



STATE OF UTAH
REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD
MEETING MINUTES

October 22, 2025 9:00 am

Utah Appraiser Licensing and Certification Board:

Keven Ewell, Chair (Unable to attend)
Kris Poulson, Vice Chair
Richard Sloan
Jeffrey T. Morley
Ron Jensen
Kelle Smart (Unable to attend)
(One Vacancy)

Commencement

- The October 22, 2025, meeting of the Appraiser Licensing and Certification Board commenced at approximately 9:00 am with Vice Chair Poulson conducting.
- A motion was made to approve the minutes of the September 24, 2025, meeting as presented. The motion was seconded and passed with Board Member Morley abstaining from the vote.
- There was no public comment.

Director's Report

- An apology was made to Caden Hickman and the Board for omitting his continuation of the experience review from the previous month's agenda.
- Administrative Assistant Hiring Update:
 - Dallas Thomas is no longer with the division.
 - Round two interviews are scheduled for this Friday, with an offer hoped to be made early next week.
 - The new assistant will take over board duties, including the vacancy process.
 - The division hopes to model the DOPL's process for filling vacancies, starting the process in January for all boards and commissions.
- Appraisal Subcommittee (ASC) Review:
 - The next compliance review (audit) is scheduled for June 23rd through the 25th, 2026.
 - The review will be conducted by ASC staff members Allison Nespor (program manager assigned to the state) and Maria Brown (who visited for the past compliance review).

- Upcoming Hearings:
 - A full-day informal hearing in the matter of J. Martell Bodell II is scheduled for next month.
 - A multiple-day informal hearing is scheduled for December.
 - A two-day informal hearing is scheduled for February.
- Board Vacancies:
 - The term for board member Smart expired in July.
 - Applications for open seats are currently not open due to incorrect information on the website.
 - Director Veillette hopes to have the applications open by the end of this month or early next month.
 - The process involves application, division staff recommendation to the executive director, and then recommendation/official nomination from the governor to the senate for confirmation.

Licensing and Education (Laurel North)

- The Instructor Development Workshop is scheduled for tomorrow at the Double Tree.
- Applicant Exam Status:
 - Two applicants are approved to sit for the licensed appraiser exam.
 - Two are approved for the certified residential exam.
 - One was denied the certified residential exam.
- "Yes Answer" Spreadsheet: Two entries this month for minor issues: Nathaniel Brisco (Nathan) and Andrew Cox.
- Statistics are almost at a standstill, indicating a stable market for November.
- Experience Reviews: Two are currently scheduled.
- Consideration and action of Caden Hickman is scheduled for today.
- Temporary Licenses: Michael Genco estimated they receive maybe a handful a week (fiveish), and he will report a more accurate number at the next meeting.

Board and Industry Issues (Justin Barney)

- Administrative Rules:
 - The appraiser rule was amended earlier this year and is required to be reviewed and continued next year (five-year schedule).
 - The AMC rule was reviewed and continued earlier this year and was last amended last year.
- AARO Conference Update (Atlanta) (with Bryn Kaelin):
 - UAD 3.6 (Uniform Appraisal Database): This new report style was a recurring theme.
 - The change was described as a "tectonic shift in appraising".
 - The current report will no longer be accepted by government-sponsored entities starting November 26, 2026.
 - New format details: summary and value on page one, no addendums, a separate section for defects, damages and deficiencies, reconciliation summary, revision history, and reconsideration of values (ROV).

- The report will be a dynamic form, populating sections as needed, and will allow the appraiser to initiate a reconsideration of value request (ROV) after submission.
- It is expected to require three to four times more data points to be collected.
- Appraisers will need a tablet and software in the field, which will take more time initially but is hoped to result in less time writing the report.
- The UAD 3.6 report will be mandatory for all lenders and appraisals starting November 26, 2026.
- There are no anticipated delays in the roll-out.
- Appraiser Demographics: There has been about a 20% decline in the total number of appraiser credentials nationally over the last 10 years.
- Experience Requirements:
 - There was discussion about changing the qualification order to education, exam, and then experience.
 - Some even recommended eliminating the experience requirement, citing law and accounting as examples.
- Utah's AMC Rule Commended: Utah was cited as setting the national standard with its rule requiring an AMC to provide an appraiser with information about collected data, which has now been endorsed nationwide.

Enforcement (Kadee Wright)

- UAD 3.6: The new form and specifications are available on Fannie and Freddie's website.
- College Degree Requirement: They are looking at moving away from the college degree requirement for licensure.
- USPAP: The standards board has no plans to update USPAP.
- AI Usage: The standards board is working on a new advisory opinion on AI usage, with an exposure draft expected by the end of the year.
- PAREA Stats: 32 individuals have received credentials, 53 are graduates, and 183 are currently in the program nationally.
 - Utah has had at least one PAREA graduate.
- Bryn Kaelin was appointed as a Director for AARO for 2026 (after serving as an alternate director this last year).
- September Stats:
 - Received: 1 complaint.
 - Closed: 4 cases.
 - Open: 30 cases.
 - Pending Legal Action: 15 cases.
- An enforcement hearing is scheduled for November 18th.
- Freddie Mac and Fannie Mae Referral Letters:
 - Fannie Mae and Freddie Mac continue to send referral letters to states and are now sending them to AMCs.
 - The division has seen a dramatic decrease in these letters.

- The top five issues include: inadequate comparable selection due to location, sight characteristics, and use of physically dissimilar comparables to gross living area.

Continued Board Consideration and Action on Caden Hickman Experience Review

- Caden Hickman joined the meeting (along with Ryan Hatch).
- Vice Chair Poulson apologized for the oversight of his omission from the previous month's agenda.
- Mr. Hickman provided takeaways from the process, including the importance of understanding the most important aspects of different appraisal reports and the value of peer review and gaining additional perspectives.
- A motion was made to approve Caden Hickman's experience review and authorize him to sit for the exam. The motion was seconded and passed unanimously.

Adjournment

- A motion to adjourn the meeting was made and seconded.

Meeting Adjourned.