

# NORTH DAKOTA REAL ESTATE APPRAISER QUALIFICATIONS AND ETHICS BOARD

June 10, 2016 - MINUTES  
Teleconference call

Chairperson Lanpher called the meeting to order at 1:00 PM. Roll call was taken.

Board Members present:	Chairperson Dave Lanpher	Tim Timian
	Kathy Maier	Brock DesLauriers
	Joe Ibach	
Staff Present:	Edward Erickson, Legal Counsel	Jodie Campbell
		David Campbell
Guests Present:	Ed Mitzel	

**Minutes:** Board members reviewed the minutes of April 22, 2016. Corrections were noted. Joe Ibach moved to approve the minutes as corrected. Brock DesLauriers seconded the motion. Tim Timian, Kathy Maier, Brock DesLauriers, Joe Ibach and Dave Lanpher all voted yes to the motion. The vote was unanimous. Motion carried.

**Permits Issued/Require Board approval:** Staff reviewed, approved and issued certified general permits to the following applicants:

**Certified General level:**

Joshua P. Folland (via rec MN)	Rosa Haley (via rec NV)
Roger Halverson (via rec MN)	Calvin J. Hettwer (via rec WI)
Jerald A. Hulm (via rec SD)	Norman Lee (via rec WY)
Christopher W. Maurer (via rec MN)	Joseph M. Miller (via rec IL)
Jeffrey A. Olson (via rec WI)	Daniel T. Schummer (via rec WI)
William M. Steigerwaldt (via rec WI)	David R. Walden (via rec IL)

**.Certified Residential level:**

James R. Beddoe (via rec MN)	Nicole L. Crawley (via rec FL)
Thomas M. Danielson (via rec MN)	Derek A. Gaylon (via rec TX)

**Apprentice Level:**

Justin D. Beyer	Melissa K. Campbell
Kori L. Dauwen	Lori Gietzen
Chad M. Lindell	

Tim Timian moved to affirm the applicants for their respective levels. Brock DesLauriers seconded the motion. Tim Timian, Kathy Maier, Brock DesLauriers, Joe Ibach and Dave Lanpher all voted yes to the motion. The vote was unanimous. Motion carried.

**AQB May 18th Exposure Draft/Potential Revisions**

Board members reviewed the May18th Exposure Draft relative to proposed changes to the appraiser criteria with the following comments.

**Section 1:**

- 1) The North Dakota Appraiser Board agrees that having alternatives to requiring a Bachelor's college degree in order to become a Certified Residential Appraiser is reasonable and prudent.
- 2) The suggested two options of demonstrating specific college-level equivalency for specific subject areas appear to be reasonable and prudent.
- 3) The North Dakota Appraiser Board is also in favor of an applicant for a Certified General Real Property Appraiser credential having alternatives to the Bachelor's degree requirement, similar to those offered to the applicant for a Certified Residential credential.

**Section 2:**

- 1) The North Dakota Appraiser Board agrees that substituting some specific and enhanced education for a portion of the experience requirement has merit. The proposed name change from "Enhanced Practicum Curriculum" to "Practical Applications of Real Estate Appraisal" is reasonable.

- 2) It is the position of the North Dakota Appraiser Board that at least a portion (suggested 50%) of the required work experience be actual “real world” experience, not just case study experience with a hypothetical subject property and data.
- 3) After completion of the “*Practical Application of the Real Estate Appraisal*” courses, the Appraisal Qualifications Board recommends that State appraiser regulatory agencies be responsible for identifying and tracking individuals and monitoring these individuals through the review of a minimum of 5 appraisal assignments, annually for a two-year period in order to track an appraiser’s progress. This could be problematic and very costly for States. It is the position of the North Dakota Appraiser Board that this remain a “recommendation”.

**Section 3:**

- 1) The North Dakota Appraiser Board agrees that alternative experience from other types of professions such as real estate brokers, market researchers, real estate investment professionals and others has merit. However, one difficulty a State appraiser regulatory agency may encounter would be to assess the level of alternative experience from one profession to another and then quantify that experience to equivalency to direct appraisal experience.
- 2) The Board believes “real world” appraisal experience is a necessary factor in meeting the experience requirement. If an individual has 1) completed his or her education, 2) has completed the case study based courses, “Practical Applications of Real Estate Appraisal”, and 3) is receiving credit for alternative experience, this individual has a more marketable skill set and would therefore be more attractive to a potential Supervisor Appraiser.

It is the position of the North Dakota Appraiser Board that at least a portion (suggested at 50%) of the required work experience be actual “real world” experience, not just alternative experience and/or case study experience with a hypothetical subject property and data.

**Section 4:** No comment.

**Section 5:** The North Dakota Appraiser Board agrees that the suggested changes identified in Section 5 are reasonable and prudent.

Chairman Lanpher adjourned the meeting.

Respectfully submitted,

Jodie R. Campbell  
Executive Secretary