

REAL ESTATE APPRAISER ADVISORY COMMITTEE

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

MINUTES OF MEETING

Date: February 1, 2023

Time: 10:00 a.m.

In-Person Meeting Location: Queen Liliuokalani Conference Room
HRH King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii 96813

Virtual Participation: Virtual Videoconference Meeting – Zoom Webinar
(use link below)
<https://dcca-hawaii-gov.zoom.us/j/99812387729>

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
Candace Ito, Supervising Executive Officer
Hector West, Executive Officer
Shelley Choy, Program Specialist
Leanne Abe, Secretary
Mia Hoang, Technical Support

Excused: None.

Zoom Webinar Guest(s): None.

Agenda: The agenda for this meeting was posted to the State electronic calendar 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 10:06 a.m. by Chairperson Tanaka.

Chairperson Tanaka proceeded with roll call of members. All Committee members were present and alone in their off-site locations.

Approval of the
October 5, 2022,
Meeting Minutes:

Chairperson Tanaka asked if any members of the public would like to provide oral testimony on this agenda item. There were none.

After discussion, it was moved by Chairperson Tanaka, seconded by Vice Chairperson Benavente, and unanimously carried to approve the October 5, 2022, meeting minutes as circulated.

New Business:

Chairperson Tanaka asked if any members of the public would like to provide oral testimony on this agenda item. There were none.

A. Review of Applications:

- 1). Kody K. Mento
(Certified General Appraiser)
- 2). Jazmin K. Rodrigues
(Certified General Appraiser)
- 3). Lionel E. Rama
(Certified Residential Appraiser)

Chairperson Tanaka advised the Committee members that Vice Chairperson Benavente reviewed the application of Mr. Mento and she reviewed the two (2) applications of Ms. Rodrigues and Mr. Rama. Three (3) random sample reports were provided for each application, and all three (3) applicants appear to meet the qualifications for licensure.

After discussion, it was moved by Chairperson Tanaka, seconded by Mr. Larson, and unanimously carried to approve the application of Mr. Mento for Certified General Appraiser license, the application of Ms. Rodrigues for Certified General Appraiser license, and to ratify the application of Mr. Rama for Certified Residential Appraiser license.

B. Review of Courses

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

Course Provider: Appraisal Institute

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-267	Community Land Trust (CLT) Appraisal Training [classroom] 4 CE
22-269	Community Land Trust (CLT) Appraisal Training [synchronous] 4 CE

Course Provider: OREP Education Network

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-268	Non-Lending Appraisal Assignments Expanding Your Appraisal Practice 7.5 CE w/exam 7 CE w/o exam

Course Provider: McKissock, LP

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-271	Live Webinar: Residential Market Analysis and Highest and Best Use 15 QE w/exam 15 CE w/exam 14 CE w/o exam

After discussion, it was moved by Chairperson Tanaka, seconded by Vice Chairperson Benavente, and unanimously carried to approve the following courses, based on the initial review and recommendation by Vice Chairperson Benavente:

**Course Provider: American Continuing Education Institute
d.b.a. Calypso Continuing Education**

<u>Index #:</u>	<u>Course Title & Approved Hours</u>
22-270	Acquainting Ourselves with the ANSI Standard: Measuring Residential Properties 7 CE

Course Provider: Appraiser eLearning LLC

Index #: Course Title & Approved Hours

22-272 How to Appraise Solar Panels
7 CE

After discussion, it was moved by Chairperson Tanaka, seconded by Vice Chairperson Benavente, and unanimously carried to approve the following courses, based on the initial review and recommendation by Chairperson Tanaka:

Course Provider: Hawaii Chapter of the Appraisal Institute

Index #: Course Title & Approved Hours

22-273 Avoiding Bias: Building a Bias Defense, An
Examination of Available Guidance & Requirements
for Hawaii Appraisers
4 CE

Index #: Course Title & Approved Hours

22-274 Valuation Overview of Accessory Dwelling Units
7 CE

**Permitted
Interaction
Group:**

Chairperson Tanaka asked if any members of the public would like to provide oral testimony on this agenda item. There were none.

