

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF STATE
BUREAU OF PROFESSIONAL AND OCCUPATIONAL AFFAIRS

F I N A L M I N U T E S

MEETING OF:

**STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS**

TIME: 10:30 A.M.

Held at
PENNSYLVANIA DEPARTMENT OF STATE
CoPA HUB, Eaton Conference Room
2525 N.7th St.
Harrisburg, PA 17110
as well as
VIA MICROSOFT TEAMS

July 16, 2026

State Board of Certified
Real Estate Appraisers
July 16, 2026

BOARD MEMBERS:

Mark V. Smeltzer Sr., Chairman, Professional Member
William T. Stoerrle Jr., Vice Chairman, Professional Member
Chandra Mast, Secretary, Professional Member
John Ausherman, Professional Member
Jonathan B. Schuck, Professional Member
Laurence Hirsh, Professional Member
Martha H. Brown, Esquire, Secretary of the Commonwealth Designee
Seth Miller, Esquire, Office of Attorney General Designee
Paul Wentzel, Secretary of Banking and Securities Designee

BUREAU PERSONNEL:

Ronald K. Rouse, Esquire, Board Counsel
Ray J. Michalowski, Esquire, Senior Board Prosecutor and Prosecution Liaison
Timothy Fritsch, Esquire, Board Prosecutor
Ashley Murphy, Esquire, Board Prosecutor
Kristel Hennessy Hemler, Board Administrator
Jacqueline Wolfgang, Esquire, Senior Regulatory Counsel
Jason C. Giurintano, Esquire, Deputy Chief Counsel, Counsel Division
Jessica Zukoski, Senior Legal Analyst
Danie Bendesky, Special Assistant for Strategic Initiatives
Jesse Goldman, Legal Intern
Andrew Boyton, Legal Intern
Alexa Davies, Legal Intern

ALSO PRESENT:

Andy Toy, Director, Home Appraisal Equity Program, Department of Planning and Development, City of Philadelphia
Parfine Mudacumura, Associate Program Manager, Department of Planning and Development, City of Philadelphia

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ALSO PRESENT: (cont.)

Francesca Tracy, Compliance Analyst, The CE Shop
Tracy Matroni, Chapter Executive Director, Keystone
Chapter of the Appraisal Institute
Timothy Galbraith, Program Director, Temple
University Real Estate Institute
Scott DiBiasio, Director of Government Affairs,
Appraisal Institute
Adam Conrad, Certified Residential Appraiser
Justin Reis, Certified Residential Appraiser, Real
Estate Broker, Real Estate Instructor, Professional
Career Learning Academy
Laurie Elliott, Sargent's Court Reporting Service,
Inc.

1 State Board of Certified

2 Real Estate Appraisers

3 July 16, 2026

4 ***

5 [Pursuant to Section 708(a)(5) of the Sunshine Act,
6 at 9:00 a.m., the Board entered into Executive
7 Session with Ronald K. Rouse, Esquire, Board Counsel,
8 to have attorney-client consultations and for the
9 purpose of conducting quasi-judicial deliberations.
10 The Board returned to open session at 10:30 a.m.]

11 ***

12 [Ronald K. Rouse, Esquire, Board Counsel, informed
13 everyone that the meeting of the State Board of
14 Certified Real Estate Appraisers was being held in a
15 hybrid format, both in person and by livestream
16 teleconference, pursuant to Act 100 of 2021, which
17 requires boards to use a virtual platform to conduct
18 business when a public meeting is held.

19 Mr. Rouse noted the meeting was being recorded
20 and voluntary participation constituted consent to be
21 recorded.

22 Mr. Rouse also noted the Board entered into
23 Executive Session with Board Counsel to have
24 attorney-client consultations and for the purpose of
25 conducting quasi-judicial deliberations.]

The regularly scheduled meeting of the State Board of Certified Real Estate Appraisers was held on Thursday, July 16, 2026. Mark Smeltzer, Chairman, officially called the meeting to order at 10:31 a.m.

Roll Call

[Mark Smeltzer, Chairman, requested a roll call of Board members. A quorum was present.]

