

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

**DATE:** June 13, 2023

**TIME:** 10:31 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 Anatol Polillo  
Commissioner Jeremiah Hosford (arrived late)  
Commissioner Harold Huggins,  
Commissioner Thomas Owen  
Commissioner Stacy Harman  
Commissioner Jerry Pickholtz  
Commissioner Karen Trendler (arrived late)  
Commissioner Roxanne Alston  
Commissioner Gwen Skillern  
Commissioner Bob Hergenroeder  
Commissioner Onyemaechi Nweke

**MEMBERS ABSENT:** Commissioner Todd Warren

**DEPT. OF LABOR STAFF PRESENT:** Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Michael Szlachetka, Administrative Specialist  
Danielle Anderson, Web Content and Outreach  
Coordinator, DOL Assistant

**OTHERS PRESENT:** Scott DiBiasio, Appraisal Institute  
Christa McGee, Maryland Realtors Association  
Josh Tucker, Real Estate Appraiser, Texas

**Call to Order**

Commission Chairman, Sean Troxell, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:31 a.m.

**Approval of Minutes**

The minutes of the business meeting held on April 14, 2023, were reviewed, and considered. By a Motion made by Commissioner Pickholtz, seconded by Commissioner Huggins and, by a unanimous vote of the members then present, the minutes of the April 14, 2023 business meeting were approved without amendment. Commissioners Hosford, and Trendler were not yet present and did not vote on the

matter.

**Real Estate Appraiser Complaint Committee Report**

Executive Director, Todd Blackistone, reported to the Commission that the Real Estate Appraiser Complaint Committee met prior to the public meeting and reviewed 9 items of new business. The disposition of which was as follows:

Complaints	-	23- REA - 26	Tabled
		23- REA - 42	Precharge
		23- REA - 52	Precharge
		23- REA - 53	Precharge
		23- REA - 54	Remedial Education
		23- REA - 55	Dismissed
		23- REA - 57	Technical Review
		23- REA - 59	Tabled
		23- REA - 60	Tabled

A Motion was made by Commissioner Huggins, and seconded by Commissioner Hergenroeder and, by a unanimous vote of members then present, the Commission accepted the report and recommendations of the Appraiser Complaint Committee. Commissioners Hosford and Trendler were not yet present and did not vote on the matter.

**Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 13 items of new business. The disposition of which was as follows:

Complaints	-	23- INSP - 25	Precharge
		23- INSP - 27	New Report
		23- INSP - 39	Informal Hearing
		23- INSP - 40	Dismissed
		23- INSP - 44	Informal Hearing
		23- INSP - 45	Dismissed
		23- INSP - 46	Precharge
		23- INSP - 49	Precharge
		23- INSP - 51	Precharge
		23- INSP - 56	New Report
		23- INSP - 58	New Report
		23- INSP - 61	Dismissed
		23- INSP - 63	Tabled

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins and, by a unanimous vote of the members then present, the Commission accepted the recommendations of the Home Inspector Complaint Committee. Commissioners Hosford, and Trendler were not yet present and did not vote on the matter.

**Education Committee Report**

Commissioner Polillo reported that the Real Estate Appraiser and Home Inspection Education

Committees met on this date and approved 30 courses. The Appraiser Education Committee reviewed 14 courses, and, of those, all courses were approved; the Home Inspection Education Committee reviewed 25 courses, and, of those, 16 courses were approved.

## **Old Business**

### **Mandatory Education Requirements for Appraisers**

Mr. Blackistone announced that COMAR 09.19.02.04 became effective on May 15, 2023. Mr. Blackistone reminded the Commission that the regulation requires that, beginning on November 1, 2023, applicants seeking to renew an appraisal credential must complete a mandatory 3-hour course in racial discrimination and/or implicit bias as part of the 42-hour continuing education requirement prior to license renewal. Mr. Blackistone further reminded the Commission that the amendment was sought to address potential implicit bias and racial discrimination in the real estate appraiser profession.

### **Mandatory Onsite Home Inspections**

Mr. Blackistone reminded the Commission of its discussion about the practice of some home inspectors to conduct remote observations of a property or rely on information gathered by unlicensed assistants who visit a property and take photographs or video from which a licensed home inspector may then prepare the written report. The amendment the Commission discussed to COMAR 09.36.07.02 will make it definitively clear that mandatory onsite visual inspection by a licensed home inspector is required. Members reviewed the language for a proposed amendment to the regulation prepared by Counsel. Mr. Blackistone asked that the Commission consider taking proposed action to amend the regulation.

A Motion was made by Commissioner Pickholtz, seconded by Commissioner Hergenroeder, and, by a unanimous vote of the members present, the Commission voted to take proposed action, pending approval by the Secretary, to amend COMAR 09.36.07.02 to require that a licensed home inspector be onsite to conduct a home inspection. Commissioner Trendler was not yet present and did not vote on the matter.

