

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

DATE: October 8, 2024

TIME: 10:32 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 (arrived late)
Commissioner Rachel Oslund
Commissioner Melanie Gamble
Commissioner Stacy Harman
Commissioner Thomas Owen
Commissioner Todd Warren
Commissioner Nneka N’namdi
Commissioner Ayesha Kabir

MEMBERS ABSENT: Commissioner Karen Trendler
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

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 10:32 a.m.

Approval of Minutes

The minutes of the business meeting held on August 13, 2024, were reviewed, and considered. By Motion made by Commissioner Pickholtz, seconded by Commissioner Oslund and, by a majority vote, the minutes of the August 13, 2024, business meeting were approved without

amendment. Commissioner Alston was not yet present and did not vote on the motion.

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 7 items of new business. The disposition of which was as follows:

Complaints	-	25-REA-03	Remedial Education
		25-REA-04	Precharge
		25-REA-06	Precharge
		25-REA-07	Dismissed
		25-REA-08	Remedial Education
		25-REA-09	Precharge
		25-REA-12	Precharge

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 Alston was not yet present and did not vote on the motion.

Home Inspector Complaint Committee Report

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 3 items of new business. The disposition of which was as follows:

Complaints	-	24-INSP-34	Precharge
		25-INSP-10	New Report/Remedial Education
		25-INSP-13	Dismissed

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. Commissioner Alston was not yet present and did not vote on the motion.

Education Committee Report

Executive Director Blackistone reported that the Appraiser and Home Inspection Education Committees met on this date and approved 14 courses. The Appraiser Education Committee reviewed 13 courses, and, of those, all courses were approved; the Home Inspection Education Committee reviewed 1 course, and it was approved.

A Motion was made by Commissioner Warren, seconded by Commissioner Harman, and by a majority vote carried that the Commission accepted the recommendations of the Education Committees. Commissioner Alston was not yet present and did not vote on the motion.

Old Business

Commissioner Troxell, Chairman, addressed the Commission regarding COMAR 09.36.07.02 pertaining to a physical inspection onsite by a home inspector responsible to prepare the home inspection. Final action was published in the September 20, 2024 Maryland Register and is currently in effect. Commissioner Troxell, Chairman, addressed the Commission concerning proposed action to amend COMAR 09.36.08.02 pertaining to a requirement that a home inspector must obey all federal, state, and local laws, regulations, and ordinances. The proposed action was published September 20, 2024 and is currently in the public comment period. The Commission may consider final action at the December meeting pending the Secretary's approval.

Commissioner Troxell, Chairman, also advised the Commission about proposed action to amend COMAR 09.36.08.02B and C(2) pertaining to continuing professional competency (CPC) requirements for home inspectors required for license renewal. The proposed action was published September 20, 2024 and is currently in the public comment period. The Commission may consider final action at the December meeting pending the Secretary's approval.

Commissioner Troxell, Chairman, addressed the Commission regarding the final draft of the revised Home Inspector Standards of Practice, in accordance with 09.36.07.01-.13. The proposal has been submitted for regulatory concept approval; the Commission is waiting for a response.

Commissioner Sean Troxell, Chairman, addressed the Commission regarding Massachusetts House Bill 245/Senate Bill 197, pertaining to consumer rights in home purchase transactions. Chairman Troxell explained that the bill seeks to establish a home inspection as right of a buyer in such a transaction and address pressure to waive a home inspection when making an offer to purchase a home. He suggested that similar protections may benefit the Maryland public. Chairman Troxell will attempt to contact sources in Massachusetts for a guidance on how to proceed.

New Business

No new business to report.

Chairman's Report

No report offered. Chairman Troxell wished everyone in attendance a happy Thanksgiving.

Assistant Attorney General's Report

No report offered.

Executive Director Report

Executive Director, Todd Blackistone, informed the Commission of his work with the MD Commission of Civil Rights (MCCR). He reported that the Secretary of Labor has signed a

Memorandum of Understanding (MOU) for data-sharing between the Commission, MCCR, and the Maryland Office of the Attorney General (MOAG). The MOU would allow appraisal complaints alleging racial bias or discrimination to be shared with MCCR and/or the Civil Rights Division of MOAG for investigation. The Commission will continue to evaluate complaints related to Uniform Standards of Professional Appraisal Practice (USPAP) violations. This agreement is currently in effect.

Adjournment

There being no further business to discuss, Commissioner Warren moved to adjourn the meeting. The motion was seconded by Commissioner Harman and unanimously carried that the October 8, 2024 Commission meeting adjourn at 11:23 a.m.

Approved without corrections

Approved with corrections

Signature on file
Commissioner Sean Troxell, Chair

Date