Introduction of Attendees

[Kristel Hennessy Hemler, Board Administrator, provided an introduction of attendees.]

Approval of Minutes - June 4, 2026

CHAIR SMELTZER:

And the next thing we have is the approval of minutes. Is there any discussion? Did everyone have a chance to look over the minutes?

MR. ROUSE:

Chairman, is this for the June 4th?

CHAIR SMELTZER:

This is for the June 4, 2026 meeting.

If there's no discussion, I would

1 entertain a motion to approve the
2 minutes.

3 MR. STOERRLE:

4 Bill Stoerrle, I make the motion.

5 MR. AUSERMAN:

6 John Auserman, second.

7

8 Mark Smeltzer, aye; William Stoerrle,
9 aye; Chandra Mast, aye; John Auserman,
10 aye; Jonathan Schuck, aye; Laurence
11 Hirsh, abstain; Martha Brown, aye; Seth
12 Miller, abstain; Paul Wentzel, aye.

13 [The motion carried. Mr. Hirsh and Mr. Miller
14 abstained on voting on the motion.]

15 ***

16 Report of Prosecutorial Division

17 [Ray J. Michalowski, Esquire, Senior Board Prosecutor
18 and Prosecution Liaison, noted there were no
19 prosecution items. He reported Prosecution would be
20 assisting Ms. Wolfgang with some Regulatory matters.
21 He offered to provide a short presentation at the
22 next meeting regarding the remedial diversion program
23 used to move cases through the system faster.

24 Chair Smeltzer agreed a presentation was an
25 excellent idea.]

Report of Board Counsel

MR. ROUSE:

Going to Item No. 2 on the Agenda,
which is the Final Adjudication and
Order in the matter of BPOA vs. Rebecca
Annells, Case No. 25-70-015961. And
this was a matter that was discussed in
Executive Session.

Regarding this Final Adjudication
and Order at Item No. 2 on the Agenda,
I believe the Chair would entertain a
motion to adopt the Adjudication and
Order as presented by Board Counsel and
to direct Board Counsel to prepare the
Board's Final Order.

CHAIR SMELTZER:

The Chair will entertain such a motion.

MR. AUSERMAN:

John Auserman, I so move.

MR. STOERRLE:

Bill Stoerrle, second.

Mark Smeltzer, aye; William Stoerrle,
aye; Chandra Mast, aye; John Auserman,

1 aye; Jonathan Schuck, aye; Laurence
2 Hirsh, abstain; Martha Brown, aye; Seth
3 Miller, aye; Paul Wentzel, aye.

4 [The motion carried. Mr. Hirsh abstained from
5 deliberations and voting on the matter.]

6 ***

7 Report of Board Counsel - Miscellaneous - Second
8 Exposure Draft of Appraisal Qualifications
9 Board's (AQB) Proposed Changes to the Real
10 Property Appraiser Qualification Criteria issued
11 June 22, 2026

12 [Ronald K. Rouse, Esquire, Board Counsel, explained
13 Item No. 3 was the Second Exposure Draft of the AQB's
14 proposed changes to the Real Property Appraiser
15 Qualification Criteria. The draft was released June
16 22, 2026, and AQB requested that written comments be
17 submitted by July 27, 2026.

18 Mr. Rouse noted the changes were proposed to open
19 the profession to a larger and wider group of
20 qualified people and to shorten the route to a
21 credential. He reviewed the proposed changes that
22 were supplied in the Board packets.

23 Chair Smeltzer opened up discussion, noting he
24 attended a meeting with the Association of Appraiser
25 Regulatory Officials (AARO) Board of Directors, and

1 there was a planned meeting for all membership on
2 July 23, 2026. Ms. Hemler shared she had been
3 speaking with the Appraisal Foundation and AQB
4 regarding the changes.

5 Chair Smeltzer mentioned the short 30-day window
6 for comments was unusual. He encouraged everyone to
7 submit individual comments, noting it would not be
8 appropriate to submit comments on behalf of the
9 Board.

