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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**

2525 North 7th Street

CoPA HUB, Eaton Conference Room

Harrisburg, Pennsylvania 17110

as well as

**VIA MICROSOFT TEAMS**

Thursday, June 27, 2024

State Board of Certified  
Real Estate Appraisers  
June 27, 2024

BOARD MEMBERS:

- Mark V. Smeltzer Sr., Chairman, Professional Member
- William T. Stoerrle Jr., Vice Chairman, Professional Member
- Michael McFarlane, Secretary, Professional Member
- John D. Ausherman, Professional Member
- Chandra Mast, Professional Member
- Jonathan B. Schuck, Professional Member - Absent
- R. Scott Hartman, Professional Member
- Martha H. Brown, Esquire, Secretary of the Commonwealth designee
- Paul D. Edger, Esquire, Senior Deputy Attorney General in Charge, Office of Attorney General designee
- Paul H. Wentzel Jr., Senior Legislative Director, Department of Banking and Securities designee

BUREAU PERSONNEL:

- Ronald K. Rouse, Esquire, Board Counsel
- Ray Michalowski, Esquire, Senior Board Prosecutor and Board Prosecution Liaison
- Timothy A. Fritsch, Esquire, Board Prosecutor
- Ashley P. Murphy, Esquire, Board Prosecutor
- Kristel Hennessy Hemler, Board Administrator
- Kaina Fasik, Legal Intern

ALSO PRESENT:

- Scott DiBiasio, Manager, State and Industry Affairs, Appraisal Institute
- Emme Reiser, Political Programs Manager, Pennsylvania Association of Realtors
- Charles "JR" Hardester, CPE, Chief Assessor, Lawrence County
- Francesca Tracy
- Teresa Cochran, Executive Director, Assessors' Association of Pennsylvania
- Madison Van Zandt
- Emily Cowfer, Sargent's Court Reporting Service, Inc.

1 \*\*\*

2 State Board of Certified

3 Real Estate Appraisers

4 June 27, 2024

5 \*\*\*

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

12 \*\*\*

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

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

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

1 conducting quasi-judicial deliberations.]

2 \*\*\*

3 The regularly scheduled meeting of the State  
4 Board of Certified Real Estate Appraisers was held on  
5 Thursday, June 27, 2024. Mark V. Smeltzer Sr.,  
6 Chairman, Professional Member, officially called the  
7 meeting to order at 10:30 a.m.

8 \*\*\*

9 Roll Call

10 [Mark V. Smeltzer Sr., Chairman, Professional Member,  
11 requested a roll call of Board members. A quorum was  
12 present.]

13 \*\*\*

14 Introduction of Attendees

15 [Mark V. Smeltzer Sr., Chairman, Professional Member,  
16 also requested an introduction of attendees.]

17 \*\*\*

18 Approval of minutes of the May 23, 2024 meeting

19 CHAIRMAN SMELTZER:

20 Minutes from the May 23 meeting. Any  
21 discussion on those?

22 MR. HARTMAN:

23 Motion to approve.

24 MR. AUSERMAN:

25 I'll second.

1 MS. HENNESSY HEMLER:

2 William Stoerrle, accept; Michael  
3 McFarlane, aye; John Ausherman, aye;  
4 Chandra Mast, aye; Scott Hartman, aye;  
5 Martha Brown, abstain; Paul Edger, aye;  
6 Paul Wentzel, aye; Mark Smeltzer, aye.

7 [The motion carried. Martha Brown abstained from  
8 voting on the motion.]

9 \*\*\*

10 Report of Prosecutorial Division

11 [Timothy A. Fritsch, Esquire, Board Prosecutor, had  
12 nothing to report.]

13 \*\*\*

14 Report of Board Counsel - Miscellaneous

15 [Ronald K. Rouse, Esquire, Board Counsel, addressed  
16 the Concept Paper assessing the college degree  
17 requirement in the Appraiser Qualifications Board  
18 (AQB) Qualification Criteria. He noted the AQB is  
19 currently assessing the college degree requirement to  
20 determine whether a college degree and/or completing  
21 college courses is essential for certification as a  
22 real estate appraiser.

23 Mr. Rouse explained that support for the college  
24 degree requirement began in the early 2000s and went  
25 into effect in the 2008 edition of the AQB

1 Qualification Criteria. He noted AQB became aware of  
2 the increasing prevalence of appraisal fraud,  
3 unprofessional behavior, and inadequate regulatory  
4 enforcement in 2001. He also noted complaints about  
5 the quality of writing of appraisal reports. He  
6 stated college degree requirements were initially  
7 considered by AQB and other stakeholders as one  
8 measure AQB could take to combat these issues and  
9 uphold the public trust.

10 Mr. Rouse mentioned that there started to be less  
11 support for the college degree requirement around  
12 2015 and that the Concept Paper is intended to  
13 facilitate a public discussion by posing questions  
14 concerning whether college requirements are  
15 necessary. He noted AQB is requesting that written  
16 comments be sent to  
17 [www.surveymonkey.com/r/AQBComments](http://www.surveymonkey.com/r/AQBComments) by July 27, 2024.

18 Mr. Rouse noted the first question in the Concept  
19 Paper asked whether individuals should be able to  
20 obtain an appraisal credential with no postsecondary  
21 education and to explain their opinion.

22 Mr. Stoerrle stated, prior to the certification  
23 going into place, individuals had to have a real  
24 estate broker's license in order to be an appraiser  
25 in the state of Pennsylvania, which meant they had

1 three years of experience for residential, including  
2 listing and selling properties. He stated there  
3 could be other avenues that could be considered in  
4 place of, such as someone in the brokerage business.

5 Mr. Hartman commented that his experience is in  
6 Pennsylvania and in Maryland, noting Maryland has  
7 licensed appraisers, and the Engagement Letter states  
8 in bold letters that licensed appraisers are not  
9 permitted to prepare the appraisal for most of the  
10 lenders.

11 Mr. Hartman believed the clients do not see the  
12 appraiser as fully qualified unless they had some  
13 college but not necessarily a degree. He also  
14 mentioned, if they would require a degree, that it  
15 should be directly related to what they do, but they  
16 credit somebody if they have a degree in anything.

17 Mr. Hartman stated licensed appraisers are very  
18 limited in Maryland and he has never seen a licensed  
19 appraiser report when reviewing reports for two  
20 different lenders.

21 Chair Smeltzer noted AQB has three  
22 classifications of appraiser, including certified  
23 general, certified residential, and licensed  
24 residential. He explained that a licensed  
25 residential appraiser is licensed to appraise

1 properties that are residential, noncomplex and the  
2 transaction amount has to be under \$1 million. He  
3 mentioned the Department of Housing and Urban  
4 Development (HUD) initiated a program where they  
5 would not accept licensed residential appraisers and  
6 is why a lot of people turned it down, which they  
7 have either reversed or considered reversing.

