

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**

Heber M. Wells Building

Room 210

9:00 a.m.

February 24, 2016

Telephone Meeting

**MINUTES**

**DIVISION STAFF PRESENT:**

Jonathan Stewart, Division Director  
Mark Fagergren, Education and Licensing Director  
Jeffery Nielsen, Chief Investigator  
Justin Barney, Hearing Officer  
Jennica Gruver, Acting Board Secretary

**BOARD MEMBERS PRESENT:**

John E. Ulibarri, II, Chair  
Kristin Coleman-Nicholl, Vice Chair  
Paul W. Throndsen, Board Member  
Jim Bringhurst, Board Member

**PUBLIC PRESENT:**

Michael Christensen

The February 24, 2016 meeting of the Appraiser Licensing and Certification Board began at 9:01 a.m. with Chair Ulibarri conducting.

**PLANNING AND ADMINISTRATIVE MATTERS**

Approval of Minutes –A motion was made and seconded to approve the minutes from the January 27, 2016 meeting as written. Vote: Chair Ulibarrie, yes; Vice Chair Coleman-Nicholl, yes; Board Member Throndsen, yes; Board Member Bringhurst, yes. The motion carries.

Public Comment Period – There was no public comment.

**DIVISION REPORTS**

**DIRECTOR’S REPORT – Jonathan Stewart**

Director Stewart reported the Division Bill has been numbered; it is House Bill 402. In the appraisal and AMC sections of the bill, nothing was changed from the draft given to

the Board and the numbered bill. There were changes in the mortgage section. It appears the bill will be on the agenda Monday.

Director Stewart reported the Appraisal Foundation Qualifications Board sent out a discussion draft dealing with alternative experience. They are discussing five different items. The items are alternative tracks from Licensed Residential to Certified Residential, enhanced practicum curriculum, alternative experience, the trainee nomenclature, and the three year supervisory residency requirement.

Regarding alternative tracks from licensed residential to Certified Residential they said that many offering comments on the topic suggested that qualified Licensed Residential appraisers be allowed to use extensive appraisal experience, as an alternative to a Bachelor's degree. They asked: Do you believe there is a current or impending shortage of appraisers; Should an experienced Licensed Residential appraiser with a proven track record be allowed to upgrade to Certified Residential without a Bachelor's degree, Why or why not; How many years of experience should be required before a Licensed Residential appraiser without a Bachelor's degree could upgrade to Certified Residential?

Director Stewart reported the enhanced practicum curriculum is something most individuals think the courses are a good idea, but providers don't feel they are economically viable. At the AARO Conference it seemed the AQB was considering developing a course and then allowing providers to use that course; but it is unclear if that is being proposed in the discussion draft. The draft said the practicum curriculum may be comprised of a series of case studies based on actual or hypothetical properties. Each case study could involve a key aspect of appraisal practice. The goal at course completion would be to gain practical experience in the key aspects of the appraisal process. After successful course completion, the student would be assigned a block of core hours to be applied towards obtaining a credential. The experience obtained could qualify as much as 500 to 750 hours per semester, but not in excess of one-half of the actual experience required for a credential. They asked: Is an enhanced practicum course like the one described above economically viable; Do you believe there would be a sufficient level of interest by educators and students to support this type of program; What are some drawbacks of an enhanced practicum curriculum; What is the appropriate length for an enhanced practicum curriculum; What are the appropriate number of hours of experience credit a student should receive for completing an enhanced practicum course?

Director Stewart asked if the Board had any thoughts on either of the two topics discussed so far. Chair Ulibarri expressed some concern over the quality of the experience years as a Licensed Residential; generally the idea is a good one, but using only years of experience not type of experience could be troublesome.

Director Stewart presented the third section discussing alternative experience and stated at the AARO Conference many people spoke about alternative experience. The AQB discussion stated these would include the work of property tax assessors, real estate brokers, market researchers, real estate investment professionals, and others. Various responders and panelists offered opinions suggesting that experience from alternative tracks or partial appraisal work assignments could comprise up to 50 to 60% of the appraisal experience total. They asked: Should alternative experience be allowed

towards a real property appraiser credential, Why or why not; If alternative experience is allowed, which profession(s) should be considered; How could alternative experience be documented; Are the current number or hours of experience and length of time appraising reasonable, If not, what should it be?

Board Member Throndsen asked for clarification that the AQB is just searching for input and comments regarding these topics. Director Stewart affirmed this is just a discussion draft and not a specific proposal from the AQB. Vice Chair Coleman-Nicholl asked that Director Stewart send a link to the survey to all the Board Members.

Director Stewart presented the fourth section on “trainee” nomenclature, which they believe has a negative connotation. One suggested alternative term was “associate appraiser.” They asked: Does the term “Trainee Appraiser” have negative connotations; What other terms could be considered in lieu of “Trainee Appraiser”; Should the Trainee License and Licensed Residential classifications be merged, Why or why not?

Director Stewart presented the last topic regarding the three year supervisory residency requirement. The requirement currently is that a supervisory appraiser be in good standing and have at least three years’ experience as a certified appraiser in the jurisdiction where you are going to be supervising. They asked: Should this requirement be removed; If an appraiser has the experience for three years whether it’s in one jurisdiction or multiple jurisdictions, should they be allowed to be a supervisory appraiser?

### **ENFORCEMENT REPORT – Jeffery Nielsen**

Mr. Nielsen reported in January the Division received 2 complaints; opened 2 new cases; closed 2 cases; leaving 30 appraisal cases open with the Division. There are a total of 16 cases are now with the AG's office.

Mr. Nielsen presented a Notice of Correction regarding the Stipulation and Order for Mr. Shaw from last month correcting a typo on the acreage adjustment.

Mr. Nielsen announced the position for an Appraisal Investigator is currently in the process of scheduling interviews.

There are no enforcement stipulations for review today.

### **EDUCATION AND LICENSING REPORT – Mark Fagergren**

Mr. Fagergren reported Mr. Nielsen and he will be speaking at the Appraisal Institute next Friday.

Mr. Fagergren announced there is currently a shortage of reviewers for experience review. We need some additional reviewers added to the panel.

### **Disciplinary List**

Ronald K. Owens, Jr., Certified General Appraiser Renewal  
iMortgage Services, LLC, AMC License Renewal

**HEARING OFFICER REPORT – Justin Barney**

Mr. Barney stated there were no licensing stipulations for review.

**BOARD AND INDUSTRY ISSUES**

There are no rule updates and nothing to discuss.

A motion was made to close the meeting for the sole purpose of discussing the character, professional competence or physical or mental health of an individual. Vote: Chair Ulibarri, yes; Vice Chair Coleman-Nicholl, yes; Board Member Throndsen, yes; Board Member Bringhurst, yes. The motion passes.

**CLOSED TO PUBLIC**

An Executive Session was held from approximately 9:28 a.m. to 9:50 a.m.

**OPEN TO PUBLIC**

**RESULTS OF EXECUTIVE SESSION**

Disciplinary List

Ronald K. Owens, Jr., Certified General Appraiser Renewal – Approved  
iMortgage Services, LLC, AMC License Renewal – Approved with Condition to Notify the Division within ten business days of the disposition of the matter in Louisiana.

A motion was made to adjourn the meeting. Vote: Chair Ulibarri, yes; Vice Chair Coleman-Nicholl, yes; Board Member Throndsen, yes; Board Member Bringhurst, yes. The motion passes. The meeting adjourned at approximately 9:51 a.m.