

## Quarterly Update

To submit a story, update, or announcement for the next quarterly newsletter, please send it to Brandy March at [brandy.march@aaro.net](mailto:brandy.march@aaro.net) or Fran Oreto at [franfreab@gmail.com](mailto:franfreab@gmail.com). The next quarterly update will be sent around September 1, 2023.

### AARO Spring Conference – Savannah GA

Please enjoy some photographs from Savannah. [app.goo.gl](http://app.goo.gl)



We had a great turn out and approximately 193 participants with approximately 52 first time attendees.

We would like to once again thank our sponsors:

REVAA; Appraisal Institute; McKissock, LLC; Florida Department of Real Estate-Unlicensed Activity; Service 1<sup>st</sup> LLC; Solidifi; American Society of Farm Managers and Rural Appraisers; National Association of Appraisers and NCPAC North Carolina Professional Appraiser's Coalition.

Please remember to complete any surveys. A special thanks to the Program Committee and Brandy March for another successful Conference.

Looking forward to what the Program Committee will be offering at the Fall Conference in Salt Lake City, Utah.



## Highlights from some of the sessions:

### ASC:

- Virtual Public Hearing will be held with testifying from the Chair of ASB; Chair of AQB; Fair Housing Representative; State Enforcement Representative from California and an Appraiser from New York. .
- This hearing was held on May 19, 2023 and can be viewed here: [www.c-span.org/video/?528201-1/hearing-appraisal-industry-issues](http://www.c-span.org/video/?528201-1/hearing-appraisal-industry-issues)
- Coordinating efforts are underway to keep industry accountable within a state, not between states.
- Additions to ASC with VA and USDA
- Comments on allowing licensed appraisers on FHA roster; adding Trainees to the National Registry.

The following blurbs and links might be useful for AARO to place on the website or include in newsletters.

- **Did you know** that The Appraisal Subcommittee (ASC) provides a **free** training course geared toward new appraiser regulatory agency staff and board members? More info: <https://www.clearhq.org/asc-education>
- **Attention state investigators!** The Appraisal Subcommittee (ASC) provides a **free** introductory training course designed for new appraiser and AMC investigators! More info: <https://www.clearhq.org/asc-education>
- **Are You Ready for Your Compliance Review -- A Conversation with Your Policy Managers** is a video that features ASC Policy Managers Jenny Tidwell, Maria Brown, Kristi Klamet, and Tom Lewis in a panel discussion about the ASC Policy Statements. For more info: <https://www.clearhq.org/asc-education>



### **AQB Advisory Committee:**

- Brad Swinney, Chair AQB took questions, discussed upcoming education criteria regarding Fair Housing and Bias issues.

\*Announced 2<sup>nd</sup> exposure draft to be out soon and asked for comments; \*New criteria will be adopted in the next few months; all states must comply by January 1, 2026; new 4-hour course for Fair housing will be required every two years

- PAREA is a start to finish program- all or none; PAREA will be for residential licenses at this time.

### **Board Members:**

- Background checks were discussed, do states require a statement or background check at each renewal; do states have a policy on this matter; how do states maintain a level of consistency if there is not a policy or matrix to go by. Texas has an article on their website on disciplinary actions and background checks.
- The group discussed how states are dealing with bias and USPAP Peter Christiansen spoke of HUD and Bias and their ability to award damages; inappropriate words and a state's ability to truly determine bias were also discussed. Texas partners with the Civil Rights division to make the decisions. Get a policy in place was discussed. WHO?

### **ASC:**

Public Hearing announced with virtual attendance with testifying of Chair of ASB; Chair of AQB; Fair Housing Representative; State Enforcement Representative from California and an Appraiser from New York. This was on 5/19/23. This hearing was held on May 19, 2023 and can be viewed here: [www.c-span.org/video/?528201-1/hearing-appraisal-industry-issues](http://www.c-span.org/video/?528201-1/hearing-appraisal-industry-issues)

Coordinating efforts are underway to keep industry accountable within a state, not between states.

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Bias and how are states dealing with this and USPAP was discussed; Peter Christiansen spoke of HUD and Bias and their ability to award damages; inappropriate words and a state's ability to truly determine bias were also discussed. Texas partners with the Civil Rights division to make the decisions. Get a policy in place was discussed.

