

## **Minutes**

### **South Carolina Real Estate Appraisers Board**

**February 13, 2025, 10:00 a.m.**

**110 Centerview Drive, Kingstree Building, Columbia, SC 29210**

**LowCountry Conference Room**

#### **Meeting Called to Order:**

Mark Chapman, Chairman, called the meeting of the South Carolina Real Estate Appraisers Board to order at 10:07 a.m.

Mr. Chapman announced that public notice of this meeting was properly posted at the South Carolina Real Estate Appraisers office, Synergy Business Park, Kingstree 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 in the meeting included Robbie Boland(Deputy Director), Carolyn Sutherland(Advice Counsel), Rowland Alston(Office of Disciplinary Counsel), Cindy Bagwell(Office of Investigations and Enforcement), Wattie Wharton(Office of Investigations and Enforcement), Holly Beeson(Counsel to the office of Communications and Government Affairs), Laura Smith (Board Executive), Otis Richardson(Administrative Assistant), Cory Griffin(Administrative Coordinator). Public members in attendance included Tina Behles(Court reporter), Malinda Griffin (Appraiser from Simpsonville), Linda Nelson(Practicum Appraiser Program)-via WebEx.

#### **Introduction of Board Members and All Other Persons Attending**

Board members present for the meeting included: Jake Knight, Jody Bishop, Michael Strange, Carlton Segars, and Ki Thompson-via WebEx.

The board members, LLR staff and all others in attendance were introduced. Michael Strange was introduced as a newly appointed board member, filling the financial member seat on the board.

### **Approval of Excused Absences**

**MOTION:** Mr. Segars made a motion to approve Damian Burris excused absence. The motion was seconded by Mr. Bishop, which carried unanimously.

### **Approval of Agenda**

**MOTION:**

Mr. Bishop made a motion to approve the agenda. The motion was seconded by Mr. Segars, which carried unanimously.

### **Approval of the Minutes from Board Meeting**

**MOTION:**

Mr. Bishop made the motion to approve the minutes from the November 14, 2024 board meeting. Mr. Segars seconded the motion, which carried unanimously.

### **Chairman's Remarks**

Mr. Chapman thanked everyone for attending the meeting, , and for the commitment to the real estate appraiser industry. Mr. Chapman emphasized the important work real estate appraisers do, noting that appraisers are essential to every real estate transaction and vital to the overall health of our economy. Real estate appraiser's advise people on significant financial decisions that impact their lives.

### **Board Reports**

#### **Approval of the Investigative Review Committee (IRC) Report- Wattie Wharton**

The IRC report dated February 13, 2025 was presented for approval. The IRC recommended 4 cases for dismissal and 1 case for formal complaint.

## **MOTION:**

Mr. Segars made a motion to approve the recommendations in the IRC report. Mr. Bishop seconded the motion, which carried unanimously.

## **OIE Appraisers Board Case Report – Wattie Wharton**

The OIE Status Report as of February 13, 2025 was submitted as information. Mr. Wharton noted January 2, 2024-January 30, 2025, OIE has received a total of 81 complaints. There are currently 29 active investigations. 26 complaints have been closed.

## **ODC Case Load Statistics as of January 30, 2025- Rowland Alston**

The ODC report was submitted as information. Mr. Alston explained this report reflected information as of January 30, 2025. There are currently 10 open disciplinary cases, the majority of those cases are being handled by ODC attorney Erin Baldwin. 4 of the 10 open cases are pending either a disciplinary hearing or a consent agreement in lieu of a disciplinary hearing. 2 of the 10 open cases are pending closure. ODC has closed a total of 3 cases this year. There are no pending appeals.

## **Board Executive Remarks - Laura Smith**

### **Licensure Update**

	<b><u>ACTIVE</u></b>	<b><u>INACTIVE</u></b>	<b><u>TOTAL</u></b>
<b>APPRENTICE</b>	179	0	179
<b>LICENSED</b>	144	11	155
<b>CERTIFIED RESIDENTIAL</b>	1003	52	1055
<b>CERTIFIED GENERAL</b>	1061	29	1090
<b>LICENSED MASS</b>	48	1	49
<b>CERTIFIED RESIDENTIAL MASS</b>	71	1	72
<b>CERTIFIED GENERAL MASS</b>	<u>29</u>	<u>3</u>	<u>32</u>
<b>TOTAL</b>	2535	97	2632

## APPRAISAL MANAGEMENT COMPANIES

134

13

## TEMPORARY PERMITS

Issued in 2024

144

Issued in 2025

20

Mr. Bishop noted he would like to see trends and progressions in the licensing numbers over the past 10 years. Mr. Bishop requested Board Staff prepare report for the Board to review of licensure numbers spanning the past 10-years.