Chairperson Tanaka stated that the Permitted Interaction Group ("PIG")) met and discussed incorporating the Practical Applications of Real Estate Appraisal ("PAREA") into the Real Estate Appraiser Program and amendments to Hawaii Revised Statutes ("HRS") Chapter 466K and Hawaii Administrative Rules ("HAR") Chapter 16-114.

The PIG presented its recommendations to the Committee as attached (page 6).

Pursuant to HRS section 92-2.5(b)(1)(c), the Committee shall only act on this item at a subsequent meeting to allot the public and the industry time to review and provide testimony.

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There was no further discussion.

Next Meeting: Wednesday, April 5, 2023
10:00 a.m.

In-Person: Queen Liliuokalani Conference Room
HRH King Kalakaua Building
335 Merchant Street, First Floor
Honolulu, Hawaii 96813

Virtual Participation: Virtual Videoconference Meeting
Zoom Webinar

Adjournment: There being no further business to discuss at this time, the meeting
adjourned at 10:16 a.m.

Taken and recorded by:

/s/ Leanne Abe

Leanne Abe
Secretary

Reviewed and Approved by:

/s/ Shelley Choy

Shelley Choy
Program Specialist

SC:la

2/15/23

[X] Minutes approved as is.

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

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Category	Lines	Basis for Revision
Practical Applications in Real Estate Appraisal (PAREA)	104-109	Adds definition of "PAREA"
	447-471	Adds number of experience hours that may be obtained with completion of Licensed Residential or Certified Residential PAREA programs
	589-591, 604-607	Allows PAREA to count towards experience hours
Evaluations	53-56	Adds definition of "Evaluation"
	75-77	Adds definition of "Interagency Appraisal and Evaluation Guidelines"
	1007-1010	Clarifies appraisers may perform Evaluations
Incorporate Appraisal Qualifications Board (AQB) updates to Real Property Appraiser Qualifications Criteria (RPAQC)	269-273	Deletes college degree requirement for Certified Residential Appraiser (CRA)
	275-283	Allows State Licensed Appraiser (SLA) to upgrade to CRA in accordance with AQB requirements
	423-425, 427-428, 432, 588	Edits to match AQB requirement for experience hours and/or timeframe to obtain
	749-751	Adds new topic areas
	808, 820-821	Edits to match increased thresholds
Updates and streamlines course approval process	29-31, 51-52, 73-74, 161-163	Adds definitions
	373-374, 723-724	Allows courses approved for traditional classroom environment to be automatically approved for synchronous offerings
Text clarifications or corrections	23-24, 58-61	Deletes specific references and refers to relevant code section instead
	36-37, 62-63, 65, 222-223, 230-231, 239-243, 248-249, 258-259, 345, 398-416, 582, 593-595, 609-611, 803-804, 938-939	Modification to delete unnecessary or outdated language, or dates that are no longer relevant
	285, 338, 377, 398-398	Clarifies section only applies to Qualifying Education (QE) and not Continuing Education (CE)
	300-317	Deletes specific references to course topics, which are already referenced in RPAQC
	332-335, 698, 703, 704, 710, 711, 712, 720-722, 923	Clarifies that education requirement may be satisfied via distance education (either synchronous or asynchronous)
	342-343, 347	Clarifies Course Approval Program (CAP) approves individual courses only, not providers
	437-438	Clarifies appraisal review is acceptable experience and deletes real estate consulting, which is overly broad and not recognized by AQB as valuation-related experience
	442-443, 479	Modification to be consistent with USPAP or AQB terms
	489, 491, 503	Replaces "endorsement" with "reciprocity," which is more widely utilized term
	521	Increases time to notify director (of address change) from 10 to 30 days
	537	Deletes requirement to collect SSN
	560	Replaces "Employer" with "Supervisor" (trainee doesn't necessarily have to be employed by a supervisor)
	727	Clarifies section applies to CE and not QE
	758	Replaces "approved" with "accepted" to refer to course credit for courses offered and approved in another jurisdiction
	806-807, 822-825	Edits to match wording in "Definitions" section
	1004	Clarifies only supervisor may sign trainee's reports
	1038	Includes probation as possible disciplinary action