10 Mr. Hirsh noted a conflict over the years between
11 encouraging more young people into the profession and
12 maintaining high standards of professionalism. He
13 shared observations from his shop regarding people
14 who have gotten appraiser trainee certificates but
15 did not get their appraiser certificates within a
16 certain time period and were unable to renew the
17 trainee certificate. He added encouraging more
18 people to enter the profession should be done in a
19 way to get people who have as much training and
20 experience as possible.

21 Mr. Rouse commented, with regards to a time
22 period, in Pennsylvania, trainees can renew their
23 license for four biennial periods after which they
24 can also request an extension from the Board.

25 Mr. Hirsh shared additional details of a

1 particular situation where a trainee ultimately did
2 not get her certification. He added the profession
3 needs to grow with the most capable and competent
4 people.

5 Mr. Ausherman noted the Board granted many
6 extensions over his time with the Board. Chair
7 Smeltzer also commented on the specifics mentioned by
8 Mr. Hirsh.

9 Ms. Mast stated the Board discussed many times
10 about desiring more education. However, she noted at
11 the nationwide level and in Pennsylvania there is an
12 extreme shortage of appraisers. She added a middle
13 ground needs to be found and a balance will be needed
14 going forward. She stated, in reading the exposure
15 draft, the biggest gap she saw was with operating
16 standards. She asked, if the draft was approved by
17 AQB, would Pennsylvania need to make legislative
18 changes.

19 Mr. Rouse commented both regulatory and
20 legislative changes would be needed depending on what
21 authority the Board has as written in the Practice
22 Act.

23 Chair Smeltzer provided comments on the exposure
24 draft. He noted one of the big discussions was the
25 removal of the college degree requirement. He

1 understood the change but thought the requirements
2 for qualifying education should be increased to cover
3 the core courses normally taken in the course of
4 earning a college degree. Another concern related to
5 licensed residential appraisers, noting Pennsylvania
6 was one of nine states that did not have a licensed
7 residential appraiser credential. He also commented
8 the shortage of appraisers was dependent on location,
9 with the shortages more apparent in rural areas. He
10 also shared concerns with the three demos, noting one
11 is complex; however, licensed residential is not
12 allowed to do complex. He was not a huge proponent
13 of more education, but education needed to give
14 someone the skills for the industry. He emphasized
15 certification does not make an appraiser competent.
16 He also noted skills were more important than time
17 periods.

18 Mr. Rouse commented on Pennsylvania not having a
19 licensed residential category. He explained with the
20 category not being in the Practice Act, someone from
21 the regulated community would have to submit a
22 sunrise application to the Department of State Policy
23 Office for the category to be considered. The Board
24 does not have a part in saying if the category is
25 needed.

1 Chair Smeltzer commented the Board should be
2 aware that while there may be changes that cannot be
3 done at the Board level, there may also be changes
4 the Board needs to look at.

5 Ms. Hemler encouraged everyone to put in their
6 comments while the changes were up for discussion at
7 AQB.]

8 ***

9 Review of Requests

10 MR. ROUSE:

11 Item No. 12 on the Agenda regarding
12 James Moskal's request for a waiver of
13 continuing education requirement for
14 Certified Broker/Appraiser.

15 At Item No. 12 on the Agenda, I
16 believe the Chair would entertain a
17 motion to deny the request and direct
18 Board Counsel to draft a letter to Mr.
19 Moskal consistent with the discussion
20 in Executive Session.

21 CHAIR SMELTZER:

22 The Chair would entertain such a
23 motion.

24 MR. STOERRLE:

25 Bill Stoerrle, I make that motion.

1 MS. MAST:

2 Chandra Mast, second.

3

4 Mark Smeltzer, aye; William Stoerrle,
5 aye; Chandra Mast, aye; John Ausherman,
6 aye; Jonathan Schuck, aye; Laurence
7 Hirsh, abstain; Martha Brown, aye; Seth
8 Miller, aye; Paul Wentzel, aye.

9 [The motion carried. Mr. Hirsh abstained from
10 deliberations and voting on the matter.]