8 Chair Smeltzer stated a licensed residential  
9 appraiser does not have the college degree  
10 requirement and same experience requirement nor the  
11 same appraisal course requirements, where it is 150  
12 hours instead of 200 hours for certified residential.

13 He noted Pennsylvania has never had a licensed  
14 residential appraiser credential.

15 Mr. Hartman noted they have something very  
16 similar with the broker/appraiser, although no longer  
17 create broker appraisals. He mentioned those are the  
18 individuals who did not move forward with  
19 certification when the Financial Institutions Reform,  
20 Recovery, and Enforcement Act (FIRREA) went into  
21 place because they were the individuals who were  
22 brokers doing appraisals that had a very short window  
23 in which they could declare that they wanted a broker  
24 certificate and get one. He also noted lenders will  
25 not accept their work.



1           Chair Smeltzer commented that they have an exam  
2 but do not test writing abilities, which is still  
3 going to be an issue. He believed there should be a  
4 requirement like an additional list of classes but  
5 not necessarily a four-year degree. He noted they  
6 have a skills-based exam but did not see how it is  
7 testing writing skills, which is a huge problem in  
8 the industry.

9           Ms. Mast believed that having a degree in liberal  
10 arts, in and of itself, has shown that going through  
11 that degree process can produce more objective  
12 thinking processes in people that come out of getting  
13 those four- year degree programs regardless of the  
14 program behind it. She mentioned if there is a  
15 business program behind it that it would be more  
16 applicable to appraisals. She commented that there  
17 is a much better level of discussion and rational  
18 thought process with people who have been certified  
19 and gone through college and believed having a degree  
20 is good for the profession.

21           Chair Smeltzer stated the appraisal field is  
22 becoming more and more technical and referred to the  
23 Uniform Standards of Professional Appraiser Practice  
24 (USPAP), where they have a requirement to understand  
25 and recognize techniques because technology changes.

1 He noted alternatives would be nice but did not  
2 believe it was a good idea to say no postsecondary  
3 education.

4 Mr. Wentzel stated the Department of Banking and  
5 Securities have bank examiners, non-depository  
6 examiners, and security examiners who are not  
7 required to have a college degree but are required to  
8 have a series of accounting courses. He mentioned  
9 they are great with numbers but have difficulty  
10 writing, which has been a problem for years.

11 Mr. McFarlane echoed some of the comments,  
12 particularly surrounding writing and the ability to  
13 communicate effectively, particularly for narrative-  
14 based reports. He noted the importance of that  
15 skillset being present in the appraisal population in  
16 being able to substantiate their position and value  
17 opinion. He suggested developing a series of courses  
18 in lieu of a college degree requirement.

19 Mr. Stoerrle commented that a lot of providers  
20 offer report writing and could definitely help. He  
21 mentioned that he is not saying no to a college  
22 degree but believed they should require certain  
23 courses.

24 Mr. Michalowski stated prosecution cannot require  
25 education but strongly suggests education when they

1 give warning letters. He noted they suggest 15 hours  
2 of USPAP, especially when people had not taken it in  
3 a long time. He mentioned the most common one they  
4 do now is suggest a course in report writing and  
5 provide several examples of places they can find  
6 them. He noted individuals know what they are doing  
7 but lack communication and analysis because they are  
8 not writing well.

9 Mr. Rouse noted question two of the Concept Paper  
10 asked whether there are specific college-related  
11 requirements that the Board believes makes certified  
12 residential and certified general credentials too  
13 high.

14 Mr. Smeltzer believed alternatives could be put  
15 together that could meet all the skills rather than  
16 having college-related requirements but that there  
17 definitely needs to be something postsecondary to  
18 improve the skills.

19 Ms. Mast commented that they are now seeing many  
20 appraisers without experience who are appraising  
21 without the knowledge of buyers and sellers and  
22 having that perspective is a little bit dislocating  
23 from a perspective standpoint and understanding how  
24 they are getting to their perspectives where they  
25 are. She mentioned that someone coming in without

1 experience and then without college would make her a  
2 little uncomfortable about where they are getting  
3 their support and rationality if they have no real  
4 estate experience or college.

5         Mr. Hartman mentioned that the certified  
6 residential is right where it should be because the  
7 certified residential allows a degree, but it also  
8 provides the five alternatives. He noted the five  
9 alternatives are fairly specific as far as what  
10 courses they can use or cannot use. He commented  
11 that the problem with certified general is what the  
12 degree is in and why bother if the courses do not  
13 include critical thinking, critical reading,  
14 mathematics, and economics.

15         Mr. Hartman believed that a certified general  
16 appraiser needs to have an alternative list just like  
17 the certified residential appraiser. He also  
18 suggested the certified general appraiser may need to  
19 have 60 credit hours rather than 30 and more training  
20 that are mandatory with the certified general  
21 appraiser, including a mathematics and statistics  
22 class so that they come into the appraisal profession  
23 with those skills at hand to properly protect the  
24 public and banking system at the same time.

25         Chair Smeltzer asked whether they can handle that

1 in appraisal education, where they need to take 300  
2 hours of classes, where close to 200 hours they would  
3 spend more time on income approach and other  
4 training.

5 Mr. Hartman believed they could accept that  
6 because they see there is a great disparity in the  
7 courses that are offered by the different providers,  
8 noting some providers are well known as being weaker  
9 providers and some that are well known as being  
10 stronger providers.

11 Mr. Hartman mentioned that it could simply just  
12 be on their side as the regulatory side in that they  
13 would not approve a class if it does not include the  
14 requirements, but would be beholden on them to list  
15 those topics in advance so the providers know what  
16 they have to provide. He noted not having a problem  
17 with that but that the regulatory side has to be more  
18 specific and demanding because there is still too big  
19 of a gap in the education requirements.

20 Chair Smeltzer agreed and noted helping AQB with  
21 some suggestions, but if they were to get rid of the  
22 degree requirements or change the requirements going  
23 in, he asked whether this could be made up by adding  
24 more on the appraiser education side instead of  
25 residential, where they require a 60-hour class on

1 writing instead of 15.

2 Chair Smeltzer commented that putting that on the  
3 appraiser education requirements would expand those  
4 beyond where they are right now.

5 Mr. Rouse noted question three of the Concept  
6 Paper asked whether appraisers should only be  
7 required to learn appraiser-specific education and  
8 leave skills and competency development to be learned  
9 during the attainment of required experience if they  
10 do not believe an appraiser should have college  
11 requirements.

12 Chair Smeltzer commented that there should be  
13 some formal training if they are not getting it at  
14 the college level. He mentioned that one of the  
15 problems with the experience hours is they learn as  
16 much as their trainer, and if their trainer cannot  
17 write, they are not going to teach someone to write.

