

Minutes

South Carolina Real Estate Appraisers Board

Thursday, February 11, 2021 at 10:00 a.m.

Via Video/Teleconference

Meeting Called to Order:

Jake Knight, Chairman, called the meeting of the South Carolina Real Estate Appraisers Board to order at 10:00 a.m. Other members present for the meeting included: Chris Barczak, Chris Donato, Mark Chapman, Rex Casterline and Mike Dodds.

Mr. Knight announced that public notice of this meeting was properly posted at the S.C. Real Estate Appraisers office, Synergy Business Park, Kingtree Building, and provided to all requesting persons, organizations, and news media in compliance with Section 30-4-80 of the South Carolina Freedom of Information Act.

Staff members participating during the meeting included: Georgia Lewis, Advice Counsel; Charles Gwynne, Office of Disciplinary Counsel; Malcolm Burton, Office of Investigations; Rodney Pigford, Office of Investigations; Laura Smith, Administrator.

The following members of the public were present: Austin Smallwood, Dale Bailey, Malinda Griffin and Scott DiBiasio.

Introduction of Board Members and All Other Persons Attending

Laura Smith, Administrator introduced herself and all others in attendance.

Approval of Excused Absences

No board members were absent.

Approval of Agenda:

Charlie Gwynne requested that the disciplinary hearing for Case # 2019-60 be removed from the agenda since the case was settled.

MOTION:

Mr. Casterline made the motion to approve the amended agenda. Mr. Dodds seconded the motion, which carried unanimously.

Approval of the Minutes from the November 12, 2020 Board Meeting

MOTION:

Mr. Casterline made the motion to approve the minutes as written. Mr. Chapman seconded the motion, which carried unanimously.

Approval of the Task force Minutes from the January 7, 2021 Meeting

MOTION:

Mr. Chapman made the motion to approve the minutes as written. Mr. Dobbs seconded the motion, which carried unanimously.

Chairman's Remarks

Mr. Knight stated his appreciation for those in attendance and for being patient as we deal with these challenging situations. He stated that we would press through with virtual hearings. Mr. Knight further thanked staff for all their work and acknowledged the Office of Disciplinary Counsel for the work they were doing. He spoke briefly about what was going on at the Statehouse concerning bills and regulations.

Approval of the Investigative Review Committee (IRC) Report- Rodney Pigford

The IRC report dated November 3, 2020 presented for approval. Discussion ensued.

LETTER OF CAUTION

Case #	Investigator	Initial Complaint Allegations	IRC Logic
2020-18	Malcolm Burton	Incorrect GLA. Corrected and adjusted but low value	Be mindful of 2-2 (a) (xi) Disclosure of explanation for adjustments and final report include statement revisions on any prior reports.

FORMAL COMPLIANTS

Case #	Investigator	Initial Compliant Allegations	IRC Logic
2020-19	Malcolm Burton	Per Complainant, in an appraisal report for the new home construction, the basement area, which is approximately 2500 square feet is not included in the report.	Statute Violation

MOTION:

Mr. Casterline made the motion to accept the IRC recommendations. Mr. Chapman seconded the motion, which carried unanimously.

OIE APPRAISER’S BOARD CASE REPORT

Case Statuses- Appraisers 1/2020- 12-2020	Total
Active Investigation (Average days: 177)	42
Closed (Average days: 239)	13
Do Not Open Case (Average days: 13)	24
Pending Board Action (Average days: 302)	2
TOTAL	81

Case Statuses –Appraisers 1/2021- 2/2021	
Active Investigations (Average days :14)	7
Pending CA Review (Average days:18)	1
Pending Further Action (Averagedays:20)	1
TOTAL	9

OIE INVESTIGATIONS	
2017 Real Estate Appraiser Total Investigations	63
2018 Real Estate Appraiser Total Investigations	77
2019 Real Estate Appraiser Total Investigations	63
2020 Appraiser Total Investigations	81 Active 42
2021 Real Estate Appraisers Total Investigations	9 Active 7
TOTAL	49

Office of Disciplinary Counsel (ODC) Update – Charles Gwynne

ODC Case Load Statistics as of January 30, 2020

Board	Open Cases	Pending Review	Pending CA/MOAs	Pending Hearings	Pending Board Action	Pending Appeal	Pending Final Orders	Pending Closure	Closed*
Appraisers	1	0	0	0	0	0	0	0	3

***Closed Cases 10/29/2020-2/3/2021**

Administrators Remarks - Laura Smith

Mrs. Smith spoke about changing the date of the May Board meeting to May 5th or 6th. A discussion ensued.