11 ***

12 Regulations/Statute - Regulation 16A-7016 (Civil
13 Penalties)

14 [Jacqueline Wolfgang, Esquire, Senior Regulatory
15 Counsel, provided a background for 16A-7016, Schedule
16 of Civil Penalties. The regulation would establish
17 civil penalties that may be assessed through
18 citations for specified minor violations. She noted
19 the regulation would be promulgated under Chapter 43b
20 of the Pennsylvania Code and not under the Board's
21 regulations; however, the Board did have to provide
22 approval of the schedule. She explained the schedule
23 allows for matters to be resolved through a citation
24 process which can be more efficient and practical
25 than initiating formal disciplinary proceedings while

1 still allowing respondents due process through
2 established appeal procedures. The citations would
3 also support the Board's ability to resolve
4 enforcement matters expeditiously which is important
5 in light of federal appraisal program requirements
6 that enforcement cases be completed within one year.
7 She also noted the regulation would replace the
8 statement of policy issued by the Board in 2004.

9 Jesse Goldman, Legal Intern, presented the
10 schedule of civil penalties. He compared the old
11 statement of policy with the new schedule. He noted
12 the schedule also incorporated new provisions to
13 cover more grounds. The schedule was developed
14 through consultation with Prosecution, Board Counsel,
15 and by researching other established schedules at
16 other Pennsylvania Boards. He stated the biggest
17 change from the statement of policy was the three
18 professions covered by the Board (i.e. appraisers,
19 certified Pennsylvania evaluators, and appraisal
20 management companies) were split into separate
21 tables. He also noted there are different grades of
22 penalties within the same violation.

23 Ray J. Michalowski, Esquire, Senior Board
24 Prosecutor and Prosecution Liaison explained how the
25 citation process works. He noted the violations are

1 generally simplistic, lower-level violations. The
2 cases can be filed in a matter of hours rather than
3 days, cutting down on prosecution costs while
4 ensuring clear violations are handled appropriately.
5 The respondent is still permitted to have a hearing;
6 however, the focus of the hearing is on the alleged
7 violation and not the penalty. Respondents can also
8 file for a mitigation hearing where they admit they
9 committed the violation but do not believe the
10 violation merits the assessed fine. The Board can
11 then decide if the mitigation is appropriate.

12 Chair Smeltzer commented the schedule was a great
13 idea to simplify things and ensure consistency. He
14 noted some of the language may need work, citing that
15 there was no longer a national USPAP update course.
16 Ms. Wolfgang stated the national USPAP update course
17 language was kept because Section 3626(1)(a) of the
18 Board's regulations still uses the terminology. Once
19 the language is updated in the regulations, then the
20 schedule will be updated to reflect the change. Mr.
21 Rouse noted that continuing education for assessors
22 was in another regulatory package.

23 Chair Smeltzer commented on the fine amounts for
24 different violations, noting he thought holding
25 oneself out as a state certified real estate

1 appraiser without being one was more than twice as
2 bad as not taking the seven-hour USPAP update;
3 however, the fine was only doubled. Mr. Michalowski
4 responded the maximum civil penalty allowed under
5 statute that controls the citation schedule is
6 \$1,000. He explained there has been some movement to
7 change the statute to be comparable to other states.

8 He also noted some of the language uses the
9 phrase "or the maximum allowed" in case the statue is
10 changed in the future. Ms. Wolfgang agreed with Mr.
11 Michalowski's explanation. She added Prosecution
12 also is able to decide if the violation warrants
13 formal action instead of a citation. Mr. Michalowski
14 provided examples of when a violation may be a formal
15 action.]

16 ***

17 [Laurence Hirsh, Professional Member and Paul
18 Wentzel, Secretary of Banking and Securities Designee
19 exited the meeting at 11:30 a.m.]

20 ***

21 [Ms. Brown asked Mr. Michalowski to confirm that
22 Prosecution would exercise discretion in reviewing
23 the facts to determine whether to apply the civil
24 penalty schedule. He confirmed she was correct, and
25 noted if the maximum penalty was moved up, actions

1 could change in the future. He mentioned in the case
2 of unlicensed individuals, the only penalty to assess
3 is a civil penalty as there is not a license to
4 revoke.