### **Affiliate Members:**

ND discussed that AMC/Rules need to make sure that reviewers are certified in ND with geographic competency – they would like some input on drafting a rule.

Bring back the concept of across the state approvals for seminars so each state will not have to approve each one. Perhaps AARO might approve education and if they do the perhaps states will accept it. Comment was having the most difficult state do approval then other states accept that approval. Then who on AARO would do that? ARELLO has an approval process maybe partner with them.

Other discussions: can Affiliates have a time slot at the conference in front of all attendees; have different views so Regulators can see the “other side”; why are some sessions closed? Lenders come to the meetings – can Lenders have a panel?



### **Communications Committee:**

A copy of the previous newsletter was uploaded in the CVENT application and available for review to committee attendees. This newer format was discussed. The dates of the prior “happenings” seemed to be additional information that was not necessary and dropping this format was discussed.

The addition of State interviews or information from the States website was discussed and attendees liked the idea. The interviews or information will be done alphabetically and hopefully each state will participate. Continue to have industry news and links; future events; States are free to send any news in for sharing; reminders will be in the newsletter; the addition of “fun facts” was well accepted. Next newsletter out on June 1, 2023.

**Current and Past Newsletters are available on AARO website, look in photos for location, there is a “screen shot”. See if you can find it!!**

**OOPS YOU MISSED IT - OR MAYBE NOT** *(BUT YOU CAN CATCH UP...)*

### **Board of Trustees met on May 18-20, 2023, in Cape Coral, FL.**

The past agenda was posted on TAF website. January 19, 2023 –The Appraisal Foundation announced today that it is seeking qualified candidates to fill five at-large trustee positions for its governing body, the Board of Trustees. These five at-large openings include seats designated for a consumer representative, academic, and a state licensed or certified appraiser not affiliated with an Appraisal Sponsor of the Foundation. The individuals elected will serve three-year terms beginning on January 1, 2024.

### **Good News:**

Please join us in congratulating Leigh Lester, Krysta Gerstner, Juana Watkins and Pete Fontana on their appointment to the Board of Trustees! We look forward to seeing their contributions to the Foundation and the appraisal profession.



## ASB

*The news is out!* USPAP will be out later this year, with no end date and ASB committee members worked diligently to come to a final decision after drafts and comments and meetings. **Congratulations!!**

May 5, 2023 –The Appraisal Standards Board today voted to adopt the Fifth Exposure Draft of proposed changes to the Uniform Standards of Professional Appraisal Practice (USPAP). The new edition will be available this fall and will become effective on January 1, 2024. Unlike previous editions, it will not have an end date.

On March 30, 2023, the ASB released: [Fifth Exposure Draft of Proposed Changes to USPAP](#) The exposure draft comment period ended on April 29, 2023.

Future exposure draft comments can be submitted to: <https://www.surveymonkey.com/r/ASBComments> or find [Past Exposure Drafts](#)

**The Appraisal Standards Board will hold a virtual Public Meeting on September 14, 2023.**

**Registration** Register using this link: [https://us02web.zoom.us/webinar/register/WN\\_12qgAsOIRVaJvjW-Yk5lZA](https://us02web.zoom.us/webinar/register/WN_12qgAsOIRVaJvjW-Yk5lZA)

## AQB

Conversation on the Second Exposure Draft on the Criteria

**Registration Link:** [https://us02web.zoom.us/webinar/register/WN\\_urcWKnfIRc271Tvj-FQOSQ#/registration](https://us02web.zoom.us/webinar/register/WN_urcWKnfIRc271Tvj-FQOSQ#/registration)

The Second Exposure Draft of proposed changes to the *Real Property Appraiser Qualification Criteria* is now available for public comment until June 17th. [Click here](#) to comment

For questions, contact [AQB@appraisalfoundation.org](mailto:AQB@appraisalfoundation.org). [Past Exposure Drafts](#)

The Appraiser Qualifications Board will hold a Public Meeting virtually on June 22, 2023 from 1:00 PM ET.



## AQB Continued...

**Registration Link** You can register to attend this meeting via this link: [https://us02web.zoom.us/webinar/register/WN\\_k9hO2a94QRKmlw87K8I9w#/registration](https://us02web.zoom.us/webinar/register/WN_k9hO2a94QRKmlw87K8I9w#/registration)

## TAF Newsletters

Sign up for the newsletter and keep up-to-date with the assorted meetings, latest information that impacts our industry and several links to find more information.

