

## REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board held on March 18, 2022. The public may attend via video/teleconference. The following Board Members attended in person at the Board's Office: Sherman, Schubert, Correnti, LeMay and Macagba.

Also attended in person was OPLC Staff Member Dawn Couture.

Also attended in person was Sheri Phillips from the AG's office.

### **1. Call to order** – 9:09 a.m.

### **2. Interview/meeting/hearing** –

- a. Marsha Campaniello, Certified General Appraiser; Laura Davies, Certified General Appraiser; Laura Egar, Apprentice Appraiser & Harry Hathaway from DOT Re: Experience credits – Ms. Campaniello addressed the Board with her concerns regarding the process that apprentice appraisers need to go to become licensed as a certified general appraiser and the hurdles that it takes the apprentices to get through to become certified. It was also mentioned the number of experience hours required to become certified; does the Board believe that their experience hours are in line with the AQB's number of experience hours. A discussion was held. Board Chair Sherman made a motion which was appropriately seconded by Board Member Correnti for the rule subcommittee to review and determine if the AQB's Real Property Appraiser Qualification Criteria published January 1, 2022 should be incorporated into the current rules. The motion passed unanimously.

**3. Reading and approval of the minutes of the January 28, 2022 meeting** – Board Member Schubert made a motion which was appropriately seconded by Board Member Macagba to approve the public minutes as written. The motion passed unanimously.

### **4. Reading of Communications** –

- a. Mark Correnti
  1. PAREA update – Currently 24 states have adopted the PAREA program. A course provider would be a mentor for applicants throughout the process. May see more fair housing education as a requirement.
  2. FNMA adoption of ANSI standards for measuring houses – Starting April 1<sup>st</sup> with Fannie Mae. There may be more concerns with square footage which could bring forth future complaints regarding living area.
  3. FNMA adoption of desktop appraisals – A third party will measure, photograph and draw a floor plan and send to the appraiser instead of the appraiser going out to the property.

### **5. Unfinished Business** –

- a. PAREA as proposed by the AQB as experience requirement – Update from Board Member Correnti.

**6. New Business –**

- a. At 11:50 a.m. upon the motion of Board Chair Sherman and the second of Board Member LeMay, to go into a non-public session the Board, by roll call, voted to conduct a non-public session for the purpose of the reading and approval of the non-public minutes of the October 22, 2021 meeting, and evaluating complaints against licensees, accredited individuals, institution, or organizations, or persons charged with practicing unlawful accounting activity, and noting that such a non-public session is authorized by RSA 91-A:3, II(c), RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 N.H. 574 (1978), and the Board's executive and deliberative privileges. Each Member recorded his or her vote on the motion, which passed by the vote of all members present.
- b. At 1:04 p.m. upon the motion of Board Chair Sherman and the second of Board Member Macagba, and the Board unanimously voted by roll call, to reconvene the public meeting.
- c. At 1:05 p.m. upon the motion of Board Chair Sherman and the second of Board Member LeMay, by roll call voted to seal the minutes of the non-public session from the public disclosure pursuant to RSA 91-A:3, III(c), on the grounds that public disclosure would be likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful accounting activity, RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 N.H. 574 (1978), and the Board's executive and deliberative privileges. The motion passed with each member recording his or her vote on the motion.
- d. Lauren Hurley – Requesting to take all apprentice qualifying education online through McKissock – Board Member Macagba made a motion which was appropriately seconded by Board Member Correnti to approve Ms. Hurley to take the basic apprentice appraiser qualifying education courses, as shown on McKissock's website online. The motion passed unanimously.
- e. Discussion on establishing A Committee to Study The Replacement Of Certain Professional Licenses with Mandatory Minimum Liability Insurance Requirements – The Board does not feel that this would affect them.
- f. Frederick C. Adami – Requesting to take all apprentice qualifying education online through the Appraisal Institute – Board Member LeMay made a motion which was appropriately seconded by Board Member Macagba to approve the requested courses for online qualifying education. The motion passed unanimously.
- g. Initial Proposal on draft rules, various sections – The rule subcommittee will review the AQB's Real Property Appraiser Qualification Criteria published January 1, 2022 as well as the current rules and provide any updates to Administrator Couture.
- h. Review of forms – Board Member LeMay made a motion which was appropriately seconded by Board Member Schubert to accept the proposed AMC forms as presented. The motion passed unanimously.

**6. New Business, Continued –**

- i. OPLC’s Standing Order on Failed or Returned Licensee Fee Payments – Board Member Schubert made a motion which was appropriately seconded by Board Member Correnti to accept the standing order. The motion passed unanimously.
- j. Courses for Approval – Board Member LeMay made a motion which was appropriately seconded by Board Member Macagba to approve the following courses and retroactive the courses submitted by ASFRMA and George Dell. The motion passed unanimously.

Course	Provider
2022-2023 7-Hour Equivalent USPAP Update Course	Appraisal Institute
Advanced Income Capitalization – Synchronous	Appraisal Institute
Advanced Market Analysis and Highest & Best Use – Synchronous	Appraisal Institute
Business Practice and Ethics	Appraisal Institute
General Appraiser Site Valuation and Cost Approach	Appraisal Institute
NH’s Housing Market & COVID: What a Long, Strange Road it’s Been!	Appraisal Institute – NH/VT Chapter
Online Measure it Right! – Using the ANSI-Z765-2021 Standard for Residential Properties!	Appraisal Institute
2022-2023 7 Hour Nation USPAP Update Course	Appraiser eLearning LLC
2022 Acts – Day 1	Appraiser eLearning LLC
2022 Acts – Day 2	Appraiser eLearning LLC
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course	ASFRMA
Stats, Graphs, and Data Science 1	George Dell
ANSI Z765-2021: Square Footage Method for Calculating Single Family Residences	MBREA
Fair Housing, Bias and Discrimination – <b>Online</b>	McKissock LP
Live Webinar: Land and Site Valuation	McKissock LP
Real Estate Damages – Appraising After a Natural Disaster	McKissock LP
How to Support and Prove Your Adjustments – <b>Online</b>	OREP Education Network

- o. Date and time of next meeting – **Wednesday, May 11, 2022 @ 9:00 a.m.**

**7. Adjournment** – Board Chair Sherman made a motion which was appropriately seconded by Board Member LeMay to adjourn. Meeting adjourned at 1:06 p.m.

Respectfully Submitted,



Dawn Couture  
Board Administrator II