6 abstentions? Any recusals?

7 [The motion carried unanimously. This is the matter
8 of BPOA v. Joseph Schoetz, Case No. 19-70-016153.]

9 ***

10 [Timothy A. Fritsch, Esquire, Board Prosecutor,
11 presented the Consent Agreement for Case No. 21-70-
12 000316.]

13 MR. ROUSE:

14 Regarding the Consent Agreement at item
15 4 on the agenda, Case No. 21-70-00316, I
16 believe the Board would entertain a
17 motion to adopt the Consent Agreement.

18 Is there such a motion?

19 MR. SMELTZER:

20 I so move.

21 MR. ROUSE:

22 Is there a second?

23 MR. AUSHERMAN:

24 I second.

25 MR. ROUSE:

1 Any discussion? All those in favor, say
2 aye. All those opposed, say nay. Any
3 abstentions? Any recusals?

4 [The motion carried unanimously. This is the matter
5 BPOA v. Thomas J. Sliwowski, Case No. 21-70-000316.]

6 ***

7 Report of Board Counsel - Motion to Deem Facts

8 Admitted

9 MR. ROUSE:

10 Starting with item 5 on the agenda,
11 which is a Motion to Deem Facts Admitted
12 in the case of BPOA v. Matthew David
13 Ross, Case No. 20-70-001592. This was a
14 matter discussed in executive session.

15 Regarding the matter of BPOA v.
16 Matthew David Ross, I believe the Board
17 would entertain a motion to grant the
18 Motion to Deem Facts Admitted and to
19 direct Board counsel to prepare the
20 Adjudication and Order in accordance
21 with the discussion in executive
22 session.

23 Is there such a motion?

24 MS. BROWN:

25 So moved.

1 MR. ROUSE:

2 Is there a second?

3 MR. STOERRLE:

4 Second.

5 MR. ROUSE:

6 Any discussion? All those in favor, say
7 aye. All those opposed, say nay. Any
8 abstentions? Any recusals?

9 [The motion carried unanimously.]

10 ***

11 Applications for Review - Request for Informal
12 Interview

13 MR. ROUSE:

14 Item 8, which is the Request for
15 Informal Interview of Jason Jacob
16 Sheraw, Case No. 20-70-008217.

17 Regarding item 8 on the agenda, the
18 Request for Informal Interview of Jason
19 Jacob Sheraw, I believe the Board would
20 entertain a motion to grant the request
21 and to direct Board counsel to draft a
22 letter consistent with the discussion in
23 executive session.

24 Is there such a motion?

25 MR. AUSHERMAN:

1 I so move.

2 MR. ROUSE:

3 Is there a second?

4 CHAIRMAN PASQUARELLA:

5 Second.

6 MR. ROUSE:

7 Any discussion? All those in favor, say
8 aye. All those opposed, say nay. Any
9 abstentions? Any recusals?

10 [The motion carried unanimously.]

11 ***

12 Appointment - Prosecution Division Annual Report
13 Presentation

14 [Carolyn A. DeLaurentis, Esquire, Deputy Chief
15 Counsel, Prosecution Division, provided a summary of
16 the prosecution division's caseload during 2021.

17 Ms. DeLaurentis informed the Board that 160 cases
18 were opened in 2021 for the State Board of Certified
19 Real Estate Appraisers, which is up from 137 cases in
20 2020. She reported closing 170 cases in 2021 and 143
21 in 2020, noting the hard work of the prosecutors and
22 counsel division. She noted 100 open cases for the
23 Board as of January 1, 2022.

24 Ms. DeLaurentis addressed enforcement actions,
25 noting 21 cases resulted in discipline in 2021. She

1 reported 18 cases resulted in fines, 1 suspension, 1
2 revocation, 1 probation, and 12 private remediations.
3 She reported 52 warning letters in 2021, which is an
4 increase from 36 in 2020.

5 Mr. Smeltzer asked what the average time is spent
6 on a practice case.

7 Mr. Michalowski explained that the time varies
8 but some can be resolved very quickly. He noted COVID
9 has added to that time period. He stated that
10 practice-related complaints are prereviewed by him to
11 make sure it represents something that is potentially
12 actionable by the Board and a small number of cases
13 can be closed at that point.