Click **here** to get a shareable link of this month's newsletter to share on social media.

More information on The Appraisal Foundation is available at [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

**[Sign up for our eNews](#) and stay up-to-date with the latest from The Appraisal Foundation!**

## TAF Comments:

*The Foundation staff and board members appreciated the time you took at the AARO Spring Conference to talk to them about issues facing the state regulatory agencies.*

To continue to keep you informed, we invite you to sign up for the Foundation's bi-monthly State Regulator eNewsletter **here**. We would keep you informed about the activities of the Boards, issues, and events that may be of interest to you.

## Appraiser Talk

Stay up to date on Appraiser Talk! Recent podcasts have included a look at trainee hours and an update on PAREA.

You can check out all episodes **here**. Click **here** to sign up to receive a notification each time a new episode is published.

You can subscribe to Appraiser Talk on Spotify, Apple Podcasts or wherever you get your podcasts. If you have a question you'd like to hear answered on the show, email it to Amy Timmerman at [amy@appraisalfoundation.org](mailto:amy@appraisalfoundation.org).





## OTHER INDUSTRY NEWS

### FANNIE MAE

*Perspectives Blog - How We Manage Appraisal Quality*

[https://www.fanniemae.com/research-and-insights/perspectives/manage-appraisal-quality?utm\\_source=sfmc&utm\\_medium=email&utm\\_campaign=10965074&utm\\_term=5121337&utm\\_content=42874340&sfmc\\_id=435807760](https://www.fanniemae.com/research-and-insights/perspectives/manage-appraisal-quality?utm_source=sfmc&utm_medium=email&utm_campaign=10965074&utm_term=5121337&utm_content=42874340&sfmc_id=435807760)

*New Form/Format.... Appraisal Buzz commentary...*

<https://appraisalbuzz.com/first-take-on-the-new-urar/>

### National Association of Realtors

NAR's Board of Directors approved a new [fair housing training requirement](#) as a condition of membership at its May 11 meeting.

### More News:

On March 1, 2023, we made a number of updates to the Selling Guide, including introducing value acceptance + property data, hybrid appraisals, and completion alternatives. In this update, we also provided additional details for appraisal report interior photograph requirements for the main living areas of the property to include the living room, family room, dining room, all bedrooms, and all finished and unfinished areas of the basement.

Appraisers may already be complying with these photograph requirements for the main living areas, and we encourage compliance immediately if not already doing so. However, we will require the full complement of main living area photographs for appraisals in loan applications dated on or after Sept. 1, 2023.

See Selling Guide, [B4-1.2-01](#), Appraisal Report Forms and Exhibits for the complete list of appraisal exhibits and photograph requirement.





### **AI PAREA program receives AQB approval**

On May 18, the Appraisal Institute (AI) announced the Appraiser Qualifications Board has provided approval of AI's Practical Applications of Real Estate Appraisal (PAREA) program for the licensed residential path. The Appraisal Foundation's Board of Trustees awarded the Pathway to Success Grant to the Appraisal Institute to assist with the development of the PAREA program.

### **Freddie Mac's Loan Collateral Advisor alerts appraisers to ill-advised language**

Effective June 29, Freddie Mac's Loan Collateral Advisor will include new feedback messages to alert users when certain prohibited, subjective or potentially biased words or phrases are included in appraisal reports submitted through the Uniform Collateral Data Portal. This insight is intended to help users identify potential issues and to assist in compliance with Freddie Mac's Single-Family Seller/Service Guide requirements.

**Keeping up with Freddie Mac:** Sign up for Freddie Mac newsletters to keep up with the changes in the industry that might impact you. <https://sf.freddiemac.com/news-insights> More articles can be found on the News & Insights Page using the topic filter Appraisers." <https://sf.freddiemac.com/news-insights>

### **HUD allocates affordable housing funds**

Recently, the U.S. Department of Housing and Urban Development allocated \$382 million through the nation's Housing Trust Fund (HTF). The HTF is an affordable housing production program that complements existing federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including families experiencing homelessness.