5 Chair Smeltzer asked if Mr. Michalowski's
6 presentation at the next meeting would further
7 explain the process. Mr. Michalowski stated the
8 presentation did not include the process; however, he
9 could work it into the presentation. He added that
10 "remedial agreements" is separate from the schedule
11 of civil penalties.]

12 MR. ROUSE:

13 Would the Chair entertain a motion to
14 direct Regulatory Counsel to release
15 this Annex for Regulation 16A-7016 as
16 an exposure draft?

17 CHAIR SMELTZER:

18 I would entertain such a motion.

19 MR. AUSERMAN:

20 John Auserman, I make that motion.

21 MR. STOERRLE:

22 Bill Stoerrle, second.

23

24 Mark Smeltzer, aye; William Stoerrle,
25 aye; Chandra Mast, aye; John Auserman,

1 aye; Jonathan Schuck, aye; Martha
2 Brown, aye; Seth Miller, aye.

3 [The motion carried unanimously.]

4 ***

5 Report of Committees - Grants Committee

6 [Chandra Mast, Secretary, Professional Member,
7 prepared two grant drafts for submission to the ASC
8 (Appraisal Subcommittee) for their grant
9 applications.]

10 ***

11 [Laurence Hirsh, Professional Member reentered the
12 meeting at 11:37 a.m.]

13 ***

14 [Ms. Mast reviewed the first grant draft, which was
15 for more training and expanding the profession under
16 the Pipeline Initiative. The initial focus is on
17 four universities or schools in Pennsylvania and
18 going to the schools to increase awareness, talk
19 about the profession, and create a statewide
20 mentorship network that can be offered to students.
21 She reviewed the proposed phases of the initiative
22 starting with the planning and review. She also
23 noted there is an aggressive timeline for the grant
24 with submissions opening up in July.

1 Chair Smeltzer asked about the selected schools,
2 noting they were geographically concentrated. Ms.
3 Mast explained, for the first round, over a dozen
4 schools were looked at. The schools chosen have a
5 real estate finance program. She mentioned, as the
6 program develops, she would like to expand to many
7 more schools. Chair Smeltzer noted there is a
8 shortage of appraisers in more rural areas like
9 Armstrong County. He stated Armstrong County is a
10 long way from Philadelphia. He added, with future
11 grants, the Board should look at the program being
12 statewide and not concentrated in one corner of the
13 state. Ms. Mast elaborated on the reason for the
14 selected schools, noting with the initial proposal
15 she assumed she would be the one traveling. She
16 stated the proposal could be changed to encompass
17 more of the state. Chair Smeltzer volunteered to
18 travel anywhere as needed.

19 Mr. Stoerrle, who is also on the Grants
20 Committee, mentioned in one of the meetings, a
21 gentleman from Philadelphia mentioned the schools
22 chosen as ones being targeted.

23 Chair Smeltzer mentioned schools he had given
24 presentations to in the past. He noted there were
25 several schools across the state that had programs.

1 Ms. Mast wanted to expand the program, which she
2 tried to keep manageable for the first year.

3 Ms. Brown commented the proposal should include
4 that the intent is to expand geographically across
5 Pennsylvania.

6 Chair Smeltzer suggested working with the
7 community college system, especially for the
8 residential side.

9 Ms. Brown questioned the statistics used for the
10 draft. She noted a three-year period might show a
11 more significant decrease than the one-year period
12 used for the draft.

13 Ms. Hemler would inquire as to other numbers.
14 She also mentioned Ms. Mast would need to work with
15 the department's grants office before anything is
16 submitted. She offered to reach out to the Board's
17 liaison to get any percentages or numbers needed for
18 the proposal.

19 Ms. Brown suggested obtaining statistics for
20 multiple time periods. Ms. Mast noted the numbers
21 she used were pulled from the most recent ASC data
22 regarding licensed appraisers in Pennsylvania.

23 Chair Smeltzer commended Ms. Mast for her work on
24 the proposal.

1 Ms. Mast explained the second grant proposal was
2 called Pennsylvania Appraiser Regulatory Leadership
3 and Enforcement Training Initiative. The proposal
4 would request funds for members of the Board and
5 Counsel to participate in the national AARO
6 conferences. She prepared a rough budget estimate;
7 however, the budget could be increased.