14 Mr. Michalowski stated the work file and
15 appraisal is obtained from the appraiser if the matter
16 goes forward and then goes out for prereview by one of
17 their two prereview experts. He mentioned that 75-90
18 percent of cases are closed that way, either as
19 prosecution not warranted or a warning letter for some
20 de minimis violation and can be resolved in about
21 three to four months.

22 Mr. Michalowski stated cases requiring further
23 review would be sent to a full reviewer. He noted
24 that cases fully reviewed and resolved by private
25 remediation are usually done. He noted having trained

1 appraiser investigators on contract working with them
2 all over the state. He stated for litigation matters,
3 when there is a public reprimand, fine, or sanction,
4 that full disciplinary action may take up to a year.

5 Mr. Michalowski commented that the biggest issue
6 that would cause a delay were the cases in areas that
7 are far away or a complex commercial case.

8 Mr. Smeltzer asked whether there have been any
9 complaints of bias.

10 Mr. Michalowski noted maybe a half a dozen a year
11 that can be anything racial to a sexual orientation
12 issue and usually occurred in an interpersonal
13 relationship. He stated those cases are sent out for
14 a full investigation through their investigation
15 division.

16 Mr. Michalowski stated those cases are referred
17 to the Pennsylvania Human Relations Commission (PHRC)
18 if there is a prejudice concern. He mentioned that
19 any cases involving the Real Estate Commission have to
20 go to PHRC first, but the State Board of Real Estate
21 Appraisers cases can be investigated to weed out which
22 ones would go to PHRC.

23 Ms. DeLaurentis noted the prosecution division as
24 a whole, opened 1,223 COVID-related cases in 2020 with
25 6 of those cases for the Board. She reported 543

1 COVID cases were opened in 2021 with 1 of those cases
2 for the Board.

3 Ms. DeLaurentis reported 18,363 cases were opened
4 in 2021, which is up from 2020 at 13,394. She also
5 reported closing 15,994 cases for 2021 and 13,274 in
6 2020. She congratulated the prosecution and counsel
7 divisions and all of the boards for all of the work
8 done last year.

9 Ms. DeLaurentis noted the total number of current
10 cases for the office as of January 1, 2022, is
11 15,141.]

12 ***

13 Appointment - William Fall, Practical Applications of
14 Real Estate Appraisal (PAREA) Program Update
15 [William Fall, The Appraisal Foundation, presented to
16 the Board to provide clarity regarding PAREA from the
17 Appraiser Qualifications Board (AQB) and to engage
18 with fellow stakeholders to eliminate confusion around
19 the program.

20 Mr. Fall stated appraisers were largely brought
21 into the business and profession by working at a bank
22 or larger appraisal firms, but with the mortgage
23 crisis and passage of the Dodd-Frank Act in 2010,
24 lenders began demanding that only credentialed
25 appraisers be permitted to perform the appraisal

1 process, where those who wanted to become an appraiser
2 were classified as a trainee who needed to be
3 supervised in order to gain the experience required
4 for licensing.

5 Mr. Fall explained that it became a huge problem
6 overtime and is the number one issue at The Appraisal
7 Foundation, where individuals cannot find a supervisor
8 because many appraisers do not want to accept the
9 liability and the time commitment, along with the risk
10 of training a competitor.

11 Mr. Fall stated AQB and others started a process
12 as an alternative to the current method and
13 incorporated modern technology, where trainees would
14 be ready to take the national exam and become
15 independent in their function in 2015.

16 Mr. Fall addressed the first attempt in September
17 2019 and the following March, where the group
18 undertook the job of trying to make a program that was
19 sound, functional, and achieve the goals but obviously
20 was expensive. He noted the exposure draft was
21 released in August with the AQB adopting it at their
22 October meeting and making it available for users
23 effective January 1, 2020.