18 He noted they will still get the experience hours,  
19 but there is going to be a problem when they get into  
20 the field.

21 Mr. Hartman mentioned that they have appraisers  
22 who are certified that were certified at the very  
23 beginning of FIRREA when they did not have to have a  
24 lot of coursework and the examination was much easier  
25 than it is now. He noted those people tend to be

1 supervisors because they tend to be people with 30 or  
2 40 years of experience who were typically slowing  
3 down in their career and have taken on a trainee.

4 Mr. Hartman mentioned that it even further  
5 exaggerates the problem of not being able to teach  
6 what you do not know. He noted that they have to  
7 raise the bar on the education side and not depend on  
8 the trainer to do it because the trainer may not have  
9 the skills.

10 Mr. Hartman commented that the material in the  
11 course has to be controlled by either AQB or state  
12 boards to make sure the courses are at the high end  
13 of quality level.

14 Mr. Hartman noted that colleges are submitting  
15 their course syllabuses and their more detailed  
16 weekly instruction goals to the AQB for approval in  
17 order to get themselves approved overall, so someone  
18 who earned a master's degree at XYZ university is  
19 qualified educationally to be a certified general  
20 appraiser but just has to develop their 3000 hours of  
21 experience.

22 Mr. Ausherman commented that they need more  
23 education, not less. He referred to the latest  
24 certified general examination results, noting only  
25 about 30% passed in the state of Pennsylvania. He

1 mentioned that they need to have a long list of  
2 courses if they would replace the college degree  
3 requirement, including narrative report writing,  
4 especially for a commercial appraiser, where most of  
5 the work is a narrative format.

6 Mr. Hartman commented that if they would drop the  
7 college degree for certified general appraisers, then  
8 maybe they need to raise the classroom hours to give  
9 them the space to require a few writing classes and  
10 put an extra mathematics class in with a full-blown  
11 statistics class and training they would need.

12 Mr. Hartman explained that they do not really  
13 need the electives they take in college in order to  
14 be able to properly develop a commercial report but  
15 they do need some of those other skills.

16 Mr. Hartman mentioned that some of the students  
17 are not going to an education provider that has  
18 enough quality in their education and the students  
19 are not learning enough to pass the exam. He noted  
20 students are failing exams because they are not  
21 receiving the material.]

22 \*\*\*

23 [A Formal Hearing was held from 11:01 a.m. until  
24 12:00 p.m. in the Matter of the Petition for  
25 Reinstatement of the Certified Residential Real



1 Estate Appraiser License of Eugene Peter Kenworthy,  
2 Case No. 24-70-006783.]

3 \*\*\*

4 [The Board recessed from 12:02 p.m. until 12:09 p.m.

5 \*\*\*

6 [Paul H. Wentzel Jr., Senior Legislative Director,  
7 Department of Banking and Securities designee, exited  
8 the meeting at 12:06 p.m.]

9 \*\*\*

10 Report of Board Counsel - Miscellaneous (cont.)

11 [Ronald K. Rouse, Esquire, Board Counsel, noted  
12 question four of the Concept Paper says that the  
13 licensed residential credential is the only  
14 credential with no college-related qualifications,  
15 options, or requirements, yet very few lender  
16 clients, which are the first types of clients most  
17 residential appraisers can gain, will hire a licensed  
18 residential appraiser.

19 AQB asked whether the Board believes the lack of  
20 a lender's willingness to hire licensed residential  
21 appraisers stems from a view of underqualification or  
22 something else.

23 Mr. Hartman noted Pennsylvania does not have  
24 licensed residential appraisers.

25 Mr. Rouse noted question five asks whether there

1 is an imbalance in the criteria regarding the college  
2 requirement differences between licensed residential  
3 and certified residential credentials and what they  
4 would recommend to address this and why.

5 Mr. Hartman again noted Pennsylvania does not  
6 have licensed residential appraisers.

7 Mr. Rouse noted question six asked whether other  
8 requirements, such as more exams, appraisal-specific  
9 education, etc., need to be adjusted to ensure the  
10 criteria protects the public trust if the college  
11 requirements were removed. Board members already  
12 addressed other requirements.

13 Mr. Rouse noted question seven of the Concept  
14 Paper asked what training and abilities an aspiring  
15 appraiser should ideally possess to be credentialed  
16 and why.

17 Chair Smeltzer commented that they have to have  
18 an ability to analyze data and communicate.

19 Ms. Mast stated having a strong foundation in  
20 math is critical. She mentioned that writing is  
21 important but believed there should be more math  
22 education to support statistics.

23 Chair Smeltzer believed another key component is  
24 having strong classes on ethics because they are a  
25 profession of trust, along with having math skills,

1 communication, and analysis.

2 Mr. Rouse noted question eight of the Concept  
3 Paper asked, from their perspective, what factors  
4 determine an appraiser's readiness for engagement and  
5 to what degree should the gap between minimal  
6 qualifications and practice and competency be left  
7 with the appraiser and regulatory system to manage,  
8 assuming adequate enforcement measures and whether  
9 there are gaps between existing qualifications and  
10 competency expected in the marketplace that need to  
11 be addressed.

12 Mr. Ausherman commented that one gap is  
13 geographical competency, where an appraiser is  
14 appraising an area they are not geographically  
15 familiar with. He noted they have that duty to  
16 become confident in that area but believed appraisers  
17 are failing to do that too many times.

18 Mr. Hartman stated they need to understand from  
19 a regulatory perspective where appraisal management  
20 companies (AMCs) are trying to pull appraisers from  
21 to send them in the markets. He believed they need  
22 to draw a line at some point, where it does not make  
23 logical sense to pull an appraiser from two states  
24 away and try to tell them they are geographically  
25 competent.

1           Mr. Hartman commented that people are given  
2 assignments, especially on hybrids, that are several  
3 states away and have no idea what they are doing in  
4 the market that they are talking about. He mentioned  
5 being hopeful that the AMC is following the rules,  
6 noting the truth of the matter is they are not.

7           Chair Smeltzer noted it being difficult to  
8 answer the question because they are not a user of  
9 appraisal services. He commented that what it seems  
10 to appraisers is what determines readiness for  
11 engagement is if they accept the fee and the  
12 turnaround time, which seems to be the big factor and  
13 should not be.

14           Chair Smeltzer noted qualification is a minimum  
15 bar and competency makes someone ready to take on the  
16 assignment, but appraisers self-judge whether they  
17 are competent or not. He stated property type is  
18 probably the next major one, where people are not  
19 competent. He noted that just because someone is a  
20 certified general appraiser does not mean they are  
21 competent to appraise any property and even certified  
22 residential does not mean they should be appraising  
23 any residence anywhere for any use.

