



**STATE OF WASHINGTON
DEPARTMENT OF LICENSING
REAL ESTATE APPRAISER COMMISSION
MEETING MINUTES**

DATE: Thursday, April 18, 2024
TIME: 10:00 a.m.

COMMISSIONERS: Scott Biethan, Chair
Claire Elston, Vice Chair
Stan Sidor, Commissioner
Dean Potter, Commissioner (Excused Absence)
Denise Stephens, Commissioner
Jay Sporn, Commissioner

STAFF MEMBERS: Sandy Baur, Program Specialist
Saundra Schaefer, Program Specialist
Evelyn Manley-Rodriguez, Program Manager
Nathan Buck, Investigation Supervisor
Ronald Brosey, Regulatory Compliance Manager
Tanya Hessler, Program Manager

1. Call to Order

Chair Scott Biethan called the meeting to order at **10:03 a.m.**

2. Roll Call

Program Specialist Saundra Schaefer conducted roll call. All commissioners were present except Commissioner Dean Potter, who had an excused absence.

3. Approval of Agenda

Vice Chair Claire Elston made a **MOTION** to approve the order of the agenda as presented. Commissioner Jay Sporn **SECONDED** the motion, and it was **APPROVED** by a vote of 5-0.

4. Approval of Minutes

4.1. Approval of January 18, 2024 Minutes

Commissioner Stan Sidor made a **MOTION** to approve the January 18, 2024, meeting minutes as presented. Commissioner Sporn **SECONDED** the motion, and it was **APPROVED** by a vote of 5-0.

5. Awards/Recognition

5.1. Introduction Staff Announcement

Introduction of the Department of Licensing (DOL) Education Team that has joined the Boards, Commissions, and Outreach Unit.

Program Specialist Sandy Baur shared that Education Supervisor Tim Allen and Professional Licensing Representative Georgia Schmidt joined the Boards, Commission, and Outreach team.

6. Old Business

6.1. Practical Applications of Real Estate Appraisers (PAREA) and Appraisers Qualifications Board (AQB) Update

Staff will provide an update on this topic – rulemaking is complete.

Ms. Baur said the rulemaking process was complete. She said Washington Administrative Code (WAC) 308-125-070 had been updated to reflect experience requirements and include PAREA as an alternative pathway to licensure.

7. New Business

7.1. Diversity, Equity, and Inclusion (DEI) Subcommittee

The Commission will discuss creating a DEI subcommittee.

The Commission discussed the pros and cons of reinstating a DEI subcommittee. Ms. Baur shared what other boards and commissions are doing in their DEI committees. Chair Biethan suggested a speaker from the Appraiser Diversity Initiative could attend a future meeting to provide additional insight.

Vice Chair Elston made a **MOTION** for a speaker from the Appraiser Diversity Initiative to speak with the Commission about DEI. Commissioner Sidor **SECONDED** the motion, and it was **APPROVED** by a vote of 5-0.

7.2. In-Person Meeting Information

Staff will provide the Commission with information on a 2024 in-person meeting.

Ms. Baur shared there would be an in-person meeting option for the Commission if a quorum attended.

Commissioner Sidor made a **MOTION** for an in-person meeting in Olympia, Washington on July 18, 2024. Commissioner Sporn **SECONDED** the motion. The motion was **APPROVED** by a vote of 5-0.

8. Reports

Report-outs and/or data will be shared on the following topics.

8.1. Subcommittee Reports

Each subcommittee will provide a report-out on the progress they have made since the last Commission meeting.

8.1.1. Mass Appraisal Education Requirements (MAER) Subcommittee

Commissioner Stephens provided an outline of completed work with educational requirements with mass appraisals and said the next steps would be meeting with the Thurston County Chief Appraiser to discuss mass appraiser qualifications and education.

8.1.2. House Bill (HB) 1110 Subcommittee

Kathy Walsh, President of Appraisal Coalition of Washington (ACOW), has been invited to present updates concerning the Middle Housing legislation to the Commission. This will be for information sharing only.

Ms. Walsh provided detailed concerns regarding HB 1110. She said ACOW was in communication DOL and seeking an official statement or published guidance from DOL about issuance of license and highest and best use practice.