24 Mr. Fall stated PAREA does not replace the
25 current supervisor/trainee model but becomes an

1 alternative and is only available for licensed
2 residential (LR), certified residential (CR), and
3 certified general (CG). He noted that LR and CR
4 categories would be eligible for 100 percent of their
5 experience credits with 50 allocated for CG. He
6 commented that any program would be approved by AQB to
7 make sure there is the outcome the Board is expecting.

8 Mr. Fall explained that PAREA provides minimum
9 qualifications, noting the individual goes through
10 their qualifying education (QE) cycle, experience
11 cycle, and then passage of a national exam, where an
12 individual would be considered to be qualified to
13 practice independently.

14 Mr. Fall stated PAREA becomes guidance for
15 someone to have a more broad-based training and allow
16 them to be better prepared. He mentioned that the
17 current supervisor/training model is limited to the
18 property types the supervisor performs, so an
19 individual gaining their experience may never appraise
20 a condominium or a rural property or duplex.

21 Mr. Fall stated competency of any kind is gained
22 through a number of alternatives that already exist.
23 He commented that those who have a Pennsylvania
24 credential for an appraiser can go wherever, and those
25 not familiar with those areas would have to gain

1 competency in order to comply with the Uniform
2 Standards of Professional Appraiser Practice (USPAP).

3 Mr. Fall commented that AQB wants PAREA accepted
4 in full but that Pennsylvania has chosen to not award
5 full experience credit, where an individual could get
6 25 percent experience for CR and 15 percent experience
7 for CG from taking PAREA and is still left with the
8 issue of finding a supervisor.

9 Mr. Fall stated participants need to complete
10 their QE entirely before starting the PAREA Program,
11 where it is essential that the academic background is
12 in place before entering the experience. He stated
13 the participants would need to be periodically
14 mentored during the program to ensure the trainee is
15 ready to move onto the next section. He also noted
16 the participants would be mandated to produce USPAP
17 reports and complete the entire program before earning
18 a completion certificate.

19 Mr. Fall addressed providers of the program,
20 where providers must offer training on all topics that
21 are detailed in the criteria and ensure USPAP reports
22 are part of that and provide an adequate number of
23 entries to ensure trainees are getting appropriate
24 attention, provide access to data, and must ensure
25 that their program is accepted in the state being

1 offered. He noted models are expected to include
2 exercises, examples, and simulations required by the
3 criteria. He mentioned being hopeful that this is a
4 new path for aspiring appraisers and will overcome the
5 difficulty of finding an appraiser and help open up
6 the profession to a more diverse generation.

7 Mr. Fall noted submitting five concept reviews
8 and having two rejections and correction for programs
9 and suggestions for revision for the other three. He
10 mentioned that an additional grant of \$500,000 was
11 given to the Appraisal Institute for them to develop
12 their program, noting working collaboratively with the
13 National Society of Real Estate Appraisers.

14 Mr. Fall also noted that The Appraisal Foundation
15 has been tracking over 1,500 people, who have
16 expressed an interest in PAREA. He mentioned that
17 there is a demand and they expect by the second or
18 third quarter of this year to receive a program
19 submission by one of the providers. He noted a number
20 of states adopted criteria as an accepted practice and
21 a number of boards still discussing this. He also
22 noted Illinois and Florida are two states that would
23 like to see a program, and there was a bill introduced
24 in the Nebraska Banking, Commerce, and Insurance
25 Committee that included the adoption of PAREA.

1 Mr. Fall commented that AQB will be vigorously
2 involved in each program and have made very consistent
3 communication with providers about following the
4 criteria, implementation of policies, and content
5 requirements. He addressed benefits of a PAREA
6 Program for the states.

7 Mr. Fall provided a contact person, Aida Dedajic,
8 who is on The Appraisal Foundation administrative
9 staff, for any clarification requests.

10 Chair Pasquarella thanked Mr. Fall for his
11 presentation and all of the work of The Appraisal
12 Foundation. He requested more information regarding
13 the states that embraced this 100 percent.

14 Mr. Fall explained that states have approved the
15 program but they do not have a provider approved or
16 the ability to offer the content. He is expecting to
17 have a provider by the middle of the year, which would
18 give them a better gauge of how successful PAREA is in
19 improving the declining appraisal workforce.