24           Mr. McFarlane commented that the series of  
25 questions are issues that the Board has dealt with

1 over the years. He mentioned he did not have any  
2 direct answers but wanted to note they are tough  
3 questions, that they have put some time and effort  
4 into circumstantially when cases have presented  
5 themselves before, and conceptually about how the  
6 Board under the guidance of the federal system is to  
7 operate and consider the issues.

8 Chair Smeltzer addressed the competency issue  
9 and explained that The Appraisal Foundation sets the  
10 minimum requirements to become an appraiser but does  
11 not set the minimum requirements to be competent and  
12 what is required for competency in different types of  
13 appraisals.

14 Chair Smeltzer mentioned they talked quite a bit  
15 about the need to support adjustments, whether they  
16 are being supported and to what extent do they need  
17 to be supported is not established by anyone because  
18 there is no minimum.

19 Mr. Rouse reminded everyone that the AQB is  
20 requesting written comments by July 27, 2024, at  
21 [www.surveymonkey.com/r/AQB Comments.](http://www.surveymonkey.com/r/AQB%20Comments)]

22 \*\*\*

23 Regulations/Statute - Regulatory Report

24 [Ronald K. Rouse, Esquire, Board Counsel, provided a  
25 copy of the Regulatory Report for the Board's

1 review.]

2

\*\*\*

3 Regulations/Statute - Regulation 16A-7029

4 [Ronald K. Rouse, Esquire, Board Counsel, referred to  
5 Regulation 16A-7029 regarding distance education and  
6 PAREA. He noted the proposed rulemaking was  
7 delivered to leadership in the Pennsylvania General  
8 Assembly, as well as to the Independent Regulatory  
9 Review Commission on June 3, 2024. He informed Board  
10 members that it will be published this Saturday, on  
11 June 29, 2024, in the *Pennsylvania Bulletin* for a 30-  
12 day public comment period. He also noted the website  
13 is [www.pacodeandbulletin.gov](http://www.pacodeandbulletin.gov).

14 Mr. Rouse stated the Independent Regulatory  
15 Review Commission comments are due by August 28,  
16 2024. He mentioned that a copy of the proposed  
17 rulemaking is currently on the Independent Regulatory  
18 Review Commission's website at [www.irrc.state.pa.us](http://www.irrc.state.pa.us).

19 He explained that there will be final rulemaking  
20 after they address any comments. He informed Board  
21 members that they are currently in the proposed  
22 rulemaking stage and looking at whether the  
23 legislature, public, or IRRC has any comments. He  
24 noted that after the Board votes on a final  
25 rulemaking package that it again gets sent back to

1 IRRC and the legislature for a meeting with IRRC to  
2 determine whether or not the regulation is in the  
3 public interest.

4 Ms. Brown commented that the Board is very  
5 fortunate to have Mr. Rouse as their Board Counsel  
6 because of how quickly he moves regulations.]

7 \*\*\*  
8 Regulations/Statute - Regulation 16A-7031  
9 [Ronald K. Rouse, Esquire, Board Counsel, addressed  
10 Regulation 16A-7031 regarding federally mandated  
11 revisions. He mentioned at the last Board meeting  
12 that the final rulemaking was going to be published  
13 June 8, noting it was published in the *Pennsylvania*  
14 *Bulletin* which means everything that was in that  
15 regulation is officially part of their regulations.

16 Mr. Rouse reminded Board members that is the  
17 regulation includes the requirement of valuation bias  
18 and fair housing laws and regulations, as well as the  
19 amendments to the ownership limitations for AMCs and  
20 the corrected name for the USPAP continuing education  
21 course.

22 Chair Smeltzer commented that it took a while  
23 for those to get through and is a federally mandated  
24 revision.]

25 \*\*\*

1 Regulations/Statute - Regulation 16A-7025  
2 [Ronald K. Rouse, Esquire, Board Counsel, referred to  
3 Regulation 16A-7025 regarding fees. He referred to  
4 the annex and § 36.6 of the regulations, noting  
5 everything the Board is proposing to delete. He  
6 mentioned looking at amending the fee regulation  
7 regarding the initial application fees, initial  
8 certification, and other miscellaneous applications.

9

10 Mr. Rouse referred to the current fees in their  
11 regulations, noting they added three lines for the  
12 effective dates of the graduated biennial renewal  
13 increases based on discussion with BFP, where the  
14 Board adopted the increases for a 23% increase within  
15 that FY26-28 period. He also noted the graduated  
16 increase of 8% effective July 1, 2027 and graduated  
17 increase of 10% effective July 1, 2029.

18 Mr. Rouse stated increases for applications are  
19 based on the cost of producing and reviewing the  
20 application and include the initial applications for  
21 certified real estate appraisers by exam, certified  
22 real estate appraisers by reciprocity, certified  
23 Pennsylvania evaluators, and licensed appraiser  
24 trainees.

25 Mr. Rouse mentioned there were no changes for



1 certification of certified real estate appraisers or  
2 certification for evaluators. He noted  
3 certification of scores stays the same and  
4 verification of certification or registration stays  
5 the same. He stated temporary practice registration  
6 would increase on reviewing those applications from  
7 \$30 to \$59 to \$62 to \$65 and applications for  
8 continuing education provider approval would increase  
9 from \$85 to \$88 to \$92 to \$96.

10 Mr. Hartman mentioned hearing from a number of  
11 appraisers that they were too easy on reciprocals and  
12 should have raised the application fee for licensure  
13 by reciprocity to a fee more related to what the  
14 primary appraisers in Pennsylvania pay. The argument  
15 is that people who are 5 miles away from the border  
16 and working in Pennsylvania as much as the other side  
17 should not be paying a way different fee.

18 Chair Smeltzer stated the reason for the  
19 difference is the cost to review an initial  
20 application because it takes a lot of time and  
21 effort, where reciprocity requires showing proof.

22 Ms. Hennessy Hemler explained that it is based  
23 on how long it takes to review an application, noting  
24 the initial application takes a lot of time and staff  
25 hours to review the initial application to get their

1 first initial certification with them.

2 Ms. Hennessy Hemler further explained that  
3 somebody applying for a reciprocal license is listed  
4 on the Appraisal Subcommittee (ASC) website, where  
5 somebody has already done that work and just require  
6 a criminal history background check. She noted staff  
7 hours involved in that processing are minimal  
8 compared to an initial application, which is how  
9 finance people justify the rates and the fees.

10 Chair Smeltzer commented that the cost to become  
11 certified and to renew certification is not just the  
12 cost to get them certified and includes all of the  
13 other costs that are associated with this, which is  
14 something they raised for everyone because costs are  
15 going up and their number of people is going down.

16 Mr. Rouse noted it is basically the cost to  
17 review the application, and anything else concerning  
18 raising fees is basically going to be with renewal  
19 fees.

20 Mr. Michalowski explained that initial  
21 applications are required by a law to be at cost and  
22 renewals are to fund the Board.