8 Ms. Brown agreed with an increased budget. She
9 also recommended clarifying that Counsel included
10 both Board Counsel and Prosecution. She would send
11 language suggestions to Ms. Mast. Other Board
12 Members also agreed the budget should be increased
13 with the expensive costs associated with the
14 conferences. Mr. Stoerrle provided insights into the
15 conferences, noting the travel often involved flying
16 in the day before the conference starts.

17 Ms. Brown did not realize there was a grants
18 person at the department and asked how quickly the
19 process worked. Ms. Hemler responded the process was
20 not that quick which is why a refined grant is best.

21 Once the grant is submitted, the grants department
22 will ask questions.

23 Chair Smeltzer commented it was fantastic the
24 grants were moving forward so the Grants Committee

1 could continue to work on other grants to bring nice
2 things into Pennsylvania.

3 Ms. Mast will make the changes requested. The
4 Board discussed the timetable for the grants to be
5 submitted. It was decided to vote on giving the
6 Grants Committee permission to submit the drafts to
7 the grants department.]

8 MR. ROUSE:

9 Does the Board entertain a motion to
10 direct the Grants Committee to submit
11 the request for a grant to the
12 Department of State Grants Office as
13 amended?

14 MS. BROWN:

15 I make that motion.

16 MR. AUSERMAN:

17 John Auserman, second.

18
19 Mark Smeltzer, aye; William Stoerrle,
20 aye; Chandra Mast, aye; John Auserman,
21 aye; Jonathan Schuck, aye; Laurence
22 Hirsh, aye; Martha Brown, aye; Seth
23 Miller, aye.

24 [The motion carried unanimously.]

25 ***

1 [Chandra Mast, Secretary, Professional Member exited
2 the meeting at 12:02 p.m.]

3 ***

4 Regulations/Statute (cont.)

5 [Ronald K. Rouse, Esquire, Board Counsel, returned to
6 the Regulatory Report for review. Regulation 16A-
7 7032, Continuing Education for CPEs, is still under
8 review.]

9 Regulation 16A-7024, Licensure by Endorsement,
10 went out for public comment and Independent
11 Regulatory Review Committee (IRRC) comment. IRRC
12 stated they had no comments so if the final is
13 returned to IRRC in the same condition as the
14 proposed, the package will be deemed approved. A
15 final rulemaking package will be brought to the Board
16 for a vote.

17 Regarding 16A-7025, Fees, the regulation was
18 published in Pennsylvania Bulletin on July 1, 2026
19 with the 30-day comment period closing on August 3,
20 2026. After the public period closes, IRRC will have
21 30 days to review and make comments.

22 Regulation 16A-7026, General Revisions, received
23 one comment from IRRC and no public comments. IRRC
24 proposed clarity to Section 36.204(b). IRRC
25 suggested using simpler language and cutting out some

1 of the details. He noted the regulation would be
2 returning to the Board in final rulemaking form.

3 Chair Smeltzer questioned if the change in
4 language would open it up for county commissioners to
5 use broker BPOs in establishing values for
6 acquisition of properties. Mr. Rouse provided
7 additional clarification, noting there would be
8 further explanation in the final rulemaking presented
9 back to the Board.

10 Regarding Regulation 16A-7027, BPO-AMC, Mr. Rouse
11 reviewed three comments from the release of the
12 second exposure draft. The first came from Mark
13 Shiffman, Real Estate Valuation Advocacy Association
14 (REVAA). His comment concerned previous comments
15 from REVAA, who now understood the issue of an
16 evaluation being an appraisal to be an issue needing
17 legislative change. The commenter also appreciated
18 the revision proposed by the Board to allow
19 appraisers to perform evaluations so long as they
20 comply with USPAP.

21 The second comment came from Robert Luciani who
22 recommended paragraph B(2) to be rewritten. Chair
23 Smeltzer commented Mr. Luciani's suggestion goes back
24 to the definition of appraisal. It was noted

1 additional explanation would be needed in the
2 preamble.