20 Chairman Pasquarella requested more information
21 regarding how the mentor would solve the supervisor
22 issue and whether they are paid by an organization.

23 Mr. Fall stated the requirements to be a mentor
24 are exactly the same as the supervisor. He noted that
25 any compensation to the provider for the course is

1 outside of AQB but mentioned that some may use the
2 PAREA Program as an incentive to recruit appraisers
3 for their organizations, so they might pay a fee to a
4 mentor but is not required of the training. He
5 commented that the supervisor is inheriting risks by
6 cosigning the reports so that issue is solvable in a
7 mentorship, and they also could have a very nice
8 supplement to their regular earnings.

9 Mr. Smeltzer asked whether the decision to go
10 with only residential experience is something that
11 might change in the future to include general
12 experience as well.

13 Mr. Fall believed that the general certified
14 credential will go that way, noting the technology is
15 out there so that it could be done.

16 Mr. Smeltzer noted seeing advantages to this type
17 of a program because the experience is going to be
18 broader based than working for a trainer. He
19 mentioned having a broad-based business and training
20 15 residential appraisers but also noticed many
21 narrow-based appraisers who are training. He noted
22 that other professions do it so why not appraisers.

23 Mr. Smeltzer expressed concern with Pennsylvania
24 having only 25 percent approval for certified
25 residential when other states are at 100 percent. He

1 mentioned that someone could go to another state and
2 get their 100 percent and then apply for reciprocity
3 with Pennsylvania. He noted that the 25 percent does
4 not get them over the hurdle of having more diversity
5 in the appraiser population, and 100 percent would
6 open them up to people entering the profession.

7 Mr. Smeltzer referred to licensed residential and
8 certified residential, noting Pennsylvania does not
9 have licensed residential appraisers, and in order to
10 be a certified residential appraiser, an individual
11 would have to take them both.

12 Mr. Fall commented that even though that
13 credential would not be offered in Pennsylvania,
14 someone would need to complete the LR before
15 proceeding to the CR.

16 Mr. McFarlane commented that PAREA is a good
17 removal of the barrier to entry for appraising and an
18 effort in alleviating problems keeping the licensed
19 population.

20 Mr. Rouse addressed credit for completing the
21 program, where states saying that PAREA can be used to
22 meet 25 percent of the experience requirement for a
23 certified residential real estate appraiser would mean
24 that the person would have to complete the entire
25 PAREA Program but would only receive credit for 25 of

1 the experience requirement. He noted that a candidate
2 would have to complete the stream that is the
3 alternative to the supervisor/trainee model as well as
4 the supervisor/trainee model.

5 Mr. Rouse requested information on what type of
6 people are having the most difficulty finding a
7 supervisor.

8 Mr. Fall explained that rural areas have the most
9 difficulty finding supervisors, along with the
10 resistance of people accepting the liability and
11 having people in their home.

12 Mr. Rouse mentioned prior Board conversations
13 about PAREA and the concerns of making sure people
14 actually went into a building, know how to do certain
15 types of measurements, and have one-on-one contact
16 with an experienced appraiser. He asked whether Mr.
17 Fall had information to help with that type of issue.

18 Mr. Fall stated some of the technologies have
19 been demonstrated through the proof of concept phase
20 of the three organizations that are strongly
21 proceeding with this, noting there are many
22 technological solutions now and is optimistic that the
23 PAREA Program would be available this year.

24 Scott DiBiasio, Manager of State and Industry
25 Affairs, Appraisal Institute, noted that the

1 Pennsylvania General Assembly just passed a new law
2 that allows for virtual supervision and virtual
3 mentoring and believed PAREA fits somewhat into that
4 same type of situation.

5 Mr. DiBiasio clarified that Ohio does accept
6 PAREA to satisfy 100 percent of the experience
7 requirements for both LR and CR. He noted they
8 differentiated between LR programs and CR programs,
9 where an LR program would be used to satisfy 100
10 percent of the experience hours for licensed
11 residential, 67 percent of the CR requirements, and 33
12 percent of the CG requirements.