23 Mr. Rouse stated they are adding (b), where in  
24 terms of the increase, it is the 23%, 8%, and 10%  
25 based on a 5% decrease biennially of the licensee

1 population. He noted the annex is showing all of the  
2 numbers that BFP had presented to the Board, for  
3 which the Board stated they wanted to pursue a fee  
4 increase. He again noted the biennial renewal  
5 periods for the increase are July 1, 2025 through  
6 June 3, 2027; July 1, 2027 through June 3, 2029; and  
7 July 1, 2029 through June 30, 2031.

8 Mr. Rouse noted not being sure whether they  
9 could get this in by July 2025 and asked the Board  
10 whether they wanted to release the annex as an  
11 exposure draft so that the regulated community would  
12 have an opportunity to get a copy and make written  
13 comments for the Board's review.

14 Chair Smeltzer asked whether it is mentioned for  
15 certified residential and general appraisers that the  
16 fee does not include the ASC fee. He asked whether  
17 they should include that it is not the fee they would  
18 be sending in, noting they have to send that fee in  
19 along with ASC's \$80 fee. He noted they may be  
20 adding licensed appraisers to their list and would  
21 add another fee to them.

22 Ms. Brown explained that it would be mentioned  
23 in the preamble that accompanies the regulation.

24 Mr. Ausherman asked why the AMC fee is staying  
25 the same.

1 Chair Smeltzer explained that it is the initial  
2 fee based on cost.

3 Ms. Hennessy Hemler stated it is a matter of how  
4 much staff time is used to process it, and the fee  
5 was felt to be more than adequate. She explained  
6 that processing an initial AMC application is  
7 significantly less than processing an initial  
8 residential appraiser and general appraiser  
9 application.]

10 MR. ROUSE:

11 Would the Board entertain a motion to  
12 direct Board Counsel to release this  
13 annex as an exposure draft to the  
14 stakeholders?

15 CHAIR SMELTER:

16 I would entertain such a motion.

17 MR. STOERRLE:

18 I make a motion.

19 MS. BROWN:

20 I second that motion.

21 MS. HENNESSY HEMLER:

22 William Stoerrle, yes; Michael  
23 McFarlane, aye; John Ausherman, aye;  
24 Chandra Mast, aye; Scott Hartman, aye;  
25 Martha Brown, aye; Paul Edger, aye;

1 Mark Smeltzer, aye.

2 [The motion carried unanimously.]

3 \*\*\*

4 Regulations/Statute - House Bill 2220 of 2024

5 [Ronald K. Rouse, Esquire, Board Counsel, noted  
6 House Bill 2220 of 2024 was passed in the House of  
7 Representatives 202 to 0 on May 22, 2024. He also  
8 noted the bill was referred to the Senate Consumer  
9 Protection and Professional Licensure Committee on  
10 May 29, 2024.

11 Mr. Rouse reminded Board members that the bill  
12 states that appraiser trainees shall operate under  
13 the direct supervision of one certified residential  
14 appraiser or certified general appraiser per  
15 assignment for the purpose of completing the  
16 experience requirement for an appraiser credential  
17 and also that supervisory appraisers shall be in good  
18 standing, have at least three years of experience as  
19 a certified residential appraiser or certified  
20 general appraiser, and shall not supervise more than  
21 three appraiser trainings.

22 Mr. Hartman asked whether the department's  
23 liaison is asking the Senate to move the bill.

24 Mr. Rouse noted he would have to check but  
25 believed it was reviewed legislatively from their

1 Department of State.]

2

\*\*\*

3 Regulations/Statute - Senate Bill 1196 of 2024

4 [Ronald K. Rouse, Esquire, Board Counsel, informed

5 Board members that Senate Bill 1196 of 2024 was

6 introduced and referred to the Senate Consumer

7 Protection and Professional Licensure Committee on

8 May 17, 2024, to amend the Real Estate Appraisers

9 Certification Act (REACA) to provide for the

10 qualifications and licensure of home inspectors, as

11 well as the registration of home inspectors in

12 training.

13 Mr. Rouse stated the bill would amend Section 2

14 of the Real Estate Appraisers Certification Act

15 related to definitions by adding certain terms like

16 client, home inspection, home inspection report, home

17 inspector, home inspector in training, and material

18 defect.

19 Mr. Rouse noted Section 4(a) of REACA would be

20 amended to increase the number of Board members from

21 13 to 17, where members of the Board would include

22 the Secretary of the Commonwealth or designee,

23 Attorney General or designee, Secretary of Banking or

24 designee, and instead of 10 members who are citizens

25 of the United States and residents of the

1 Commonwealth for at least 2 years prior to  
2 appointment, there would be 14 members to include 8  
3 members who are state-certified real estate  
4 appraisers instead of the current 6.

5 Mr. Rouse also noted the Board would add two  
6 members who are licensed home inspectors, and there  
7 would still be two certified Pennsylvania evaluators  
8 and two public positions.

9 Mr. Rouse explained that Section 5 regarding  
10 powers of the Board would be amended to empower the  
11 Board to pass upon the qualifications and fitness for  
12 licensure of home inspectors and registration of home  
13 inspectors in training, and to adopt and revise rules  
14 and regulations concerning them as well.

15 Mr. Rouse noted the Board would also be  
16 empowered to examine or deny, approve, issue, revoke,  
17 suspend, or renew registrations of home inspectors in  
18 training and licenses of home inspectors. He also  
19 noted the Board would be empowered to establish fees  
20 for the issuance of those licenses and registrations  
21 and the renewal of those licenses and registrations.

22

\*\*\*

23 [Chandra Mast, Professional Member, exited the  
24 meeting at 12:50 p.m.]

25

\*\*\*

1           Mr. Rouse addressed Section 6.1 relating to  
2 application and qualifications of home inspectors and  
3 home inspectors in training. He noted qualifications  
4 for home inspectors includes having good character;  
5 not be addicted to the habitual use of alcohol,  
6 narcotics, or other drugs; no criminal history that  
7 would impede the applicant's eligibility; must be at  
8 least 18 years old; have a high school diploma or its  
9 equivalent or equivalent life or occupational  
10 experience; must have at least 80 hours of Board-  
11 approved instruction; must be registered as a home  
12 inspector in training and completed at least 50  
13 monitored home inspections supervised by a  
14 Commonwealth licensed home inspector; and they must  
15 pass a Board-approved, psychometrically valid  
16 licensing exam and pay the application fee.

17           Ms. Rouse stated it also provides for the  
18 issuance of licenses to persons who are currently  
19 practicing, where the Board shall issue a license as  
20 a home inspector to an applicant who applies within  
21 two years of the effective date of this subsection  
22 and complies with all of the following: They must be  
23 an active home inspector, must meet the  
24 qualifications described in (a)(2), (a)(3), (a)(6),  
25 (a)(7), and (a)(8), except for the training and



1 examination requirements.

