Minutes

South Carolina Real Estate Appraisers Board

August 27, 2026, 10:00 a.m.

110 Centerview Drive, Kingstree Building, Columbia, SC 29210

Low Country Conference Room

Meeting Called to Order:

Chairman, Mark Chapman, called the meeting of the South Carolina Real Estate Appraisers Board to order at 10:01 a.m. Other board members present for the meeting included: Malinda Griffin, Jody Bishop, Michael Strange, Ki Thompson, and Carlton Segars.

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 included Charlie Gwynne (Advice Counsel), Shannon Davis (Office of Disciplinary Counsel), Wattie Wharton (Office of Investigations and Enforcement), Meredith Buttler (Program Manager), Laura Smith (Board Executive), Cory Griffin (Administrative Coordinator), Robbie Littlejohn (Administrative Assistant).

Introduction of Board Members and All Other Persons Attending

The Board members, LLR staff and all others in attendance were introduced.

Approval of Excused Absences

MOTION:

Mr. Bishop made a motion to excuse Damian Burris's absence. Mr. Strange seconded the motion. The motion carried unanimously.

Approval of Agenda

MOTION:

Mr. Segars made a motion to approve the agenda. Ms. Griffin seconded the motion. The motion carried unanimously.

Approval of the Minutes from Board Meeting

MOTION:

Ms. Griffin made a motion to approve the minutes from the May 21, 2026 board meeting. Mr. Segars seconded the motion. The motion 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 are vital to the overall health of our economy. Mr. Chapman gave details in regards to the big changes involving the UAD 3.6.

Board Reports

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

The IRC report dated August 17, 2026 was submitted to the board for approval.

MOTION:

Mr. Bishop made a motion to approve the two Dismissals on the IRC report as presented. Mr. Segars seconded the motion. The motion carried unanimously.

MOTION:

Mr. Segars made a motion to approve three Letters of Caution. Ms. Griffin seconded the motion. The motion carried unanimously.

MOTION:

Ms. Griffin made a motion to approve the Formal Complaint. Mr. Bishop seconded the motion. The motion carried unanimously.

OIE Appraisers Board Case Report – Wattie Wharton

The OIE Status Report as of August 27, 2026 was submitted as information. Mr. Wharton noted between January 1, 2026 to August 25, 2026, OIE received a total of 40 new complaints. There are currently 17 active investigations and no cases were closed. Mr. Wharton also introduced the new investigator, Art Jordan, who will be completing appraisal investigations with some training.

ODC Status Report as of August 6, 2026 - Shannon Davis

The ODC report was submitted as information. Ms. Davis explained this report reflected information as of August 6, 2026. There is currently one open disciplinary case. No open cases are pending either a disciplinary hearing or a consent agreement in lieu of a disciplinary hearing. The total number of cases closed in 2026 is five.

Board Executive Remarks - Laura Smith

Licensure Update:

	ACTIVE
APPRENTICE	131
LICENSED	143
CERTIFIED RESIDENTIAL	933
CERTIFIED GENERAL	994
LICENSED MASS	48
CERTIFIED RESIDENTIAL MASS	78
CERTIFIED GENERAL MASS	29
TOTAL	2356

APPRAISAL MANAGEMENT COMPANIES	127				
TEMPORARY PERMITS	**Issued in 2025**	185	**Issued in 2026**	108	

Budget Update

Mrs. Smith provided the budget report for the Appraisers Board licensing account for review by the Board. The National Registry account was also presented to the Board for review. This account is allocated to pay the National Registry fees paid to the Appraisal Subcommittee. These numbers are ending balances as of June 30, 2026.

Mr. Chapman and Ms. Griffin gave details of the Valuation Expo conference that they both attended.

Ms. Smith informed the board of the upcoming conferences which were AARO Fall Conference, SCPAC Fall Conference and the Appraisal Summit.

New Business –

Ms. Buttler presented the IRC parameters to the board. The board will vote on the new parameters in the next board meeting.

The board will determine the list of new expert reviewers and vote on the expert reviewers in the next board meeting.

MOTION: Mr. Segars made a motion to go into executive session for legal advice. Ms. Griffin seconded the motion. The motion carried unanimously.

MOTION: Ms. Griffin made a motion to leave executive session. Mr. Thompson seconded the motion. The motion carried unanimously.

There were no votes taken during executive session.

MOTION:

Mr. Bishop made a motion to approve the regulation changes to 137-100.02. Mr. Strange seconded the motion. The motion carried unanimously.

MOTION:

Ms. Griffin made a motion to approve the Appraisal U practicum program based on AQB requirements. Mr. Segars seconded the motion. The motion carried unanimously.

MOTION:

Mr. Segars made a motion to approve Paul Ryll's Residential practicum program based on AQB requirements. Ms. Griffin seconded the motion. The motion carried unanimously.

MOTION:

Ms. Griffin made a motion to approve Paul Ryll's CR to CG practicum program, to begin once Appraiser Regulations are updated. Mr. Segars seconded the motion. The motion carried unanimously.

Public Comments – None

Adjournment

Mr. Segars made a motion to adjourn. Ms. Griffin seconded the motion. The motion carried unanimously. The Board adjourned at 12:32 p.m.

The next Real Estate Appraisers Board meeting is scheduled for November 19, 2026.