

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,  
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS  
BUSINESS MEETING MINUTES**

**DATE:** December 10, 2019

**TIME:** 10:44 a.m.

**PLACE:** 500 N. Calvert Street  
2nd Floor Conference Room  
Baltimore, Maryland 21202

**PRESENT:** Commissioner Anatol Polillo, Chairman  
Commissioner Harold Huggins, Vice-Chair  
Commissioner George Fair  
Commissioner Joseph Berk  
Commissioner Michelle Marzullo  
Commissioner Helen Won  
Commissioner Terry Dunkin  
Commissioner Jeremiah Hosford  
Commissioner Coleen Courtney-Morrison  
Commissioner James Smith

**ABSENT:** Commissioner John Hamilton

**DEPT. OF LABOR STAFF PRESENT:** Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Michael Szlachetka, Administrative Specialist

**OTHERS PRESENT:** Sean Troxell

**Call to Order**

Commission Chairman, Anatol Polillo, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:44 a.m.

**Approval of Minutes**

The minutes of the business meeting held on October 8, 2019 were reviewed and considered. By Motion made by Commissioner Dunkin, seconded by Commissioner Huggins, Vice-Chair, and carried by a unanimous vote, the minutes of the October 8, 2019 business meeting were approved.

**Real Estate Appraiser Complaint Committee Report**

Commission Chair Polillo reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 18 items of business placed before the Committee. The disposition of which was as follows:

- Complaints - 4 cases were tabled;
- 4 cases were dismissed
- 7 cases were sent for precharge
- 3 cases resulted in informal meetings

A Motion was made by Commissioner Smith and seconded by Commissioner Huggins, that the Commission accept the report and recommendations of the Appraiser Complaint Committee. This motion passed by a unanimous vote.

**Home Inspector Complaint Committee Report**

Commissioner Fair reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 12 items of business placed before the Committee. The disposition of which was as follows:

- Complaints - 2 cases resulted in informal meeting
- 7 cases as sent for precharge.
- 3 cases were reviewed

A Motion was made by Commissioner Smith, seconded by Commissioner Berk and unanimously carried that the Commission accept the recommendations of the Home Inspector Complaint Committee.

**Education Committee Report**

Commission Chair Polillo reported that the Appraiser and Home Inspection Education Committees met on this date and approved 45 courses. A Motion was made by Commissioner Fair, seconded by Commissioner Smith, and unanimously carried that the Commission accept the recommendations of the Education Committees.

**Old Business**

Assistant Attorney General Kinstler addressed the Commission members about proposed action the Commission had previously taken to amend the education requirements for real estate appraisers. The Appraisal Foundation reduced real estate appraiser education requirements in May 2018. Counsel reported that the Board proposed action to amend its more restrictive requirements to comply with those recommended by the Appraisal Foundation at its October 8, 2019 meeting. AAG Kinstler advised the Commission that it was permitted to consider final action on COMAR 09.19.02.01 after consideration of any public comments submitted during the

comment period. Todd Blackistone, Executive Director, advised the Commission that no comments had been received.

A Motion was made by Commissioner Marzullo, seconded by Commissioner Dunkin and, by a unanimous vote, carried that the Maryland Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors take final action to amend COMAR 09.19.02.01.

### New Business

#### Hybrid Appraisals

Commissioner Huggins addressed Commission members about hybrid appraisals being conducted in Maryland, and the potential impact on the industry and public. The Commission agreed that the development of this type of evaluation should be monitored as it may subject unknowing consumers to unforeseen risk. While voicing concern, and discussing potential regulation, the Commission determined that additional research is needed. The Commission will research surrounding states and continue to monitor the developments in the real estate appraisal industry.

#### Chairman's Report

Nothing to report at this time.

#### Assistant Attorney General's Report

Nothing to report at this time.

#### Closed Session

A Motion was made by Commissioner Fair, seconded by Commissioner Smith, and unanimously carried that the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors meet in a closed session at 11:15 a.m. in the 2nd floor conference room, 500 N. Calvert Street, Baltimore, MD 21202, pursuant to General Provisions Article, Maryland Annotated Code, §3-305(b)(2), (7) and (8) to seek the advice of counsel regarding potential litigation and to consider the credentials of current and former licensees, a home inspector applicant, and potential home inspector course provider.

