



STATE OF WASHINGTON
DEPARTMENT OF LICENSING
PO Box 9020, Olympia, Washington 98507-9020

**Washington State Real Estate Appraiser Commission
REGULAR MEETING MINUTES**

DATE: November 21, 2014

TIME: 9:00 A.M.

PLACE: Issaquah Police Dept
Eagle Room, 1st floor
130 E Sunset Way
Issaquah, WA 98027

MEMBERS PRESENT: Brent Palmer, Chair
Dean Potter, Vice Chair
Sandra Guilfoil, Commissioner
Arvel Hale, Commissioner
Theresa Blake, Commissioner
Mary Howells, Commissioner
Jeffrey Lembeck, Commissioner

MEMBERS ABSENT: None

STAFF PRESENT: Dee Sharp, Appraisers Program Manager
Tambra McCowan, Professional Licensing Manager
Jerry McDonald, Administrator

INTRODUCTORY BUSINESS

1. CALL TO ORDER

Brent Palmer, Chair, called the Real Estate Appraiser Commission Meeting to order at 9:03 a.m. Commission members and Department of Licensing staff Dee Sharp and Tambra McCowan then introduced themselves.

1.1 Approval of Agenda:

MOTION: It was moved and seconded to modify agenda to recognize the final term and appointment expiration of Commission Chair Palmer. Commission approved agenda as modified. Motion passed.

1.2 Approval of August 15, 2014, Meeting Minutes:

MOTION: It was moved and seconded to approve the August 15, 2014, meeting minutes. Motion passed.

2. REPORTS

2.1 State of the Program:

Dee Sharp gave a presentation on the state of the program which included: the Appraiser Program's functions, appraiser population (18.24% loss from 2010 to 2014), licensing transactions, complaints, registered trainee trends, budget overview, and recent events.

2.2 Fall 2014 AARO Conference:

Dee Sharp gave a brief overview of topics discussed at the Fall 2014 AARO (Association of Appraiser Regulatory Officials) Conference held in October in Washington DC.

MOTION: It was moved and seconded to accept the reports. Motion passed.

3. OPEN FORUM

Audience attendees introduced themselves to the Commission.

Stan Sidor, President of ACOW (Appraisers' Coalition of Washington), reported ACOW will be sponsoring and introducing only one bill to Legislature. The Bill encompasses the background fingerprinting and reciprocity bill that Department of Licensing introduced previously with an additional provision to create an inactive license status. The Bill will create the status without details on how it will work to allow the Department, with the advice of the Commission, to create rules to implement and administer the status. ACOW will make it very clear to the Legislature that Washington does not have leeway to modify the fingerprinting and reciprocity portion of the bill due to federally issued mandates.

After the presentation of New Business topics 5.3 and 5.4, the Commission solicited comments from the Audience.

Jim Hall from Pierce County Assessor's office volunteered to participate in the task force pertaining to Mass Appraisers.

Dennis Pulsipher, a King County Chief Appraiser volunteered his office to provide assistance since mass appraisers have similar goals and want clarification, transparency, and a rise in standards.

The Commission and audience discussed whether the task force members could benefit from attending the assessor's legislative meeting in January.

4. **OLD BUSINESS**

4.1 **State-Licensed Real Estate Appraiser Credential:**

The Commission discussed the state-licensed category to include: Many states no longer issue a State-Licensed credential; over the last four years, the State-Licensed credential has gone from almost 10% of the appraisal population to less than 5%; and whether the category has become a stepping stone level rather than a final goal. Washington currently has 134 State-Licensed Appraisers.

MOTION: Chair Palmer moved that a Task Force consisting of Dean Potter and Theresa Blake be created to address this issue and bring some specific recommendations to the next Commission Meeting. Motion was seconded. Motion passed.

5. **NEW BUSINESS**

5.1 **2015 Commission Meeting Schedule:**

MOTION: It was moved and seconded to hold the 2015 meetings as follows:

- March 20, 2015 in Seattle to coincide with an AQB meeting being held
- May 15, 2015 in Leavenworth
- August 21, 2015 in the Tri-Cities area
- November 20, 2015 in Everett

Motion Passed.

5.2 **Temporary Permit Fees:**

The Commission discussed that portion of Appraisal Subcommittee Policy Statement 2 which indicates temporary practice fees can be no more than \$250. Washington currently charges \$150 for temporary permits. The Commission inquired of the Department what work is involved in issuing these permits and what other states are charging for temporary permits.

MOTION: It was moved and seconded to recommend drafting a CR101 for possibly raising temporary permit fees. Motion passed.

5.3 **Mass Appraisal Log:**

The Commission discussed the Department's application process for reviewing work experience submitted by Mass Appraisers to include County Assessor's processes and the degree of difficulty to decipher what qualifies to apply for an appraiser exam. The Commission discussed the desire to develop continuity in how mass appraisers can report their experience hours, perhaps by creating clear instructions on how to prepare/fill out the log, or create a better, typified log form, or a combination of both to assist the Department translate the experience on the logs into creditable hours to ensure requirements are met and give fair credit to applicants.

MOTION: It was moved and seconded to create a work group consisting of Mary Howells, Arvel Hale, and Sandra Guilfoil, to examine and advise on how to create a standardized mass appraisal log that lowers administrative time to interpret and grant experience. Motion passed.

5.4 Government Employee Work Experience:

The Commission discussed whether the Department should modify existing rules or create new rules pertaining to government employees becoming registered trainees should they wish to apply for an appraiser license with Department. The discussion included the exemption for government employees providing appraisal services for a government employer; the application criteria requirements for an appraiser credential at the Department and the pros and cons of making changes or leaving the rules "as is".

MOTION: It was moved and seconded to create a work group consisting of Dean Potter and Mary Howells to consult with the Department to study and recommend changes to existing rules or create new rules to required government employees to obtain a trainee registration. Motion passed.

5.5 Election of Officers:

The Commission nominated Dean Potter as Chair and Theresa Blake as Vice Chair for 2015.

MOTION: It was moved and seconded to appoint Dean Potter, Chair and Theresa Blake, Vice Chair for 2015. Motion passed.

6. ADJOURNMENT

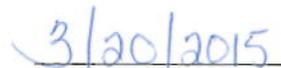
There being no other business, the meeting was adjourned by Chair Palmer at 10:40 A.M.

MOTION: It was moved and seconded to adjourn the Meeting. Motion passed.

Submitted by:



Dee Sharp, Program Manager
Approved by:



Date



Brent Palmer, Commissioner Chair



Date