13 Mr. DiBiasio noted that an aspiring appraiser who
14 went through a CR program would get 100 percent of the
15 experience hours for LR, 100 percent of the experience
16 for CR, and then 50 percent of the experience for CG.
17 He mentioned that Ohio is differentiating between an
18 LR PAREA Program and a CR PAREA Program as being
19 separate modules. He also commented that he did not
20 think there was any additional work that needed to be
21 done in Ohio.

22 Mr. Fall encouraged everyone to check The
23 Appraisal Foundation's website for the PAREA link and
24 further information and updates.

25 Mr. Rouse mentioned that Act 100 of 2021 came out

1 after initial discussions regarding PAREA and referred
2 to supervision requirements. He stated PAREA is an
3 alternative to the supervisor and trainee model and
4 might fit in well with the idea of providing virtual
5 supervision. He noted this is more of a mentor model
6 but is something the Board may want to consider.

7 Chairman Pasquarella thanked Mr. Fall and Mr.
8 DiBiasio for their participation today. He suggested
9 placing the PAREA Program on the agenda for further
10 discussion at the next meeting because of the new
11 information that was not available when the Board
12 opined to the percentages a couple of years ago.]

13

14 Report of Board Counsel - Regulatory Discussion
15 [Ronald K. Rouse, Esquire, Board Counsel, addressed
16 Regulation 16A-7024 regarding fees. He noted prior
17 discussions about graduated fee increases for
18 applications and biennial renewals for appraisers,
19 certified Pennsylvania evaluators, and appraisal
20 management company (AMCs). He provided a copy of an
21 annex showing revisions to § 36.6(a) that has all of
22 the application and biennial renewal fees for
23 certified real estate appraisers and licensed
24 appraiser trainees based on the report Kim Mattis
25 provided.

1 Mr. Rouse also noted revisions to Subchapter E
2 regarding appraisal management companies and referred
3 to § 36.405 showing the proposed changes to
4 application and biennial renewal fees for appraisal
5 management companies.]

6 MR. ROUSE:

7 Regarding Regulation 16A-7025, item 6 on
8 the agenda, would the Board entertain a
9 motion to adopt this Proposed Annex and
10 direct Board counsel to release that to
11 stakeholders as an exposure draft?

12 CHAIRMAN PASQUARELLA:

13 Could we have a motion to that effect,
14 please?

15 MR. SMELTZER:

16 I so move.

17 MS. BROWN:

18 Second.

19 MR. ROUSE:

20 Any discussion? All those in favor, say
21 aye. All those opposed, say nay. Any
22 abstentions? Any recusals?

23 [The motion carried unanimously.]

24 ***

25 Report of Board Counsel - Regulatory Discussion

1 [Ronald K. Rouse, Esquire, Board Counsel, referred to
2 Regulation 16A-7029 regarding distance education. He
3 mentioned Regulation 16A-7030, which was distance
4 education for certified Pennsylvania evaluators. He
5 noted being able to combine the amendments to the
6 certified real estate appraisers and the certified
7 Pennsylvania evaluators into one document, where there
8 would be one annex and one preamble.

9 Mr. Rouse provided copies of the proposed annex
10 with the definition of "asynchronous" as well as
11 "biometric proctoring," which is an addition since the
12 last meeting based on what the AQB said about
13 biometric proctoring, along with hybrid education.

14 Mr. Rouse also added a section, where credit
15 toward qualifying education may be obtained by
16 completing a degree in real estate from an accredited
17 degree-granting college or university approved by the
18 Association to Advance Collegiate Schools of Business
19 for a regional or national accreditation agency
20 recognized by the United States Secretary of Education
21 provided that a college or university has had its
22 curriculum reviewed and approved by the AQB.

23 Mr. Rouse also included the requirements for
24 synchronous, asynchronous, and hybrid for appraisers
25 and certified Pennsylvania evaluators.

1 Chairman Pasquarella commented that the
2 Association to Advance Collegiate Schools of Business
3 is a very prestigious designation but not all business
4 programs have that approval. He requested further
5 information regarding schools approval by the United
6 States Secretary of Education.