MOTION:

Mr. Casterline made the motion to approve the date change to May 6, 2021 for next Board meeting. Mr. Dodds seconded the motion, which carried unanimously.

Licensure Update

**SC REAL ESTATE APPRAISERS BOARD NUMBER OF CREDENTIALS AS OF
February 8, 2021**

	ACTIVE	INACTIVE	ACTIVE IN RENEWAL	TOTAL
Apprentice	236	0	52	288
Licensed	123	17	19	159
Certified Residential	971	45	75	1091
Certified General	983	30	115	1128
Licensed Mass	47	0	6	53
Certified Residential Mass	65	2	9	76
Certified General Mass	24	3	3	30
Total	2449	97	279	2825

AMC Active 145 AMC Inactive 9 AMC Lapsed 14

TEMPORARY PERMITS

ISSUED IN 2020	ISSUED IN 2021
163	18

Budget Update

Mrs. Smith provided the Budget Report for the Appraisers Board Account (\$1,150,209.96) for review by the Board. The National Registry Account (\$114,907.08) was also presented to the Board for review, this account is allocated to pay the National Registry fees to the Appraisal Subcommittee. These numbers are ending balances as of December 31, 2020.

PAREA- (PRACTICAL APPLICATIONS OF REAL ESTATE APPRIASALS)

Per request of Board Chairman, Scott DiBiasio with The Appraisal Institute, spoke regarding PAREA. He stated that several providers are pushing to get this approved via AQB and that several states are accepting percentage amounts. Each Board member spoke about PAREA. The comments are as follows:

Mr. Donato: He is not in favor, however, he will accept the Task Force recommendation.

Mr. Barczak: He states there are too many unanswered questions and it would be premature to follow full recommendation.

Mr. Dodds: He is very unsure about it. However, he will accept the Task Force recommendation.

Mr. Chapman: He is in favor of PAREA.

Mr. Casterline: He is not in favor of “watering down” experience

Mr. Knight: He relayed info as to Subcommittee and reciprocity.

MOTION:

Mr. Chapman made the motion for the Board to accept PAREA as an option based on AQB requirements for Licensed and Certified Residential Appraisers. The motion was not seconded, therefore, the motion failed.

MOTION:

Mr. Casterline made the motion that the Board should not take action on the recommendation of the Task Force in regards to PAREA. Mr. Donato seconded the motion, which carried unanimously.

MOTION:

Mr. Casterline made the motion to not specifically include the PAREA options to work experience requirements for Licensed and Certified Residential appraisers as stated under section 40-60-33 (2) (b) & (3) (b). Mr. Donato seconded, which carried unanimously.

MOTION

Mr. Casterline made the motion to accept proposed changes to the statute Section 40-60-31 (2) (b) (ii), (iii) & (iv) to state “or by the Board through regulations”. Mr. Donato seconded the motion, which carried unanimously.

Appraisal Institute- Scott DiBiasio

Mr. DiBiasio spoke on valuation bias focusing on appraisal reports as to a violation of USPAP or law. He stated that complaints are being referred to other agencies as to bias/discrimination. In addition, he stated that the Appraisal Institute is in the process of developing a course related to valuation bias and discrimination and asked for the board to make it a mandatory continuing education course in South Carolina. A lengthy discussion ensued.

New Business

Georgia (Gigi) Lewis is to organize ODC, OAC, OIE and legislative liaison for training for the Board. A discussion ensued about the training being held off until new Board members are in place.

Public Comments

None

Adjournment

Mr. Casterline made the motion to adjourn. Mr. Chapman seconded, which carried unanimously.

The next Real Estate Appraisers board meeting is scheduled for May 6, 2021