

REAL ESTATE APPRAISER ADVISORY COMMITTEE

Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING

Date: December 1, 2021

Time: 10:00 a.m.

Place: Virtual Videoconference Meeting – Zoom Webinar
(use link below)
<https://dcca-hawaii-gov.zoom.us/j/97537031857>

Present: Shelly H. Tanaka, Industry Member, Chairperson
Fernando Benavente, Industry Member, Vice-Chairperson
Aimee Yamamoto, Industry Member
Lars B. Larson, Public Member
Brian Brennan Financial Institution Member
James Paige, Deputy Attorney General (“DAG”)
Candace Ito, Acting Supervising Executive Officer, PVL, DCCA
Alan Taniguchi, Executive Officer
Sherman Takao, Executive Officer
Leanne Abe, Secretary
LaJoy Lindsey, Technical Support

Excused: None.

Guests: None.

Agenda: The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

A brief video was played to explain procedures for this virtual meeting and how members of the public can participate and interact with the Committee during the meeting.

Call to Order: There being a quorum present, the meeting was called to order at 10:03 a.m. by Chairperson Tanaka.

Chairperson Tanaka proceeded with roll call. All Committee members were present.

Approval of the Chairperson Tanaka asked if any members of the public would like

October 6, 2021 to provide oral testimony on this agenda item. There were none.
Meeting Minutes:

After discussion, it was moved by Vice-Chairperson Benavente, seconded by Mr. Larson, and unanimously carried to approve the October 6, 2021 meeting minutes as circulated.

New Business: a. Review of Applications

- 1) Brandon I. Brauher
(State Licensed Appraiser)

Chairperson Tanaka stated that she, Vice-Chairperson Benavente, and Ms. Yamamoto reviewed the State Licensed Appraiser ("SLA") application of Brandon I. Brauher and concluded that he met all the requirements for SLA license, and recommends approval. After discussion, it was moved by Chairperson Tanaka, seconded by Mr. Larson, and unanimously carried to approve the SLA application for license of Brandon I. Brauher.

b. Review of Courses

After discussion, it was moved by Vice-Chairperson Benavente, seconded by Mr. Larson, and unanimously carried to ratify the approval of the following renewed and/or CAP approved courses:

Course Provider: McKissock, LP

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
20-316	2022-2023 7-Hour National USPAP Update Course [classroom] 7 CE
20-317	2022-2023 7-Hour National USPAP Update Course [synchronous] 7 CE

Course Provider: Appraisal Institute

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
20-318	Residential Market Analysis and Highest and Best Use [classroom]

15 QE w/exam
15 CE w/exam
14 CE w/o exam

20-319 2022-2023 7-Hour USPAP National Update Course
7 CE

Course Provider: OREP Education Network

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-001	Appraisal Adjustments II: Solving Complex Problems [renewal of 20-025] 7.5 CE w/exam 7 CE w/o exam

Course Provider: Calypso Continuing Education

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-002	A Brief Stroll Through America's Architectural Styles [renewal of 20-008] 7 CE
22-003	Appraising Energy Efficient Residential Properties [renewal of 20-009] 8 CE
22-004	Construction Details, Concepts to Completion [renewal of 20-010] 7 CE
22-005	Environmental Hazards Impact on Value [renewal of 20-011] 7 CE
22-006	FHA Site Inspection for Appraisers [renewal of 20-012] 7 CE
22-007	Mold, A Growing Concern [renewal of 20-013] 3.5 CE

- 22-008 Victorian Era Architecture for Real Estate
Professionals
[renewal of 20-014]
3.5 CE
- 22-009 Cost Approach and Land Valuation
[renewal of 20-273]
7 CE

c. Evaluations

DAG Paige stated that pursuant to Hawaii Revised Statutes (“HRS”) Chapter 466K, all real estate appraisals are to be performed by real estate appraisers who are licensed or certified to practice. This is consistent with the legislative history for the chapter. Additionally, the appraisals need to follow the current Uniform Standards of Professional Appraisal Practice (“USPAP”). When the legislature wanted to allow exceptions, they placed those exceptions within the statute. HRS §466K-4 exempts real estate brokers or real estate salespersons offering opinions on the estimated value of real estate and exempts county real estate appraisers for ad valorem taxation valuations. However, with respect to evaluations being performed on federal transactions, there are specific transactions where non appraisers can do the valuations and do not have to follow USPAP. There are approximately thirteen (13) categories of federal transactions where this would be allowed. Hawaii law is probably preempted to the extent that it would not permit this. Accordingly, in Hawaii, evaluations would be allowed for those categories of federal transactions.

Announcements: None.

Next Meeting: February 2, 2022
10:00 a.m.
Virtual Videoconference Meeting
Zoom Webinar

Adjournment: There being no further discussion, the meeting adjourned at 10:10 a.m.

Taken and recorded by:

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/s/ Leanne Abe

Leanne Abe
Secretary

Reviewed and Approved by:

/s/ Sherman Takao

Sherman Takao
Executive Officer

ST:la

12/15/21

[X] Minutes approved as is.

[] Minutes approved with changes. See Minutes of _____.