#### Home Inspector Licensee

Executive Director Blackistone reported to the Commission that a licensee had recently been convicted of a non-violent crime involving a theft scheme/misappropriation of funds. The licensee is currently completing a 3-month work release program and satisfied court-ordered restitution. Through a family member, the licensee asked whether he/she would be permitted to retain his/her home inspector license that is currently in good standing.

After consideration and discussion of all facts and mitigating circumstances reported to the

Commission on behalf of the licensee, a Motion was made by Commissioner Fair, seconded by Commissioner Marzullo and, by a unanimous vote, was carried that the licensee would be permitted to retain the home inspector license barring the existence of any additional facts not disclosed to the Commission at this time.

#### Real Estate Appraiser Reinstatement consideration

Executive Director Blackistone addressed the Commission about a former real estate appraiser originally licensed from 1992-1995, who would like to be considered for reinstatement. The Commission considered the duration in which the license had been held and the time since it had expired in 1995.

After discussion of the individual's employment history over the almost 25 years since the license expiration. The individual is currently employed by an AMC in an administrative capacity and has not provided appraisal services in many years. A Motion was made by Commissioner Fair, seconded by Commissioner Huggins and, by a unanimous vote, carried that the Maryland Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors could not grant license reinstatement under these circumstances without requiring an individual to demonstrate minimum qualification for an original license or certificate, including completion of required work experience while a licensed Trainee Appraiser.

#### Home Inspector License Applicant

Executive Director Blackistone reported to the Commission that an individual had applied for a home inspector license and reported having been convicted in 2005 of assault in the second degree and fleeing and eluding police, both misdemeanors. Counsel clarified the nature of 2<sup>nd</sup>-degree assault for the Commission members.

After discussion, a Motion was made by Commissioner Fair, seconded by Commissioner Marzullo and, by a unanimous vote, carried that the Maryland Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors not consider the applicant's criminal history to be a bar to licensure, and approve the application if the applicant is otherwise qualified.

#### Home Inspector Continuing Education Course Submission

Assistant Attorney General Kinstler addressed the Commission about potential course provider that previously requested approval of several courses for which the Commission was unable to grant approval as continuing education because course curricula covered material outside the scope of home inspector responsibilities as set forth in COMAR 09.36.07.01-.13 and 09.36.06.01-.04 and the Commission's determination that certain credit hours seemed to have been inflated. In response, the course provider, through its attorney, presented additional information about a particular course. The Home Inspector Education Committee and an additional licensed home inspector Commission member agreed to review the submitted materials for "Building Science Principles" for course approval. The Commission authorized the Committee to notify Executive Director Blackistone and Counsel of its determination so that, if appropriate, the course provider could be notified of the determination in advance of the next Commission meeting.

A Motion was made by Commissioner Fair, seconded by Commissioner Berk, and unanimously carried that the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors review the submitted materials for "Building Science Principles" for course approval and that the Committee notify Executive Director Blackistone and Counsel Kinstler of its determination.

Upon a motion by Commissioner Fair, second by Commissioner Huggins, and unanimous vote to adjourn the closed meeting, the Commission reconvened the business meeting at 12:02 p.m.

By a Motion made by Commissioner Huggins, seconded by Commissioner Smith, and unanimously carried, the Commission unanimously voted to approve the decisions rendered during the closed session.

**Executive Director's Report**

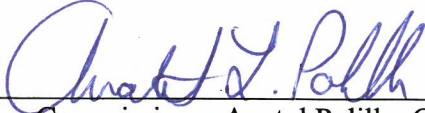
Executive Director Blackistone addressed the Commission and introduced Sean Troxell. Mr. Troxell was in attendance to learn more about how the Commission functions and hopes to be appointed as a member of the Commission. Mr. Blackistone formally welcomed Commissioner Hosford as a member of the Appraiser Complaint Committee. Mr. Blackistone informed the Commission that Commissioner Dunkin's time with the Commission has expired; the Commission thanked him for his time and dedication assisting the Commission and serving the citizens of Maryland.

**Adjournment**

There being no further business to discuss, a Motion was made by Commissioner Dunkin, seconded by Commissioner Smith and unanimously carried that the meeting adjourn. The meeting adjourned at 12:07 p.m.

Approved without corrections

Approved with corrections

  
\_\_\_\_\_  
Commissioner Anatol Polillo, Chair

  
\_\_\_\_\_  
Date