



Pennsylvania
Department of State

**Bureau of Professional and Occupational Affairs
Pennsylvania State Board of Certified Real Estate Appraisers**

Agenda for April 30, 2026

Time

Executive Session: 9:00 A.M.
Public Session: 10:30 A.M.

Location

In-Person

Eaton Board Room
2525 N 7th Street
Harrisburg, PA 17110

Online via Microsoft Teams

Join on your computer or mobile app

[Click here to join the Public Session](#)

Meeting ID: 290 583 772 937

Passcode: XkH8CM

Call In (audio only)

1-267-332-8737

Access Code: 702 876 667#

Board Members

Mark Smeltzer, Chairman
William Stoerrle, Vice Chairman
Chandra Mast, Secretary
John Ausherman, Professional Member
Jonathan Schuck, Professional Member
Martha H Brown, Esquire,
Secretary of the Commonwealth Designee
Laura Pittini, Office of
Attorney General Designee
Paul Wentzel, Secretary of Banking and
Securities Designee

Board Counsel

Ronald Rouse, Esquire

Board Prosecution Liaison

Ray Michalowski, Esquire

Board Administrator

Kristel Hennessy Hemler

Vacancies

(3) Professional Member, Vacant
- (2) Appraiser Seats
- (1) Evaluator Seat
(2) Public Members, Vacant

This Board meeting will be recorded for purposes of completing the required minutes. Your voluntary participation in the meeting constitutes consent to be recorded.

MEETING CALL TO ORDER

ROLL CALL (MEMBERS AND PUBLIC)

APPROVAL OF MINUTES

1. Meeting Minutes from February 19, 2026

REPORT OF PROSECUTORIAL DIVISION

Ashley P Murphy, Esquire

2. Consent Agreement and Order, Case No. 26-70-000619*

Timothy A Fritsch, Esquire

3. Consent Agreement and Order, Case No. 25-70-002290*
4. Consent Agreement and Order, Case No. 25-70-009227*

REPORT OF BOARD COUNSEL

For Possible Delegation to Hearing Examiner

5. BPOA v. Erin M. Thompson, Case No. 24-70-018035*
6. BPOA v. Eben Viens, Case No. 25-70-009970*

Matters for Deliberation

7. In the Matter of the Petition for Reinstatement to Non-probationary, Unrestricted Status of the Certified General Real Estate Appraiser Certificate and License of Raymond Reile Redner, Case No. 26-70-005941*

Miscellaneous

8. FYI – Appraiser Qualifications Board (AQB) Releases Job Analysis Report
9. FYI – Association of Appraiser Regulatory Officials (AARO) releases information concerning ‘Promoting Access to Mortgage Credit’
10. FYI – Appraisal Standards Board (ASB) - Second Exposure Draft for proposed new Advisory Opinion 41 – Use of Technology in an Appraisal or Appraisal Review Assignment
11. FYI – Appraiser Qualifications Board (AQB) – Follow-up Concerning the First Exposure Draft of Proposed Changes to the Criteria
12. FYI – Appraiser Qualifications Board (AQB) – Updates to the Course Approval Program Policies and Procedures

**Agenda for the April 30, 2026
Meeting of the State Board of Certified Real Estate Appraisers**

REGULATIONS/STATUTE

- 13. Regulation 16A-7027 – Broker Price Opinions (BPO)
- 14. Regulatory Report

REPORT OF BOARD CHAIRMAN

REPORT OF BOARD ADMINISTRATOR

- 15. Update on AMC Annual Renewals for the Appraisal Subcommittee (ASC) National Registry
- 16. Reminder Email Blast to Appraisers for Valuation Bias and Fair Housing Laws and Regulations Course

CONFERENCE REPORT(S)

REPORT OF COMMITTEES

APPLICATIONS FOR REVIEW

REVIEW OF REQUESTS

MATTERS FOR DISCUSSION

PUBLIC COMMENTS/DISCUSSION

HEARINGS

APPOINTMENTS

ADJOURNMENT

**Indicates Items Discussed in Executive Session*

Next Board Meeting Date: June 4, 2026

**2026 REAL ESTATE
APPRAISER'S DATES**

January 15, 2026
February 19, 2026
April 30, 2026
June 4, 2026
July 16, 2026
August 27, 2026
October 16, 2026
December 3, 2026

**2027 REAL ESTATE
APPRAISER'S DATES**

January 21, 2027
March 4, 2027
April 15, 2027
May 27, 2027
July 15, 2027
August 26, 2027
October 7, 2027
December 2, 2027

**2028 REAL ESTATE
APPRAISER'S DATES**

January 20, 2028
March 9, 2028
April 20, 2028
June 1, 2028
July 13, 2028
August 24, 2028
October 5, 2028
November 16, 2028

Board Telephone number: 1-833-DOS-BPOA
Department of State Website: www.dos.pa.gov
Board Website: www.dos.pa.gov/real