Advice Counsel requested New Business be moved ahead on the agenda.

### **New Business**

#### **Criminal Background Check/ Legislative Update**

Mrs. Beeson shared with the board that the updated Real Estate Appraiser Practice Act required fingerprinting background checks. Ms. Beeson explained that each time a law changes, LLR must request access to the FBI. These requests are routed through SLED. Upon the FBI review of the current statutory language, the FBI access has been denied for appraiser and AMC fingerprint background checks. LLR cannot lobby to change the statute and there is no method of appealing the FBI's decision to deny access. This puts the Real Estate Appraisal Board in a position of not being able to comply with the statutory requirements of Section 40-60-31(5). No Board action is required at this time, but the Board may wish to consider other options to ensure compliance with the AQB standards.

#### **Board Executive Remarks – Laura Smith**

#### **Budget Update**

Mrs. Smith provided the budget report for the Appraisers Board licensing account (\$1,281,362.63) for review by the Board. The National Registry account (\$65,632.08) 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, 2024.

#### **Board Updates**

Mrs. Smith reminded Board members to ensure their information was up to date with the Ethics Commission before March 30, 2025. Mrs. Smith also requested the new Board amend the board meeting dates for 2025 and 2026. Ms. Smith requested the following Real Estate Appraiser Board Meeting dates be approved.

May 21, 2025

August 21, 2025

November 6, 2025

February 19, 2026

May 21, 2026

August 20, 2026

November 19, 2026

**MOTION:**

Mr. Knight made a motion approve the new Board meeting dates. Mr. Bishop seconded the motion, which carried unanimously.

**Conference/ Travel Updates**

Mrs. Smith updated the board regarding 4 national conferences she and other staff or board members will be attending.

**ACTS – Appraiser Conference and Trade Show;** San Antonio, Texas, April 4, 2025 -April 8, 2025. The Board has already approved travel for the Board Executive, and 2 OIE board staff.

**AARO – Association of Appraiser Regulatory Officials** Conference would be held as a virtual conference April 29, 2025 – May 1, 2025. The Board has previously approved travel/attendance for 6 Board members and 5 Board staff.

**MOTION:**

Mr. Segars made a motion to approve 5 staff members, and 6 board members to attend the AARO conference virtually. The motion was seconded by Mr. Bishop, which carried unanimously.

**South Carolina Association of Assessing Officials – Spring Conference,** May 1, 2025-May 2, 2025, North Myrtle Beach. The State Association is requesting Laura Smith speak at this

conference; therefore, her conference fees will be covered. However, Mrs. Smith is requesting the Board approve travel funds.

**MOTION:**

Mr. Bishop made a motion to approve the Board Executive to attend the Assessor's Conference. The motion was seconded by Mr. Segars, which carried unanimously.

**SCPAC – South Carolina Professional Appraisers Coalition** Spring Conference - Myrtle Beach, SC May 8, 2025 -May 9, 2025. Mrs. Smith is requesting Board approve travel and attendance for Board executive, 1 board investigator, 2 board staff members and 2 board members.

**MOTION:**

Mr. Segars made a motion to approve Board Executive and the board investigator, and 2 Board members to attend the SCPAC Conference. The motion was seconded by Mr. Bishop, which carried unanimously.

**Old Business**

**Practicum Appraiser Program**

Mr. Bishop requested this matter be brought back before the Board for clarification purposes. Mr. Bishop noted that he felt that this program was presented as an AQB education provider. Mr. Bishop expressed that he wanted to clarify that this is not an educational program, but is a supervisory management program, distinct from PAREA.

Mrs. Smith Explained that neither PAREA or the Practicum Appraiser Program are education, but offered to offer alternatives for the appraiser experience requirement. Mrs. Smith further stated that although the practicum program has not gone through the AQB approval process the program has been recognized and accepted by the AQB as another way for appraisers to gain their experience to enter the appraisal profession.

Linda Nelson answered questions pertaining to the Practicum Appraiser Program.

Mr. Bishop expressed concerns that this type of program does not provide geographical competency, and that PAREA went through an exhaustive AQB approval process in contrast to this Practicum Program.

Mrs. Nelson explained that the Practicum Program has not sought AQB approval because the process is very costly. Mrs. Nelson further explained the Practicum Program utilizes the current model for obtaining experience and enhances that training through a group setting.

No Board action was taken.

### **ASC Grant Update**

The grant has been withdrawn and put on hold. Staff will review in the next open submission time with the ASC to determine if this board will submit another grant application.

**Executive Session-** None

**Public Comments** – None

### **Adjournment**

Mr. Bishop made the motion to adjourn. Mr. Segars seconded, which carried unanimously. The board adjourned at 11:19 a.m.

The next Real Estate Appraisers Board meeting is scheduled for May 21, 2025.