

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

DATE: December 10, 2024

TIME: 10:30 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 Roxanne Alston
Commissioner Rachel Oslund
Commissioner Melanie Gamble
Commissioner Stacy Harman
Commissioner Thomas Owen
Commissioner Todd Warren (left at 11:30)
Commissioner Nneka N’namdi
Commissioner Ayesha Kabir (left at 11:38)
Commissioner Karen Trendler (joined at 11:52)

MEMBERS ABSENT: Commissioner Bill McCann
Commissioner Onyemaechi Nweke

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

OTHERS PRESENT: Christa McGee, Maryland Realtors Association
Stephanie Gones, The CE Shop
Michael Atwell guest Massachusetts Home Inspector
John Gallagher guest Massachusetts Home Inspector

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 10:34 a.m.

Approval of Minutes

The minutes of the business meeting held on October 8, 2024, were reviewed, and considered.

By Motion made by Commissioner Gamble, seconded by Commissioner Harman and, by a

Maryland Register and for which no public comments were received by the Commission. The Commission decided to take final action on multiple regulations, pending the Secretary's approval.

A Motion was made by Commissioner Warren, and seconded by Commissioner Courtney-Morrison and, by a majority vote carried that the Commission amend COMAR 09.19.08.02 pertaining to temporary appraisal permits, with all members voting in favor, except Commissioner N'namdi, who abstained.

A Motion was made by Commissioner Warren, that the Commission take final action on COMAR 09.36.08.02B(1) and (2) and C(4) mandating certain continuing professional competency ("CPC") training as part of the 30 hours of CPC required for license renewal. Commissioner Warren withdrew this motion upon a discussion of availability of course instruction and time for licensees to incorporate such educational requirements.

Commissioner Warren subsequently moved to take final action on COMAR 09.36.08.02B(1) and (2) and C(4) and that the Commission not enforce the provision before January 1, 2026 to provide home inspector license renewal candidates time to comply. Commissioner Oslund seconded the motion, and, by majority vote, the Commission approved amending COMAR 09.36.08.02 by majority vote, with all members voting in favor, except, Commissioner N'namdi, who abstained.

New Business

Commissioner Sean Troxell, Chairman, addressed the Commission regarding a Massachusetts House Bill 245/Senate Bill 197, pertaining to consumer rights in home purchase transactions. Commissioner Troxell introduced Michael Atwell and John Gallagher, both Massachusetts home inspectors, to offer insight regarding this issue. Chairman Troxell explained that the bill seeks to establish a home inspection as right of a prospective buyer in such a transaction and addressed pressure to waive a home inspection when making an offer to purchase a home. He suggested that similar protections may benefit the Maryland public. The Commission discussed the topic at great length and the potential benefits and drawbacks of enacting a law of this sort in Maryland. Chairman Troxell thanked the guests for their time and involvement in the discussion.

Chairman's Report

Chairman Troxell wished the Commissioners and staff happy holidays.

Assistant Attorney General's Report

AAG Kinstler wished the Commissioners and staff happy holidays and a safe new year.

Executive Director Report

Mr. Blackistone informed the Commission that as of January 13, 2025 the Division of Occupational and Professional Licensing of the Department of Labor expects to move to 100 S. Charles Street, Baltimore, Maryland.

Mr. Blackistone wished AAG Kinstler a Happy Birthday and the Commission Happy Holidays!

