

**UTAH APPRAISER LICENSING AND CERTIFICATION BOARD**  
**HEBER M WELLS BUILDING**  
Room 250  
9:00 a.m.  
March 27, 2024  
Zoom

**MINUTES**

**DIVISION STAFF PRESENT:**

Justin Barney, Interim Director  
Mark Fagergren, Licensing and Education Director  
Kadee Wright, Chief Investigator  
Maelynn Valentine, Board Secretary  
Laurel North, Lead Investigator  
Bryn Kaelin, Investigator  
Michael Genco, Licensing Specialist  
Melissa McGill, Licensing Specialist  
Matt Hastings, Division Analyst  
Valerie Wolfe, Assistant Attorney General

**BOARD MEMBERS PRESENT:**

Jeff Morley-Chair  
Keven Ewell-Vice Chair  
Ben Brown-Board Member  
Rich Sloan- Board Member  
Ron Jensen-Board Member  
Kelle Smart- Board Member

The March 27, 2024, meeting of the Appraiser Licensing and Certification Board began at 9:00 a.m. with Chair Jeff Morley conducting.

**PLANNING AND ADMINISTRATIVE MATTERS**

**Approval of Minutes –**

A motion was made and seconded to approve the February 28, 2024, minutes. Vote. Chair Morley, yes; Board Member Jensen, yes; Board member Brown, yes; Board member Sloan, yes. The motion passes.

**Public Comment Period**

None

**DIVISION REPORTS**

**INTERIM DIRECTOR’S REPORT – Justin Barney**

Interim Director Barney reported on the legislative session. The Division's bill HB 500 has been signed and will be made effective May 1, 2024. The bill includes the removal of the 10-day reporting requirement for criminal convictions for real estate and appraiser licensees. Now that these licensees are enrolled in Rapback, that requirement is no longer necessary. The other section that applies to licensees would add an enhanced penalty for a violation against a vulnerable adult or a person over the age of 65. Currently the maximum penalty is \$5,000 and would be increased to a maximum of \$10,000. For Appraisers, HB 216 passed which relates to minimum time periods for gaining experience prior to licensure.

### **ENFORCEMENT REPORT – Kadee Wright**

Ms. Wright reported that in February the Division received one complaint, and closed one case, leaving 47 appraisal cases open with the Division. There are nine cases pending with the AG's office.

### **EDUCATION AND LICENSING REPORT – Mark Fagergren**

Mr. Fagergren reported on statistics. The Division saw an increase of one appraiser trainee and four certified general appraisers, there was a decrease of two licensed appraisers and two certified residential appraisers since last month's board meeting.

Mr. Fagergren reported there were three candidates approved by both the education and experience review committees to sit for the licensed appraiser exam.

- Quinn Blake; Approved to sit for the Certified Residential Appraiser exam.
- Shane Johnson; Approved to sit for the Licensed Appraiser exam.
- Jennifer Walton-Lawlor; Approved to sit for the Licensed Appraiser exam.

"Yes" answers of appraisers and Appraisal Management Companies that were approved by Division Representatives since our last Appraisal Board Meeting

- RRR Appraisal Services Inc.
- Brian Donegan
- Trevor Phillips

Mr. Fagergren informed the Board that he received an email from an individual in Illinois regarding the Division's position on registered trainees. Mr. Fagergren's response to the email stated that an individual is required to be a licensed or certified appraiser, have successfully completed an AQB approved licensed PAREA module, be registered as a trainee, or have a temporary permit, in Utah to perform significant appraisal work or assistance on an appraisal assignment in our state. Mr. Fagergren asked the Board if this is something the Board agrees with. The Board agrees that the Division's current position is acceptable and needs no changes.

Mr. Fagergren reported on the survey results regarding compensation for experience review committee members. The responses from 26 reviewers out of 46 were sent to

the Board via email prior to the meeting. After assessment of the results, it seems that most of the reviewers do not want to be compensated. Chair Morley asked about the possibility of an applicant paying an expedited fee for a reviewer to examine their reports. Board member Sloan asked if it could be possible for reviewers to be “compensated” in continuing education hours. Mr. Genco stated that after speaking to the ASC they stated that CE for doing reviews is not something they would allow. Mr. Fagergren suggested another option and that would be for the Division to pay an educator to offer an exclusive class or two for reviewers. The Board agreed on the option of an educator offering CE classes for reviewers. This matter will be discussed in depth at a later date. Regarding the expedited reviews, it was suggested that when the samples are sent to the reviewer that a firm due date be set so that the review is done in a timely manner.

### **BOARD AND INDUSTRY ISSUES – Justin Barney**

Mr. Barney reported on the proposed AMC Rule Amendment regarding third party data collection. The proposed rule amendment was approved by the Board and is now open for public comment through April 15th. Mr. Barney will update the Board on the progress of the rule at next month’s meeting.

A motion was made and seconded to adjourn the meeting. Vote. Chair Morley, yes; Vice Chair Ewell, yes; Board Member Brown, yes; Board Member Jensen, yes; Board member Sloan, yes; Board member Smart, yes. The motion passes.

The meeting was adjourned at approximately 10:08 a.m.