8.2. Central Investigations and Audits Unit

8.2.1. Complaint Case Counts

Program Manager Evelyn Manley-Rodriguez reviewed the Complaint Case data with the Commission.

8.2.2. Complaints by Type

Investigations Supervisor Nathan Buck reviewed the type of complaints with the Commission.

Regulatory Compliance Manager Ronald Brosey reviewed the most common remedies that were imposed with the Commission.

Commissioner Sidor said he was uncertain of the type of experience DOL's staff has with the appraiser industry.

Mr. Buck said there is consideration of all factors during the investigation process. He also shared the investigation's staff has been provided with extensive training and there are several staff members that have experience of conducting appraisals with over 40 years of combined experience.

8.3. Licensee and Customer Support Services

8.3.1. Licensee Counts

Program Manager Tanya Hessler reviewed the Licensee Count report with the Commission.

8.4. Boards, Commissions, and Outreach Unit

8.4.1. Housing Market Report

Ms. Baur provided a review of the 2023 fourth quarter Washington State Housing Market Report. The Commission said they would like to see the report on a quarterly basis.

8.4.2. Master Action Items List

Ms. Baur reviewed the Master Action Item List with the Commission.

9. Public Comments

The public may address the Commission on matters within the Commission's jurisdiction, either verbally during the meeting or by submitting written comments. Verbal comments are limited to one three-minute comment. Written comments are limited to no more than 500 words and must be emailed to DOLBoards@dol.wa.gov no less than two business days prior to the meeting with the subject line "Public Comment: Appraiser Commission." In response to all public comments, the Commission is limited to requesting that the matter be added to a future agenda for discussion or directing staff to study the matter further. Inflammatory comments and language will not be permitted.

There were no written public comments.

A member of the public, Dallis Kiedrowski addressed the Commission and discussed detailed concerns with unlicensed property data collectors.

A member of the public, Scott Dibiasio addressed the Commission regarding property data collectors, he said they will be phased out in favor of technology.

A member of the public, Todd Redington addressed the Commission and encouraged the public and the Commission to consider the effects of House Bill 1110 when reading about upcoming legislation.

A member of the public, Dave Towne addressed the Commission and discussed the highest and best use analysis. He said it had been in place for 40 years, was deficient, and did not take into consideration the intent of those with direct access to the property.

10. Conclusion

10.1. Announcements

Chair Biethan shared that Kelly Davids was the new Appraisal Foundation President.

Ms. Baur said the Uniform Standards of Professional Appraisal Practice question and answer about personal inspection was included in the packet.

Vice Chair Elston announced she was retiring from her Commission position.

10.2. Requests for Future Agenda Items

Commissioner Sporn asked for HB 1110 to be an ongoing agenda item.

Chair Biethan requested that property data collectors be added to future meetings.

10.3. Review of New Action Items and Agenda Items for Next Meeting

Ms. Schaefer reviewed the action and agenda items captured during the meeting:

- Staff to invite Scott Reuter and Rachael Beams from Fannie Mae/Freddie Mac attend as guest speakers at the next meeting to discuss DEI.
- Staff will reach out to Commissioners for confirmation of planned attendance of the in-person meeting in July.
- Staff to open recruitment for Vice Chair Elston's seat.
- Add Property Data Collection (PDC) to Master Action Items list to address public member concerns.

11. Adjournment

Chair Biethan adjourned the meeting at **11:24 a.m.**

Next Commission Meeting:

Thursday, July 18, 2024

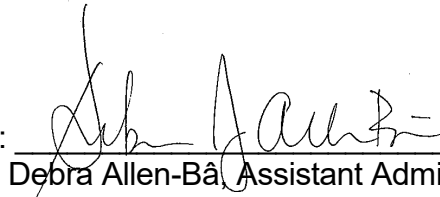
10:00 a.m.

In-person meeting location - TBA

Olympia, WA 98512

And virtual via Microsoft Teams

Submitted by:


Debra Allen-Ba, Assistant Administrator

July 18, 2024

Date

Approved by:


Scott Biethan, Chair

July 18, 2024

Date