### **Practical Applications of Real Estate Appraisal (PAREA)**

Commissioner Hosford raised an additional requirement to the certification of PAREA, an alternative to the existing supervising appraiser and appraiser trainee relationship required for appraisal license or certification examination eligibility. The program is intended to alleviate unnecessary barriers to an individual's ability to obtain a real estate appraiser credential. In addition to PAREA program requirements, Commissioner Hosford suggested that the Commission require each applicant to submit 3 independent appraisals for the Commission's review. There was discussion among the Commission regarding benefits and/or perils of introducing this potential requirement. Mr. Hergenroeder opposed the Commission adding any additional requirement to the application process after an applicant has completed an approved PAREA program, suggesting that the Commission ought not have approved accepting approved PAREA programs if the Commission was not confident with the ASC's program approval process. Counsel will research whether states that have approved PAREA include additional requirements beyond program completion and report back to the Commission at the next meeting.

## **New Business**

### **Appraisal Management Company Audit (AMCs)**

Mr. Blackistone introduced Josh Tucker, a Texas real estate appraiser, who had been invited by Mr. Hosford to address the Commission about a potential audit of appraisal management companies ("AMCs"). Mr. Tucker spoke about the perceived practices of an AMC that could negatively influence

the real estate appraisal industry. For example, Mr. Tucker contended that some AMCs “blacklist” real estate appraisers who supply an undesirable valuation or who refuse to refuse an AMC’s request to adjust a valuation. He suggested that the Commission consider these possibilities.

Mr. Hosford maintained that the Commission seek legislative approval to require periodic audits of AMCs, the authority to request specific information, and that funds be allocated to support the resources, including staff to carry out such oversight. Mr. Blackistone stated that Departmental deadlines for requests to develop proposed Departmental legislation for the 2024 session may have passed. He agreed to look into whether legislative approval for such action could be obtained for a future legislative session, but asked Mr. Hosford to provide assistance with language to frame a request for legislative concept approval. Mr. Blackistone requested Counsel’s assistance. Both Mr. Hosford and Counsel agreed.

#### Home Inspector Potential Applicant # 1

Executive Director, Todd Blackistone, addressed the Commission about a home inspector applicant. The individual was charged and convicted of possession of child pornography approximately 5 years ago and is currently listed on the sex offender registry list. Counsel provided background as stated by the individual about the changes and efforts to improve themselves since that time. The Commission discussed the current situation and voted on the matter.

A Motion was made by Commissioner Hosford, seconded by Commissioner Hergenroeder and unanimously carried that the Commission deny the request for approval of a home inspection license.

#### Home Inspector Potential Applicant # 2

Executive Director, Todd Blackistone, addressed the Commission about a potential home inspector applicant who had been convicted for drug possession not marijuana in 2018, a non-violent offense. Since that time, the individual represented that they are committed to sobriety, have remained sober, and have recovered from their previous addiction.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins and by majority carried that, unless additional information that had not been disclosed was relevant, the applicant’s conviction history should not bar the applicant from licensure by the Commission.

#### Real Estate Appraiser Trainee Applicant # 1

Executive Director, Todd Blackistone, addressed the Commission regarding a real estate appraiser trainee applicant. The individual was arrested in 2018 for fraudulently selling/distributing counterfeit drugs. They were sentenced to incarceration for 18 years, of which 14 years were suspended, followed by five (5) years of probation. They were released early on March 30, 2023 for good behavior and is currently on probation. The applicant voluntarily completed a drug rehabilitation and indicated that they have been offered employment by a licensed appraiser is approved for trainee licensure.

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Huggins that the applicant’s criminal history, as presented, should not bar the applicant from licensure. All members voted in favor of the motion, except Commissioner Pickholtz, who voted against the motion.

#### Home Inspector Report Writing

Commissioner Pickholtz raised a concern about home inspector errors in report writing. To address this issue, Commissioner Pickholtz suggested that the Commission consider addressing report writing in the Home Inspector Standards of Practice, in COMAR 09.36.07. In addition, or in the alternative, Commissioner Pickholtz suggested that the Commission require completion of a report writing course as

part of the 30 hours of continuing professional competency education a home inspector must complete as a condition of license renewal. The Commission tabled this discussion for a future meeting.

**Chairman's Report**

No report offered.

**Assistant Attorney General's Report**

No report offered.

**Executive Director's Report**

No report or additional information from the Executive Director was necessary.

**Adjournment**

There being no further business to discuss, a Motion was made by Commissioner Huggins, seconded by Commissioner Hergenroeder, and unanimously carried that the meeting adjourn at 12:18 p.m.

Approved without corrections

Approved with corrections

Signature on file

Commissioner Sean Troxell, Chair

8/8/23

Date