3 The third comment was from Scott DiBiasio,
4 Director of Government Affairs, Appraisal Institute,
5 who was in attendance. Mr. Rouse noted the Board
6 could be provided a copy of Mr. DiBiasio's letter for
7 review at the next Board meeting. Mr. DiBiasio was
8 invited to speak on his
9 comment at the August meeting.]

10 ***

11 Report of Board Administrator
12 [Kristel Hennessy Hemler, Board Administrator
13 reported the annual renewals of the ASC National
14 Registry for AMCs was recently completed. She noted
15 139 AMCs were contacted by email with renewal
16 instructions. A second email reminder was sent at 30
17 days and phone calls were made at 15 days out from
18 the deadline. Four companies sent in early
19 termination forms and are now inactive. Three
20 companies were sent to Prosecution for failure to
21 renew.]

22 ***

23 Matters for Discussion - None

24 ***

25 Public Comments/Discussion

1 [Andy Toy, Director, Home Appraisal Equity Program,
2 Department of Planning and Development, City of
3 Philadelphia, shared in addition to appraisal deserts
4 in Pennsylvania, Philadelphia also has issues with
5 appraisers from New Jersey coming across state lines
6 and taking opportunities from appraisers in
7 Pennsylvania.

8 Regarding the AQB draft, he noted the short 30-
9 day comment window was due to the draft being the
10 second exposure draft.

11 Mr. Toy shared that one of the big issues in
12 Pennsylvania is that as things change at the national
13 level and the AQB opens up pathways for more
14 qualified people to become appraisers, Pennsylvania
15 has a hard time keeping up due to the length of the
16 legislative process. He stated the Harmonization
17 Task Force has been working with various states to
18 create an automatic process where when changes occur
19 at the national level, the legislation accepts the
20 change and the boards then execute the
21 implementation.

22 Mr. Toy shared there is an appraisal and assessor
23 career exploration conference being held at Temple
24 University in Philadelphia on October 28, 2026. He

1 invited the Board to attend the conference to promote
2 the profession.

3 Mr. Toy also commented on grant opportunities at
4 the federal level with the new housing bill recently
5 passed. He encouraged Pennsylvania to apply for the
6 grant money.

7 Chair Smeltzer thanked Mr. Toy for his comments
8 and invitation. Ms. Hemler noted the Grants
9 Committee will be submitting to the ASC for the grant
10 money he mentioned.]

11 ***

12 Adjournment

13 CHAIR SMELTZER:

14 We're on to adjournment.

15 MS. BROWN

16 Motion to adjourn, Martha Brown.

17 MR. AUSERMAN:

18 John Auserman, second.

19 MS. HEMLER:

20 Our next Board meeting will be held
21 virtually and in person on August 27th.

22 Thank you very much for attending.

23 ***

24 [There being no further business, the State Board of
25 Certified Real Estate Appraisers Meeting adjourned at

1 12:27 p.m.]

2

3

4

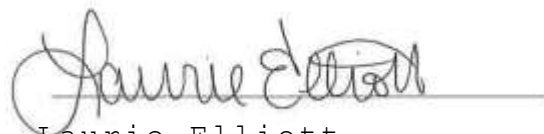
CERTIFICATE

5

6 I hereby certify that the foregoing summary
7 minutes of the State Board of Certified Real Estate
8 Appraisers meeting, was reduced to writing by me or
9 under my supervision, and the minutes accurately
10 summarize the substance of the State Board of
11 Certified Real Estate Appraisers meeting.

12

13



14

Laurie Elliott,

15

Minute Clerk

16

Sargent's Court Reporting

17

Service, Inc.

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STATE BOARD OF CERTIFIED
REAL ESTATE APPRAISERS
REFERENCE INDEX

July 16, 2026

TIME	AGENDA
9:00	Executive Session
10:30	Return to Open Session
10:31	Official Call to Order
10:31	Roll Call
10:33	Approval of Minutes
10:34	Report of Prosecutorial Division
10:36	Report of Board Counsel
11:09	Review of Requests
11:11	Regulations/Statute
11:36	Report of Committees
12:02	Regulations/Statute (cont.)
12:17	Report of Board Administrator
12:19	Public Comments
12:27	Adjournment