2 Mr. Rouse noted they must submit proof  
3 satisfactory to the Board that the applicant has been  
4 in active, continuous practice for at least five  
5 years immediately preceding the effective date of the  
6 section or performed or participated in 120  
7 inspections and passed a recognized or an accredited  
8 examination testing knowledge of the proper  
9 procedures for conducting a home inspection.

10 Mr. Rouse explained that an individual cannot  
11 practice a home inspection or hold themselves out as  
12 a home inspector without a license issued by the  
13 Board unless the person is a licensed professional  
14 engineer, a licensed architect, or a home inspector  
15 in training practicing under the direct supervision  
16 of a licensed home inspector.

17 \*\*\*  
18 [Paul D. Edger, Esquire, Senior Deputy Attorney  
19 General in Charge, Office of Attorney General  
20 designee, exited the meeting at 12:52 p.m.]

21 \*\*\*  
22 Mr. Rouse noted that only a home inspector  
23 licensed by the Board can use the term licensed home  
24 inspector (LHI) or hold themselves out as a home  
25 inspector.

1           Mr. Rouse mentioned there is also a provision  
2 for licensure without examination for persons who are  
3 licensed in another state. He noted the Board may  
4 issue a home inspector license without examination to  
5 an applicant holding an active home inspector license  
6 in another state who submits proof that the applicant  
7 is of good moral character, holds an unrestrictive  
8 active license from another state whose licensure  
9 requirements are substantially equivalent to the  
10 requirements for licensure in Pennsylvania, has no  
11 criminal history that would impede the applicant's  
12 eligibility, and pay the application fee.

13           Mr. Rouse stated the bill also requires licensed  
14 home inspectors to maintain insurance against errors  
15 and omissions in the performance of a home inspection  
16 and general liability with coverages of not less than  
17 \$250,000 per occurrence and \$500,000 in the aggregate  
18 and with deductibles of not more than \$15,000.

19           Mr. Rouse addressed the registration of home  
20 inspectors in training. He noted the Board shall  
21 issue a home inspector in training registration  
22 without examination and upon payment of the  
23 application fee to any person meeting the home  
24 inspector in training educational requirements set by  
25 the Board. The home inspector in training registrant

1 shall keep a record of mentored home inspections  
2 completed, which shall include the date and time of  
3 inspection; address of the residence inspected; and  
4 the name, license number, signature, and business  
5 name of the supervising inspector.

6 Mr. Rouse addressed Section 6.2 of the Real  
7 Estate Appraiser Certification Act related to conduct  
8 of home inspections. He stated home inspections must  
9 be conducted with a degree of care that a reasonably  
10 prudent home inspector would exercise, and immediate  
11 threats to health or safety of a home that is  
12 occupied must be disclosed to the property owner and  
13 occupants of the property at the conclusion of a home  
14 inspection.

15 Mr. Rouse stated posting of a notice on a form  
16 prescribed by the Board by regulation on the front  
17 door of the occupied home in a position that ensures  
18 the occupants can see the notice shall constitute  
19 proper disclosure.

20 Mr. Rouse noted Section 7 related to licensure  
21 by reciprocity would be amended to state that the  
22 Board may grant a reciprocal license to an applicant  
23 who is licensed as a home inspector in another state  
24 and has demonstrated qualifications which equal or  
25 exceed those required by the Real Estate Appraiser

1 Certification Act.

2 Mr. Rouse noted Section 10 related to  
3 certification, renewal licensure, and renewal records  
4 would state that the Board may prescribe limitations  
5 on the number of times a registered home inspector in  
6 training may renew a registration.

7 Mr. Rouse noted the continuing educational  
8 requirements for home inspectors would be 32 hours of  
9 continuing education courses and home inspections  
10 during the biennial renewal period and three other  
11 total required hours must focus on the difference  
12 between 42 US Code Chapter 70 related to manufactured  
13 home construction and safety standards and the Act of  
14 May 11 of 1972, which is the Industrialized Housing  
15 Act, and the installation of manufactured and modular  
16 homes.

17 Mr. Rouse noted Section 11 relating to  
18 disciplinary and corrective measures would include  
19 licensed home inspectors and registered home  
20 inspectors in training as subject to disciplinary and  
21 corrective actions of the Board.

22 Mr. Rouse noted Section 12 related to  
23 reinstatement of registration and certificate or  
24 license would include licensed home inspectors and  
25 registered home inspectors in training concerning

1 reinstatement of a license or registration that has  
2 been revoked.

3         Mr. Rouse noted Section 13 would be amended to  
4 state that any home inspector licensed in the  
5 Commonwealth who is also certified for a license to  
6 perform home inspections in another state, territory,  
7 or country must report this information on their  
8 biennial renewal application.

9         Mr. Rouse noted Section 15 related to penalties  
10 would be amended to include licensed home inspectors  
11 and registered home inspectors in training as subject  
12 to civil penalty of up to \$10,000 for violating any  
13 provision under the Real Estate Appraisers  
14 Certification Act or for any unlicensed individual  
15 who holds themselves out as a home inspector in  
16 Pennsylvania.

17         Mr. Rouse noted Section 17.1 would be amended to  
18 describe the acts that would be deemed unfair or  
19 deceptive acts as defined in the Unfair Trade  
20 Practices and Consumer Protection Law.

21         Mr. Rouse noted Section 17.2 would be added to  
22 describe the provisions that must be included in a  
23 home inspection contract, as well as provisions that  
24 are prohibited from inclusion in a home inspection  
25 contract.

1           Mr. Rouse noted Section 17.3 would be added to  
2 describe the required contents of a home inspection  
3 report.

4           Mr. Hartman commented that the Board previously  
5 took a really strong position against the home  
6 inspectors being included in their Board, and the  
7 Appraisal Institute defended the Board by stating it  
8 should go to the Architects Board. He mentioned, if  
9 the Board is still in the same agreement it was a few  
10 years ago, it should take that same strong position  
11 and let the Appraisal Institute take care of it.

12           Chair Smeltzer agreed with that position and  
13 stated they are not home inspectors. He mentioned  
14 seeing topics in the regulation that he wished  
15 appraisers could use, including limiting liability to  
16 the client, where no one else can come after them.

17           Mr. Michalowski stated a critical point to  
18 determining where a license class belongs is to note  
19 in there that if they are a licensed engineer or  
20 architect, they are exempt from this act, which means  
21 that it is a subdivision of those disciplines. He  
22 noted licensed or registered appraisers or assessors  
23 are not exempted and would require a separate license  
24 to do that.