*Interview with the States as follows (or a clip from their websites)*

## **CALIFORNIA**

In June of 2022, The California Bureau of Real Estate Appraisers (BREAs) hosted an Educational Symposium to introduce Subject Matter Experts to Appraiser Educational Providers on addressing Cultural Competency and Elimination of Bias. The goal of the educational discussion was to identify and evaluate best practices for instruction related to cultural competency and elimination of biases in the real estate appraisal industry, which became an educational requirement under the CALIFORNIA FAIR APPRAISAL ACT of 2021.

A portion of the law (AB948) required initial and renewal applicants in January 2023 1 hour of Cultural Competency and for continual education additionally 2 hours of Elimination of Bias course work. To- date, BREAs has seven Educational Course Providers that are approved to teach the CE courses and 2 pending approvals thus far.

To view the Educational Symposium: ***The Bureau of Real Estate Appraisers (BREAs) online discussion, “Educational Roundtable—Addressing Cultural Competency and Elimination of Bias.”*** [Play Recording](#) (2 hrs. 53 min) Recording password: [Kyu3gXm9](#)

## **COLORADO**

***Board of Real Estate Appraisers:*** There are three vacancies coming open on July 1, 2023. One seat is for a county assessor in office. The remaining two seats are for licensed or certified appraisers. Members of the Board hold office for terms of three years. The Board is responsible for protecting consumers through the licensing and regulation of real estate appraisers and appraisal management companies. ...*If you meet the criteria to serve on one of these boards and are interested in serving, please complete the [application for the Colorado Boards and Commissions.](#)*

[https://drive.google.com/file/d/1gH334OX4caLkXO-ro0AejgaFG5depy0\\_/view](https://drive.google.com/file/d/1gH334OX4caLkXO-ro0AejgaFG5depy0_/view)



## Colorado Continued...

### How reliable is your work file?

Appraisal work files and good record keeping practices are essential to every real estate appraisal practice. Unfortunately, it is also one of the most neglected tasks for appraisal professionals. The Division of Real Estate wants to help change that by offering a [free on-demand record keeping course](#). It is specifically tailored to provide up-to-date strategies and practical applications to ensure that your appraisal work files are reliable. The course also discusses a clear action plan which you can immediately implement in your professional business.

## CONNECTICUT

Commission Members:

John J. Galvin Jr., Certified General Appraiser;

Gerald Rasmussen, Certified General Appraiser

Shawna M. Baron, Certified Residential Appraiser

Norris A. Hawkins, Public Member

Maria I. Rivera, Public Member

## DELAWARE

The primary objective of the Delaware Council on Real Estate Appraisers is to protect the public from unsafe practices and practices which tend to reduce competition or fix prices for services. The Council must also maintain standards of professional competence and service delivery. To meet these objectives, the Council develops standards for professional competency; promulgates rules and regulations; adjudicates complaints against professionals and, when necessary, imposes disciplinary sanctions.

The Council issues three categories of licenses to real estate appraisers (RPAs) – licensed RPA, certified residential RPA and certified general RPA – as well as trainee appraiser licenses. The Council also issues temporary practice permits, certifies assessors and licenses appraisal management companies.

The Council's statutory authority is in [24 Del. C., Chapter 40](#).



## FLORIDA

**Find out about the Florida Real Estate Appraisal Board.**

<http://www.myfloridalicense.com/DBPR/real-estate-appraisal-board/board-information/#1509044906969-7080e654-a662>

You can find out about the Board Members, Meetings, Disciplinary actions and other useful information as well as forms & publications; statutes and rules, etc.

**Recently appointed and re-appointed members.**

Governor Ron DeSantis Appoints Five to the Florida Real Estate Appraisal Board  
*On December 21, 2022, in News Releases, by Staff*

**TALLAHASSEE, Fla.** — Today, Governor Ron DeSantis announced the appointment of Kristin Creegan, Mark Kruse, Evalyn Oreto and the reappointment of Herbert Jourdan Jr. and Shawn Wilson to the Florida Real Estate Appraisal Board.

### **NEXT NEWSLETTER THE STATES WILL BE:**

**GEORGIA; HAWAII; IDAHO; ILLINOIS; INDIANA AND IOWA!**

**Please send some recent activity from your state to share with all AARO members.  
Thank you in advance.**

Now...

