

Public Meeting
Appraiser Qualifications Board Meeting
April 29, 2011
Salt Lake City, Utah

1. Call to Order and Roll Call
2. Introductions
 - Board Members
 - Guests
3. Review of Draft Minutes
4. Report of Appraisal Foundation President David Bunton
 - a. David Bunton, John Brenan, and members of Boards are available to speak to appraisal groups,
 - b. Appraisal Foundation e-Library available on web site
 - Webinars, 15-hour and 7-hour USPAP courses, Green Buildings and Valuation coming,
 - c. Standards, Practices, and Qualifications Boards gathering information,
 - d. Government Accountability Office conducting two valuation studies.
5. Report of Appraisal Standards Board John Brenan
 - a. Five exposure drafts of proposed 2012 – 2013 USPAP Changes,
 - b. Summary of Actions and Video will be released first week in May
 - i. Section 1 – definitions, client, adopted,
 - ii. Section 2 – not adopted,
 - iii. Section 3 – development & disclosure always, adopted,
 - iv. Section 5 – not adopted,
 - v. Section 8 – Standards 7 & 8 revisions, adopted,
 - vi. AO 21 – new illustrations,
 - vii. Certification – must disclose any services to property (affirmative or negative),
 - viii. Working on Q & As – foreclosure sales and UAD
 - c. Expect 2012-2013 USPAP available October 1, 2011,
 - d. Instructor Re-Certification Course must be completed prior to teaching new material,
 - e. Major project or 2014-2015 USPAP will be Reporting.
6. Report of Appraisal Practices Board John Brenan
 - a. Provides voluntary guidance using recognized practices,
 - b. Board sought topics appraisers were interested in
 - i. 1st topic will be Residential Appraising In Declining Market,
 - ii. 2nd topic will be Adjusting Comparable Sales For Sales Concessions,
 - c. Future topics will be:
 - i. Green Buildings,
 - ii. Hotels/Motels
 - d. Subject matter experts use recognized techniques and report to Board,
 - e. The hope is educators will offer courses,

f. Question from course provider, "Will synchronization courses (live or on-line) be allowed."
Answer – Yes, must have interaction between sites, written examinations required, monitoring of participants required, IDECC & AQB required as still distance education.

7. Report of Appraisal Subcommittee

Jim Park

- a. Subcommittee going through change,
 - i. Wall Street Report,
 - ii. More Open Meetings,
 - iii. Dodd-Frank – five to six years for full implementation,
 - iv. FHFA will be added to Subcommittee in July 2011,
 - v. Consumer Financial Protection Bureau will be added,
- b. Subcommittee can increase National Registry fees up to \$80/year.
- c. National Complaint Hot Line will be setup,
 - i. Complaints regarding appraiser independence,
 - ii. Complaints regarding appraiser work products.
- d. Grants to states
- e. AMC regulation
 - i. 18 months from setup of Consumer Financial Protection Bureau on July 1, 2011,
 - ii. States will then have 36 months to enact AMC legislation,
 - iii. States can then get an additional 12 months to complete enactment of AMC legislation,
- f. Subcommittee will have additional sanctioning options,
- g. Subcommittee Policy Managers will look at state AMC regulations.

8. National Uniform Licensing and Certification Examinations Update

Scott Seely

- a. Pass rates for first time test takers increased during first quarter 2011,
- b. Pass rates increased during three years from 2008 to present
Difference in pass rates attributable to Segmented Implementation of new AQB criteria, during the past three years test takers who met the old 150 hours of qualifying education have been replaced by people who have met the new 300 hours of qualifying education requirement. The test is written for people who have completed 300 hours of qualifying education.

9. Course Approval Program

Wayne Miller

- a. The Appraisal Foundation has approved 346 courses including five or six USPAP Equivalent Courses,
- b. Course approval program applies to real property courses only.

10. Graduate/Undergraduate Degree in Real Estate Review Programs

Jeff Legrew

Graduate and Undergraduate degree program approval in Real Estate is work in progress. AQB has received two applications for evaluation of degree programs.

11. AQB Certified USPAP Instructor Update

Wayne Miller

- a. AQB USPAP Instructor Re-Certification Course available before October 1, 2011,
- b. Instructors must pass new re-certification course before teaching 2012-2013 USPAP courses,
- c. Next instructor certification course Summer 2012.

12. Third Exposure Draft on *Real Property Appraiser Qualification Criteria* Changes effective 2015 comments by AQB Members

- a. Section 1: Experience & Education Prior To Examination – Ted Freeman
Public comments favor adoption.
- b. Section 2: ‘In Lieu Of’ Option – Scott Seely
 - i. AQB members strongly favor four-year degree requirement,
 - ii. Public comments about evenly split between Favor & Against.
- c. Section 3: Background Checks – Jeff Legrew
 - i. Dodd-Frank legislation requires them,
 - ii. AQB seeking legal advice regarding requirement.
- d. Section 4: Graduate/Undergraduate Degree Program – Wayne Miller
Public comments mixed on this.
- e. Section 5: USPAP Update Course Within Six Months of Adoption of New Course – Wayne Miller
 - i. Taken off table at this time,
 - ii. Will put USPAP Course Update on e-library to assist people to learn about changes to USPAP.
- f. Section 6: Segmented Implementation of New Criteria – Ted Freeman
Segmented implementation will end.
- g. Section 7: Restriction On Repeating CE Courses – Ted Freeman
Public comments generally favor.
- h. Section 8: Modernization of Distance Education Written Exam Requirement – Wayne Miller
Public comments generally favor.
- i. Section 9: Qualification Criteria for Trainees – Chad Campbell
Public comments favor this.
- j. Section 10: Supervisory Appraiser Criteria – Chad Campbell
Public comments favor this.
- k. Section 11: Changes to Guide Note 1 – Jeff Legrew
Public comments favor this.

13. Status of Exposure Draft on Personal Property Qualification Criteria Changes

A common misunderstanding is current license/certificate holders will be required to meet new requirements. This belief is in error. Proposed new criteria will only apply to new applicants.

14. Open Public Forum

Comments by Larry Disney, Kentucky; Lee Ormiston, NCAREA, CAREA, CATA; Directors of Utah, Oregon, & North Carolina Appraiser Programs; representative of AARO; and licensees from Utah.

15. Board Deliberation

Rick Baumgardner stated, Fourth Exposure Draft will be issued on Real Property Appraiser Qualification Criteria

16. Adjourn