25           Mr. Michalowski commented that the beacon as to

1 where this belongs is if that is exempted because  
2 they have a greater knowledge than this level of  
3 licensure, and those are the people who should be  
4 overseeing that. He mentioned being the senior  
5 prosecutor for landscape architects, architects, and  
6 engineering. He believed it belonged with the  
7 engineers but mentioned speaking with  
8 lobbyists who presented it last time, and his  
9 information was that they had a strong enough lobby  
10 to avoid that.

11 Chair Smeltzer believed they needed to take that  
12 position.

13 Mr. Hartman referred to his prior experience and  
14 believed that the relationship AI has with the Senate  
15 could stop this in its tracks if the Board takes a  
16 public position that they do not think they could  
17 adequately supervise. He noted the Board stated they  
18 did not have the expertise to do this last time and  
19 needed to look to a Board that has the expertise.

20 Mr. Michalowski mentioned that the architects  
21 have a smaller board, and engineering has a larger,  
22 more vibrant board but not as large as their Board.  
23 He noted the original law used to only exempt  
24 engineers, not architects.

25 Mr. Rouse remembered the discussion a few years

1 ago and the fact other boards had the expertise. He  
2 mentioned this discussion was just to know what was  
3 in the bill and to have the Board's voice heard. He  
4 mentioned the Board's function is adjudicatory and  
5 the Board does not have a legislative function but  
6 that he brings legislation issues to the Board for a  
7 discussion.

8 Mr. Hartman stated the bill is stuck in the  
9 Senate and has no chance of moving the whole way  
10 through this session. He noted it would have to  
11 start over again in January because the legislature  
12 is going to do the budget and go home for the summer.

13 He noted they may come back in September for a few  
14 days and then come back in November after the  
15 election for a few days to clean up whatever is  
16 necessary.

17 Mr. Hartman suggested informing Mr. DiBiasio of  
18 the Board's strong concern, so AI could keep it from  
19 moving this session and until it gets put somewhere  
20 where everybody can agree.

21 Mr. Rouse commented that the Board should not  
22 try to get involved in the legislative part and just  
23 present what is out there to the public and the  
24 Board's discussion on this matter. He mentioned the  
25 Board feels the same way about the issue as they did



1 in 2019.

2 Chair Smeltzer mentioned that, according to the  
3 bill, home inspectors can get license approval from  
4 life experience, and they are not a Board that would  
5 recognize what life experiences would constitute as  
6 far as what is necessary to be a home inspector. He  
7 noted they are not the people who are supposed to  
8 approve an exam because they have no idea what they  
9 should have examined. He noted the Board does not  
10 have a background in education departments for  
11 training.

12 Chair Smeltzer stated appraisers' education  
13 requirements and experience comes from AQB, and the  
14 Board enforces that. He mentioned of the 17 people  
15 on their Board that only 2 have any background in  
16 this, where the engineers and architects all have the  
17 necessary background.

18 Mr. Michalowski commented that their enforcement  
19 costs would skyrocket.]

20 \*\*\*

21 Matters for Discussion

22 [Mark V. Smeltzer Sr., Chairman, Professional Member,  
23 noted the Association of Appraiser Regulatory  
24 Officials (AARO) Conference October 28-30, 2024, in  
25 Boston, MA.]

1 MR. HARTMAN:

2 I'll make a motion that Mr. Stoerrle,  
3 Mr. Smeltzer, and Mr. McFarlane be our  
4 primary representatives at AARO in  
5 Boston, October 28-30.

6 MR. ROUSE:

7 Are you entertaining a motion to send  
8 Mike McFarlane, Bill Stoerrle, and Mark  
9 Smeltzer to the AARO Conference,  
10 October 28-30 in Boston?

11 MR. HARTMAN:

12 I so move.

13 MR. AUSERMAN:

14 I second.

15 MS. HENNESSY HEMLER:

16 William Stoerrle, yes; Michael  
17 McFarlane, aye; John Auserman, aye;  
18 Scott Hartman, aye; Martha Brown, aye;  
19 Mark Smeltzer, aye.

20 [The motion carried unanimously.]

21 \*\*\*

22 MR. MCFARLANE:

23 I'd like to make a secondary motion  
24 separate from the motion we just voted  
25 on, whereby we identified three

1                   alternates to attend the AARO  
2                   Conference. Those alternates would be  
3                   Scott Hartman, Chandra Mast, and  
4                   Jonathan Schuck.

5 MS. BROWN:

6                   I second that motion.

7 MS. HENNESSY HEMLER:

8                   William Stoerrle, aye; Michael  
9                   McFarlane, aye; John Ausherman, aye;  
10                  Scott Hartman, aye; Martha Brown, aye;  
11                  Mark Smeltzer, aye.

12 [The motion carried unanimously.]

13   \*\*\*

14 Report of Board Chairman - No Report

15   \*\*\*

16 Report of Board Administrator

17 [Kristel Hennessy Hemler, Board Administrator,  
18 provided an update on the AMC National Registry. She  
19 stated the ASC's National Registry renewals are  
20 annual, and an email blast went out to all of the  
21 AMCs to get their annual renewals in. She reported  
22 hearing from everyone except 12 individuals out of  
23 139. She noted the deadline is the 30th to renew  
24 the registry for the AMCs.

25                  Ms. Hennessy Hemler noted placing calls to about

1 25 of them on Monday and are still down to 12 who  
2 have not replied.]

3 \*\*\*

4 Report of Committees

5 [John D. Ausherman, Professional Member, noted a  
6 committee meeting is scheduled for July 18 at 1 p.m.  
7 with Scott Hartman, Mark Smeltzer, and himself to  
8 discuss revising the logs. He would also be  
9 presenting a report at the August 1 meeting.]

10 \*\*\*

11 Report of Committees - Exploratory Committee

12 [Michael McFarlane, Professional Member, noted  
13 meeting with ASC representatives last week and going  
14 through the application package upon its initial  
15 review. He reported small amendments were needed to  
16 the application itself and will have those fixed and  
17 resubmitted.

18 Mr. McFarlane requested permission to  
19 substantiate the need for the PAREA and practicum  
20 course, and he is able to receive permission from the  
21 Board to be able to include some of the information  
22 about their trends in licensure. He noted in order  
23 to substantiate their request to institute a PAREA or  
24 practicum course, he also wanted to bring to the  
25 Board's attention that they are seeking funding for

1 both the practicum and PAREA course, and only one is  
2 elective.

3       Mr. McFarlane noted that, at this point, it  
4 seems the choices are the PAREA program as opposed to  
5 the practicum course because they would need to show  
6 that the practicum course is fully developed and in  
7 compliance. He mentioned the time frame is they will  
8 submit the revised package and then go to the policy  
9 reviewer. He reported the anticipated funding date  
10 is sometime in mid-August, assuming the policy  
11 reviewer approves the merits of their request.]