### **FUN FACTS:**

**Oldest Tourist attraction in California:** [Death Valley National Park](#) reportedly dates back between 500 million and 1.7 billion years. The state's Spanish missions—often thought to be representative of the state's history, the oldest of which dates back to 1769—seem downright youthful in comparison.

**Oldest Tourist attraction in Colorado:** You'll find this ancient cliff dwelling tucked into [Mesa Verde National Park](#). Built from mostly sandstone and wood, it's thought to date back to 1190 and also carries the distinction of being America's oldest cliff dwelling. On an hour-long hike along the Cliff Palace Loop Road, you can see Cliff Palace up close. Don't miss more [hidden gems in each state](#).

**Oldest Tourist attraction in Connecticut:** Not only is this the state's oldest historic attraction, the Old Stone House, part of the [Henry Whitfield State Museum](#) in Guilford, but it's also the oldest house in the state *and* the oldest stone house in all of New England. Stone structures were commonplace during the mid-1600s, and the Old Stone House dates back to 1639.

**Oldest Tourist attraction in Delaware:** Built in 1732, [this courthouse](#) in Delaware's former capital city, New Castle, is at the center of the town known for many notable moments in history. These include being the area where William Penn landed in 1682 and also being home to four signers of the Declaration of Independence. In fact, the pivotal vote for Delaware to become its own state took place in this courthouse, in 1776. Don't miss these [U.S. history facts you never learned in school](#).

**Oldest Tourist attraction in Florida:** St. Augustine was founded by Spain in 1565 and this [Spanish fort](#) dates back to the 17<sup>th</sup> century. The 20.5-acre site is now a national park and holds the rank of oldest masonry fortress in the United States. Don't miss these [16 best American cities for history buffs](#), including St. Augustine.

**Fact: The bumblebee bat is the world's smallest mammal** - Weighing in at 0.05 to 0.07 ounces, with a head-to-body length of 1.14 to 1.29 inches and a wingspan of 5.1 to 5.7 inches, the bumblebee bat—also known as Kitti's hog-nosed bat—is the smallest mammal in the world, according to the *Guinness Book of World Records*. To see this tiny bat for yourself, you'd have to visit one of a select few limestone caves on the Khwae Noi River in Kanchanaburi Province of southwest Thailand. Here are more of [Earth's tiniest creatures](#) that play a big role in the environment.

## The Human Body

- AB negative is the rarest blood type.
- On average, the human heart beats 100,000 times a day.
- The strongest muscle in the body is the jaw.
- Fingernails grow faster than toenails.
- The average tongue is about three inches long.



### **More useless information:**

Snails have been known to sleep up to three years if the weather isn't moist enough to meet their needs.

Honeybees flap their wings 230 times every second.

At birth, a panda cub is smaller than a mouse and weighs only four ounces.

Horses and cows can sleep standing up, but they can only dream when lying down.

Every continent except Antarctica has at least one McDonald's.

A duel between three people is called a truel.

Baked beans aren't baked. They're stewed.

Sunsets on Mars are blue.

If you start in Argentina, you could theoretically "dig a hole to China."

There are more LEGO mini-figures in existence than actual people on earth.

Spider webs were used as bandages in ancient times.

One-quarter of all your bones are located in your feet.

### **Newer website – check it out**

**Thank You Brian Reynolds, Appraiser eLearning for letting us know.**

<https://openai.com/blog/chatgpt>

Thank you for reading. Please comment on anything that you would like to see in the AARO Newsletter. If you are interested in serving on a committee, please feel free to contact AARO or Brandy March. Look for the Newsletter past and current on the AARO website.

### **Communications Committee:**

*Fran Oreto, Chair, Florida Real Estate Appraisal Board*

*Jacqueline Olson, Minnesota Department of Commerce*

*Jodie Campbell, North Dakota Appraiser Board*

*Kevin Cyrus, DCRA*

*Bob Danehy, Lenders Allies*

*Charlie Gress, OCAP, Martin & Wood Appraisal Group*

*Brandy March, Managing Director, AARO*

*Allison McDonald, Executive Director, Florida Real Estate Appraiser Board*

*Craig Morley, UAA*

*Greg Stephens, National Association of Appraisers*

*Jonathan Stewart, Utah Division of Real Estate*



**Parting thought....**

there's a [hidden apple](#) among the cacti, can you spot it?



Click the image to see a larger version. You got this!