7 Mr. Rouse noted that it is the requirements under
8 the AQB Criteria, where they can have a college
9 recognized by a regional or national accreditation
10 agency recognized by the United States Secretary of
11 Education and includes those schools where AQB has
12 approved their real estate programs.

13 Chairman Pasquarella noted Lehigh University,
14 Penn State University, and Temple University are
15 approved but encouraged everyone to reach out to
16 schools in the western part of the state and suggest
17 they get real estate programs approved by the AQB.

18 Ms. Brown informed Mr. Rouse of some duplication
19 of language concerning credit for classroom
20 requirements.]

21 ***

22 MR. ROUSE:

23 I would need a motion to adopt the
24 Proposed Annex and direct Board counsel
25 to release it as an exposure draft to

1 stakeholders.

2 CHAIRMAN PASQUARELLA:

3 So moved.

4 MR. WENTZEL:

5 Second.

6 MR. ROUSE:

7 Any discussion? All those in favor, say
8 aye. All those opposed, say nay. Any
9 abstentions? Any recusals?

10 [The motion carried unanimously.]

11 ***

12 Matters for Discussion

13 [Ronald K. Rouse, Esquire, Board Counsel, referred to
14 the 7-hour National USPAP Update Course requirement.
15 He noted a new 2022 to 2023 7-hour National USPAP
16 Update Course was written and released in the fall of
17 2021, and anyone who had taken the 7-hour National
18 USPAP Update Course between January 20, 2020 and
19 December 2021 will need to take the newest 7-hour
20 National USPAP Update Course prior to December 21,
21 2023.

22 Mr. Rouse addressed Act 100 of 2021, where in
23 addition to the requirements of the practice act to
24 hold public meetings, each licensing board shall use a
25 virtual platform to conduct business when a public

1 meeting is held. He noted a licensing Board may use a
2 virtual platform to establish a quorum and effectuate
3 business if the platform allows for live
4 participation.

5 Mr. Rouse stated each licensing board shall
6 establish rules and regulations for continuing
7 education that provides for distance education if
8 continuing education is required for a license. He
9 mentioned virtual supervision was discussed earlier.

10 Mr. Rouse referred to the outline of distance
11 education definitions for appraisers and evaluators.
12 He noted providing a document to the Board regarding
13 new AQB requirements for distance education and asked
14 whether the document could be posted to the Board
15 website so the public would have information about
16 distance education and the new AQB requirements.

17 Mr. Rouse addressed revising the course provider
18 application to have boxes for both the in person and
19 synchronous but also to have boxes for asynchronous
20 and hybrid so applicants are clear. He commented that
21 synchronous will be treated the same as an in-person
22 classroom.

23 Mr. Smeltzer suggested having one box instead of
24 two for in classroom and synchronous since in class
25 and synchronous have the same requirement.

1 MR. WAGGONER:

2 I second all of the nominations.

3 MR. ROUSE:

4 Any discussion? All those in favor of
5 Mark Smeltzer, John Ausherman, and
6 Martha Brown being on the Applications
7 Committee, say aye. All those opposed,
8 say nay. Any abstentions? Any
9 recusals?

10 [The motion carried unanimously.]

11 ***

12 Miscellaneous

13 [Joseph D. Pasquarella, Chairman, Professional Member,
14 noted the need to ratify Bill Stoerrle's extended
15 travel day for the 2021 Association of Appraiser
16 Regulatory Officials (AARO) Conference.]

17 MS. BROWN:

18 I make a motion to ratify an additional
19 day of travel for Mr. Stoerrle. He had
20 attended the AARO 2021 Conference. That
21 additional day was October 14, 2021.

22 CHAIRMAN PASQUARELLA:

23 Do we have a second?

24 MR. AUSERMAN:

25 I second the motion.

1 CHAIRMAN PASQUARELLA:

2 All in favor of the motion, say aye.

3 Any opposed, say nay.

4 [The motion carried unanimously.]

5 ***

6 Miscellaneous - Election of Officers

7 [Joseph D. Pasquarella, Chairman, Professional Member,
8 stated that the election of officers include the
9 chair, vice chair, and secretary.]

