

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

**DATE:** February 11, 2020

**TIME:** 10:39 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 Jeremiah Hosford  
Commissioner Coleen Courtney-Morrison  
Commissioner James Smith  
Commissioner Sean Troxell

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

**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 10:39 a.m.

**Approval of Minutes**

The minutes of the business meeting held on December 10, 2019 were reviewed and considered. By Motion made by Commissioner Huggins, seconded by Commissioner Smith, and carried by a unanimous vote, the minutes of the December 10, 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 15 items of business placed before the Committee. The disposition of which was as follows:

Complaints - 4 cases resulted in remedial continuing education;  
5 cases were dismissed  
5 cases were sent for precharge  
1 case resulted in an informal meeting

A Motion was made by Commissioner Courtney-Morrison and seconded by Commissioner Fair, 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 5 items of business placed before the Committee. The disposition of which was as follows:

Complaints - 5 cases were tabled

A Motion was made by Commissioner Marzullo, seconded by Commissioner Huggins, 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 21 courses. A Motion was made by Commissioner Fair, seconded by Commissioner Courtney-Morrison, and unanimously carried that the Commission accept the recommendations of the Education Committees.

Commission Chair Polillo reported that the Commission approved Green Training USA course "Building Science Principles" for 3 hours of continuing education. The Chairman also reported the Commission rescinded approval for Maryland Association of Home Inspectors (MAHI) course "35 Things that Go Wrong After the Home Inspection," after members who attended the course in January 2020 had concerns the applicability of course content to the minimum standards of home inspection practice as set forth in COMAR 09.36.07 and Code of Ethics set forth in COMAR 09.36.06. The Commission will approve hours for those individuals who completed the course prior to the Commission's February 11, 2020 determination.

### **New Business**

#### **Appraisal Management Company Real Estate Appraiser Panels**

Commissioner Jeremiah Hosford addressed the Commission about the potential for appraisal management companies ("AMCs") to favor certain appraisers on a panel over others due to unfavorable valuations. Commissioner Hosford voiced his concern to the Commission that AMCs may also be unfairly blacklisting appraisers for future assignments. The Commission discussed a requirement for appraisal management companies to self-report its panel of real

estate appraisers as well as the appraisals that were completed at the time of an AMC's registration renewal. It was decided that more research was needed on the topic.

A Motion was made by Commissioner Hosford, seconded by Commissioner Courtney-Morrison, and unanimously carried that the Commission resume further discussion in the future.

#### Home Inspector Licensee Continuing Education

Executive Director Todd Blackistone addressed the Commission about a licensed home inspector's approaching license renewal date. During a conversation with Commission staff, the licensee mentioned that he/she had completed 18 hours of online continuing education. At the time, the staff member informed the inspector that only 30 percent of continuing education may be completed outside of a classroom setting. The licensee stated that the renewal application did not include that information. The Commission determined that it would accept the 18 hours of online continuing education for this particular license cycle, but that the licensee must complete the remaining balance of continuing education in a classroom setting within 90 days. The Commission noted that reference to COMAR 09.36.08.02(C), setting forth this requirement, has been added to the renewal application as well as the Maryland Department of Labor website.

A Motion was made by Commissioner Huggins, seconded by Commissioner Smith, and unanimously carried that the Commission accept the submitted hours and the licensee complete the balance of continuing education hours in a classroom setting within 90 days.

#### Real Estate Appraiser Reinstatement

Executive Director Todd Blackistone addressed the Commission about a real estate appraiser seeking license reinstatement. The Commission voted to honor a 2018 email from previous Executive Director notifying the individual that completion of 42 hours of continuing education was necessary for reinstatement, rather than the cumulative amount required for each past license cycle. An additional 14 hours of continuing education is also required for 2019. Therefore, at this time, a total of 56 continuing education hours will be required to reinstate the appraiser's license.

A Motion was made by Commissioner Fair, seconded by Commissioner Huggins and unanimously carried that the Commission accept 56 continuing education hours to fulfill the education requirement in order to reinstate the individual's license.

#### Online Continuing Education Portal

Commissioner Hosford addressed the Commission about exploring the idea of creating an online portal for education providers to upload continuing education certificates to the Maryland Department of Labor. The Commission was receptive to the idea, but due to the complexity and required resources to create this system, the Commission determined to further discuss implementation of a portal in the future.

A Motion was made by Commissioner Fair, seconded by Commissioner Hosford, and unanimously carried that the Commission further explore the requirements to implement the

online education upload system.

Home Inspector Licensing

Commissioner Fair addressed the Commission about consideration of the creation of a licensing tier system for home inspectors. The Commissioner addressed the lack of experience of a new licensee who recently qualified for a home inspector license and how operating in the field could be problematic. Commissioner Fair stated that multiple levels of licensure may improve the quality of services in the industry and help to protect the consumer. He did note to the Commission that changing the current license structure would require legislation and may be a lengthy process.

Assistant Attorney General Kinstler noted that other professional licensing Commissions have this a multi-level license structure in place ranging from entry-level to master-level licenses. AAG Kinstler described how existing licensing tiers operate in other occupations and profession. The Commission considered that this type of structure may contribute to further legitimize the home inspection profession.

Assistant Attorney General's Report

Assistant Attorney General Kinstler issued a reminder to the Commission about COMAR 09.19.02.04(F), providing that the Commission may grant a licensee or certificate holder no more than 8 hours of credit for instruction per day for continuing education.

Executive Director's Report

Executive Director Todd Blackistone reported to the Commission that its proposed action to adopt the 2018 Appraisal Qualifications Board (AQB) Real Estate Appraiser guidelines pertaining to educational requirements for real estate appraiser licensing under COMAR 09.19.02.01 was published in the Maryland Register on January 17, 2020 and became effective on January 27, 2020.

**Note:** There was no Closed Session required during this meeting.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Huggins, seconded by Commissioner Marzullo, and unanimously carried that the meeting adjourn. The meeting adjourned at 12:15 p.m.

Approved without corrections

Approved with corrections

*Signature on file*

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Commissioner Anatol Polillo, Chair

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Date