

MEETING SUMMARY
NEW YORK STATE BOARD OF REAL ESTATE APPRAISAL
October 10, 2019

The meeting was held at the Department of State, Division of Licensing Services, 99 Washington Avenue, Albany; 123 William Street, NYC; and 276 Waring Road, Rochester.

I. CALL TO ORDER, INTRODUCTIONS and OFFICIAL ATTENDANCE

The meeting was called to order at 1:03 p.m. Carol DiSanto performed roll call and announced there was not a quorum. The official attendance was as follows:

BOARD MEMBERS

Carol DiSanto, Vice Chair
James LeGrettt
Eliezer Rodriguez
Lillian Levy

Excused:

Stephen Roefaro, Chair
Anthony Girasole

AMC REPRESENTATIVES

Claire Brooks
Jenny Tidwell

DEPARTMENT OF STATE STAFF

Jodi DeLollo
Ernest Delaney
Alison Lacy
Mary Jo Moore
Marc Mastrobuono
Dave Mossberg
Amy Penzabene
Marcy Rose
Denise Tidings

VISITORS

None

II. DEPARTMENT REPORTS

Summary Approvals – It was announced that the January 28, 2019, and August 26, 2019, meeting summaries would need to be ratified at a future meeting when there is a quorum.

Enforcement/CE Audits – E. Delaney reported the metrics for new appraiser complaints received since the last board meeting (August 26). He stated that there were four new complaints and all four have been closed; the current caseload is 21 cases. E. Delaney mentioned that the continuing education audits are random selections and that from September 19 through today, 15 new audits were conducted; 14 have complied and one is pending.

Processing Reports – J. DeLollo reported that the provided 2018 and 2019 statistical reports contain a breakdown of licensees by county. She also mentioned that effective August 21, 2019, the required educational hours for Appraiser Assistants decreased (from 154 hours to 79 hours) to be inline with the AQB criteria. She stated that since the new requirement, only 10 applications have been submitted (2 individuals applied with the new requirement, while the other 8 submitted with the previous requirement).

Qualifying Education Update – M. Mastrobuono provided a qualifying course update. He mentioned that the second course license term for appraiser education, which includes online course delivery, had begun and that 7 organizations now offer an online delivery of the course. He stated that most course providers have renewed or are in the process of renewing. Additionally, he mentioned that we have received positive feedback, as individuals are able to locate courses and have more options for meeting the educational requirements. Applicants have also been more successful in meeting the Bachelor-degree requirement, with several options now available. He mentioned that renewal reminders have been sent out to qualifying schools.

III. ACTION ITEMS

ASC Compliance Review – Claire Brooks from the Appraisal Subcommittee introduced herself and Jenny Tidwell, explaining their roles as policy managers and mentioned that they are a small agency with only 13 staff. She explained the purpose, preparation, and frequency of their routine compliance reviews. The purpose of the AMC is to make sure that states follow their criteria and hold appraisers to those standards; they also maintain the registry of appraisers and now AMCs as well as an Appraisal National Complaint Hotline. Grants are provided to the Appraisal Foundation in support of Title 11 activities (they have some indirect grants for free state investigator training and anticipate setting up more training programs for states. The ASC provided members with a copy of their 2018 annual report (Part A-Appraiser Program and Part B-AMC Program) and a copy of Title 11. Claire Brooks also mentioned that this is the first review where the state is populating the AMC registry as well. She stated that they cannot discuss their preliminary findings at this time since they are still in the fact-finding stage; she feels confident in the strength of New York's appraisal program.

IV. NEW BUSINESS

V. 2020 MEETINGS

Dates/Agenda Items – D. Tidings provided tentative meeting dates/times for 2020. She mentioned that she would follow-up with an email and would also be asking members to verify their contact information. She stated that members are encouraged to submit agenda items for consideration to D. Tidings (Board Coordinator).

Board members expressed appreciation for setting up meeting dates in advance.

C. DiSanto reported on a complaint she had received from someone who was asked to do 'out of scope' work. The present AMC law mandates that only a licensed or certified appraiser can be hired by an AMC to do any part of the appraisal process. This individual was hired to do the desktop portion of the appraisal. She asked members to oppose any amendment to the AMC law that would jeopardize consumer protection.

VI. PUBLIC COMMENT

There were no public comments.

VII. ADJOURNMENT

The meeting was adjourned at 1:37 p.m.

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