10 MR. ROUSE:

11 For the position of chair, do I have a
12 nomination?

13 MS. BROWN:

14 I nominate Joe Pasquarella.

15 MR. ROUSE:

16 Do I hear a second?

17 MR. WAGGONER:

18 I second the motion.

19 MR. ROUSE:

20 Any discussion? All those in favor, say
21 aye. All those opposed say nay. Any
22 abstentions? Any recusals?

23 [The motion carried. Joseph Pasquarella abstained
24 from voting on the motion.]

25 ***

1 MR. ROUSE:

2 For the position of vice chair, any
3 nominations?

4 MR. AUSERMAN:

5 I nominate Jeff Walters.

6 MR. ROUSE:

7 Is there a second?

8 MR. WENTZEL:

9 I'll second that.

10 MR. ROUSE:

11 Any discussion? All those in favor, say
12 aye. All those opposed say nay. Any
13 abstentions? Any recusals?

14 [The motion carried unanimously.]

15 ***

16 MR. ROUSE:

17 For the position of secretary, are there
18 any nominations?

19 CHAIRMAN PASQUARELLA:

20 I nominate Mark Smeltzer.

21 MR. AUSERMAN:

22 Second.

23 MR. ROUSE:

24 Any discussion? All those in favor, say
25 aye. All those opposed say nay. Any

1 abstentions? Any recusals?

2 [The motion carried. Mark Smeltzer abstained from
3 voting on the motion.]

4 ***

5 [Joseph D. Pasquarella, Chairman, Professional Member,
6 thanked everyone for all of their participation and
7 working hard on the Board for the state and public in
8 Pennsylvania.]

9 ***

10 Public Comment/Discussion

11 [Dean F. Picarella, Esquire, Senior Board Counsel,
12 noted Board counsel is doing a fantastic job, and the
13 Board agreed.

14 Mark Kellerman, President, Assessors' Association
15 of Pennsylvania, noted appreciation for the Board's
16 work.

17 Scott DiBiasio, Manager of State and Industry
18 Affairs, Appraisal Institute, thanked the Board for
19 revisiting the PAREA discussion and inviting Mr. Fall
20 to present the AQB information. He also thanked
21 everyone for their great work on the Board.]

22 ***

23 Adjournment

24 CHAIRMAN PASQUARELLA:

25 I will accept a motion to adjourn this

1 long meeting.

2 MR. WENTZEL:

3 So moved.

4 CHAIRMAN PASQUARELLA:

5 Do I have a second?

6 MR. AUSERMAN:

7 Second.

8 CHAIRMAN PASQUARELLA:

9 All in favor of adjourning today's
10 meeting, say aye. Any opposed, say nay.
11 Hearing none. The motion carries.

12 Thank you very much. The meeting
13 is now adjourned.

14 [The motion carried unanimously.]

15 ***

16 [There being no further business, the State Board of
17 Certified Real Estate Appraisers Meeting adjourned at
18 12:37 p.m.]

19 ***

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CERTIFICATE

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.



Derek Richmond,

Minute Clerk

Sargent's Court Reporting
Service, Inc.

STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS
REFERENCE INDEX

January 20, 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	10:39	Official Call to Order
14		
15	10:40	Roll Call
16		
17	10:40	Approval of Minutes
18		
19	10:41	Report of Prosecutorial Division
20		
21	10:50	Report of Board Counsel
22		
23	10:51	Applications for Review
24		
25	10:54	Appointment - Carolyn A. DeLaurentis,
26		Esquire, Deputy Chief Counsel,
27		Prosecution Division Annual Report
28		Presentation
29		
30	11:11	Appointment - William Fall, Practical
31		Applications of Real Estate Appraisal
32		(PAREA) Program Update
33		
34	12:07	Report of Board Counsel (Cont.)
35		
36	12:20	Matters for Discussion
37		
38	12:29	Applications Committee
39		
40	12:31	Miscellaneous
41		
42	12:35	Public Comment/Discussion
43		
44	12:37	Adjournment
45		
46		
47		
48		
49		
50		