12 MR. MCFARLANE:

13                   I'll make a motion that I'm able to  
14                   revise the submitted application with  
15                   the two pieces of information that was  
16                   brought forth in my discussion today,  
17                   mainly including trends in our industry  
18                   from the state that we are seeing  
19                   regarding decline in licensure as well  
20                   as choosing the PAREA course as opposed  
21                   to including both the PAREA and the  
22                   practicum course.

23 MS. BROWN:

24                   I will second that motion.

25 MS. HENNESSY HEMLER:

1 William Stoerrle, aye; Michael  
2 McFarlane, aye; John Ausherman, aye;  
3 Scott Hartman, aye; Martha Brown, aye;  
4 Mark Smeltzer, aye.

5 [The motion carried unanimously.]

6 \*\*\*

7 Miscellaneous

8 [Ronald K. Rouse, Esquire, Board Counsel, provided a  
9 copy of the 2023 Appraisal Subcommittee Annual Report  
10 and directed the Board's attention to page eight of  
11 the report, which identifies 12 states that have a  
12 significant impact on the nation's appraiser  
13 regulatory system because they represent collectively  
14 over 50% of the residential appraisers in the  
15 National Appraiser Registry, noting Pennsylvania is 1  
16 of those 12 states.]

17 \*\*\*

18 Public Comment/Discussion

19 [Hennessy Hemler, Board Administrator, read a comment  
20 from JR Hardester regarding the college degree,  
21 stating that his concern with any requirement of a  
22 college degree for the appraisal profession is  
23 twofold. First is the cost of a college education,  
24 where most people go to college for a specific degree  
25 and not really thinking about going to college to

1 become an appraiser. The appraisal profession has  
2 been more of a fallback career for those who could  
3 not get a job without their degree, and after so long  
4 in the career, they just did not like it.

5 Ms. Hennessy Hemler, secondly, the biggest  
6 concern is the direction technology is taking over  
7 this profession, especially AI. In-person appraisers  
8 are now competing with a computer who does not have a  
9 degree or even a license, therefore, discouraging  
10 current appraisers in the profession.

11 By making the ability to get an appraiser  
12 license more difficult because of the college  
13 education, we would lose members to the AI portion of  
14 the profession. I agree with our Board coming up  
15 with their own specific education geared towards the  
16 appraisal profession and not just generic college  
17 classes.

18 Mr. Stoerrle had a question for a member from  
19 the Pennsylvania Association of Realtors (PAR) and  
20 referred to the settlement on August 12 for the  
21 buyer, broker, etc. He noted it to be his  
22 understanding that commission pay to the buyer's  
23 agent cannot appear in the Multiple Listing Service  
24 (MLS), which then turns the burden to the appraiser  
25 to contact the parties to the transaction to see what

1 monies were paid and who paid them.

2 Mr. Stoerrle mentioned that it cannot be in the  
3 MLS but asked whether the realtor is able to put how  
4 those fees were paid back into the MLS. He mentioned  
5 that tracking down agents to a sale is difficult and  
6 could probably add several days or weeks to receiving  
7 that data. He noted not being sure if that can  
8 happen because they are not advertising it while the  
9 home is on the market and just putting it in after  
10 the fact.

11 Emme Reiser, Political Programs Manager,  
12 Pennsylvania Association of Realtors, could not  
13 answer that but offered to speak with PAR's legal  
14 department and to email a response.

15 Mr. Stoerrle informed Ms. Reiser that PAR's  
16 forms are excellent compared to other states.]

17

\*\*\*

18 [Pursuant to Section 708(a)(5) of the Sunshine Act,  
19 at 1:30 p.m. the Board entered into Executive Session  
20 with Ronald K. Rouse, Esquire, Board Counsel, to have  
21 attorney-client consultations and for the purpose of  
22 conducting quasi-judicial deliberations on the Matter  
23 of the Petition for Reinstatement of the Certified  
24 Residential Real Estate Appraiser License of Eugene  
25 Peter Kenworthy, Case No. 24-70-006783. The Board



1 returned to open session at 1:49 p.m.]

2 \*\*\*

3 MR. ROUSE:

4 Pursuant to Section 708(a)(5) of the  
5 Sunshine Act, the Board is coming back  
6 from Executive Session with Board  
7 Counsel, where we had attorney-client  
8 consultations and for the purpose of  
9 conducting quasi-judicial deliberations  
10 on the hearing matter.

11 CHAIRMAN SMELTZER:

12 The Board would entertain a motion.

13 MS. BROWN:

14 I make a motion in the Matter of the  
15 Petition for Reinstatement of the  
16 Certified Residential Real Estate  
17 Appraiser Certification of Eugene Peter  
18 Kenworthy, Case No. 24-70-006783, to  
19 instruct Board Counsel to draft an  
20 Adjudication and Order based on the  
21 discussion held in Executive Session.

22 MR. HARTMAN:

23 Second.

24 MS. HENNESSY HEMLER:

25 William Stoerrle, aye; Michael

1                   McFarlane, aye; John Ausherman, aye;  
2                   Scott Hartman, aye; Martha Brown, aye;  
3                   Mark Smeltzer, aye.

4 [The motion carried unanimously.]

5   \*\*\*

6 Adjournment

7 MR. MCFARLANE:

8                                   I'd like to make a motion to the Board  
9                                   Chair to adjourn today's meeting.

10 MR. AUSHERMAN:

11                                   I second.

12   \*\*\*

13 [There being no further business, the State Board of  
14 Certified Real Estate Appraisers Meeting adjourned at  
15 1:51 p.m.]

16   \*\*\*

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## CERTIFICATE

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

Emily Cowfer

Emily Cowfer,  
Minute Clerk  
Sargent's Court Reporting  
Service, Inc.

STATE BOARD OF CERTIFIED  
REAL ESTATE APPRAISERS  
REFERENCE INDEX

June 27, 2024

	TIME	AGENDA
1		
2		
3		
4		
5		
6		
7		
8		
9		
10	9:00	Executive Session
11	10:30	Return to Open Session
12		
13	10:30	Official Call to Order
14		
15	10:31	Roll Call
16		
17	10:31	Introduction of Attendees
18		
19	10:31	Approval of Minutes
20		
21	10:34	Report of Board Counsel
22		
23	11:01	Formal Hearing - Eugene Peter Kenworthy
24	12:00	
25		
26	12:02	Recess
27	12:09	Return to Open Session
28		
29	12:09	Report of Board Counsel (cont.)
30		
31	12:20	Regulations/Statute
32		
33	1:12	Matters for Discussion
34		
35	1:19	Report of Board Administrator
36		
37	1:19	Report of Committees
38		
39	1:23	Miscellaneous
40		
41	1:24	Public Comment/Discussion
42		
43	1:30	Executive Session
44	1:49	Return to Open Session
45		
46	1:50	Motion
47		
48	1:51	Adjournment
49		
50		