

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

DATE: August 13, 2024

TIME: 10:36 a.m.

PLACE: 1100 N. Eutaw Street (hybrid – both in person and virtual)
Baltimore, Maryland 21201

MEMBERS PRESENT: Commissioner Sean Troxell, Chairman
Commissioner Coleen Courtney-Morrison, Vice-Chair
Commissioner Jerry Pickholtz
Commissioner Karen Trendler
Commissioner Roxanne Alston
Commissioner Rachel Oslund
Commissioner Melanie Gamble
Commissioner Stacy Harman
Commissioner Thomas Owen
Commissioner Todd Warren
Commissioner Bill McCann
Commissioner Nneka N’namdi
Commissioner Ayesha Kabir
Commissioner Onyemaechi Nweke

MEMBERS ABSENT: None

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

OTHERS PRESENT: Scott DiBiasio, Appraisal Institute
Christa McGee, Maryland Realtors Association
Stephanie Gones, The CE Shop
Anatol Polillo, Home Inspector (Former Chairman)

Call to Order

Chairman, Sean Troxell, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:36 a.m.

Approval of Minutes

The minutes of the business meeting held on June 11, 2024, were reviewed, and considered.

By Motion made by Commissioner Pickholtz, seconded by Commissioner Oslund and, by a majority vote, the minutes of the June 11, 2024, business meeting were approved without amendment. Commissioners N’namdi and Kabir abstained.

Real Estate Appraiser Complaint Committee Report

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 4 items of new business. The disposition of which was as follows:

- Complaints - 24- AMC - 55 Dismissed
- 24- REA - 56 Dismissed
- 25- REA - 01 Dismissed
- 25- REA - 02 Dismissed

A Motion was made by Commissioner Pickholtz, and seconded by Commissioner Harman and, by a majority vote, carried that the Commission accept the report and recommendations of the Appraiser Complaint Committee. Commissioner N’namdi abstained.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 1 items of new business. The disposition of which was as follows:

- Complaints - 24-INSP-54 Precharge

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund, and by a majority vote carried the Commission accepted the recommendations of the Home Inspector Complaint Committee. Commissioners N’namdi and Kabir abstained.

Education Committee Report

Executive Director Blackistone reported that the Appraiser and Home Inspection Education Committees met on this date and approved 17 courses. The Appraiser Education Committee reviewed 11 courses and, of those, all courses were approved; the Home Inspection Education Committee reviewed 6 courses and, of those, all courses were approved.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund, and by a majority vote carried that the Commission accepted the recommendations of the Education Committees. Commissioner N’namdi abstained.

Old Business

Commissioner Troxell, Chairman, addressed the Commission regarding the amendment to COMAR 09.36.07.02 to clarify that the visual inspection required by the minimum standards of practice be conducted while the licensed home inspector who is responsible for preparing the report in accordance with Business Occupations and Professions Article, § 16-101(i), Annotated Code of Maryland is physically on-site at the property to be inspected. Final action was published on August 9, 2024 and will go into effect on August 19, 2024.

New Business

Amendment to COMAR 09.19.08.02

Commissioner Troxell, Chairman, addressed the Commission to propose an action to amend COMAR 09.19.08.02 to remove outdated incorrect language regarding reciprocal licensing pertaining to real estate

Real Estate Appraiser Complaint Committee Report

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 4 items of new business. The disposition of which was as follows:

- Complaints - 24- AMC - 55 Dismissed
- 24- REA - 56 Dismissed
- 25- REA - 01 Dismissed
- 25- REA - 02 Dismissed

A Motion was made by Commissioner Pickholtz, and seconded by Commissioner Harman and, by a majority vote, carried that the Commission accept the report and recommendations of the Appraiser Complaint Committee. Commissioner N’namdi abstained.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 1 items of new business. The disposition of which was as follows:

- Complaints - 24-INSP-54 Precharge

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund, and by a majority vote carried the Commission accepted the recommendations of the Home Inspector Complaint Committee. Commissioners N’namdi and Kabir abstained.

Education Committee Report

Executive Director Blackistone reported that the Appraiser and Home Inspection Education Committees met on this date and approved 17 courses. The Appraiser Education Committee reviewed 11 courses and, of those, all courses were approved; the Home Inspection Education Committee reviewed 6 courses and, of those, all courses were approved.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund, and by a majority vote carried that the Commission accepted the recommendations of the Education Committees. Commissioner N’namdi abstained.

Old Business

Commissioner Troxell, Chairman, addressed the Commission regarding the amendment to COMAR 09.36.07.02 to clarify that the visual inspection required by the minimum standards of practice be conducted while the licensed home inspector who is responsible for preparing the report in accordance with Business Occupations and Professions Article, § 16-101(i), Annotated Code of Maryland is physically on-site at the property to be inspected. Final action was published on August 9, 2024 and will go into effect on August 19, 2024.

New Business

Amendment to COMAR 09.19.08.02

Commissioner Troxell, Chairman, addressed the Commission to propose an action to amend COMAR 09.19.08.02 to remove outdated incorrect language regarding reciprocal licensing pertaining to real estate

appraiser reciprocal licensing. The outdated language was discovered by the Appraisal Subcommittee during a recent audit.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Harman and by a majority vote carried that the Commission Propose an action to amend COMAR 09.19.08.02 regarding reciprocal licensing for real estate appraisers. Commissioner N’namdi abstained.

Amendment to COMAR 09.36.06.01G and 09.36.08.02

Commissioner Troxell, Chairman, addressed the Commission and requested proposed action to amend COMAR 09.36.06.01G and 09.36.08.02 for all home inspectors to obey all federal and state laws and regulations and local ordinances and to amend certain criteria pertaining to home inspector continuing professional competency (“CPC”) education.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Oslund and, by a majority vote, carried that the Commission propose action to amend COMAR 09.36.06.01 and 09.36.08.02 to require a licensed home inspector to obey all federal, state, and local laws, regulations, and ordinances; and comply with CPC requirements, respectfully. Commissioner N’namdi abstained.

Counsel will prepare and submit the proposed actions to the AELR Committee for review and, subsequently, for publication in the Maryland Register., and will provide status updates to the Commission, as necessary.

Chairman’s Report

Commissioner Troxell, Chairman, welcomed new Commissioners Kabir and N’namdi to the Commission and thanked them for volunteering.

Assistant Attorney General’s Report

Sloane Kinstler, Assistant Attorney General, welcomed and thanked Commissioners Kabir and N’namdi for their service and stated that she looked forward to working with them.

Executive Director Report

Executive Director Blackistone addressed the Commission to welcome Commissioners Kabir and N’namdi and expressed his gratitude for their inclusion. Mr. Blackistone also reminded the Commission about the Department of Labor’s relocation to 100 South Chares Street expected on or about October 2024.

Adjournment

There being no further business to discuss, a Motion was made by Commissioner Harman, seconded by Commissioner Oslund and unanimously carried that the August 13, 2024 Commission meeting adjourn at 11:34 a.m.

Approved without corrections

Approved with corrections

Signature on file
Commissioner Sean Troxell, Chair

Date