

**DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION**

76 Northern Ave, Gardiner, Maine

**MAINE BOARD OF REAL ESTATE APPRAISERS
PUBLIC MEETING
March 3, 2026
MINUTES**

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Russell Barrows, Vice Chair	Katie Warwick, Assistant Attorney General
Nathaniel Shipley, Complaint Officer	Catherine E. Pendergast, Administrator
Heather Cote	Jazmyne Marks, Licensing Supervisor
	Heidi Lincoln, Office Specialist I
	Shara Chesley, Office Specialist I
<u>MEMBERS ABSENT</u>	
Wendyann Boston, Chair	
Alan Johnson	

Location: 76 Northern Ave., Gardiner, ME

Start: 9:00 a.m.

Adjourn: 10:12 a.m.

I. CALL TO ORDER

The meeting was called to order by the Vice Chair at 9:00 a.m.

II. AGENDA MODIFICATIONS

- None

III. MINUTES REVIEW AND APPROVAL

- A motion was made by Cote and seconded by Shipley to approve January 6, 2026, Minutes. Unanimous.

IV. COMPLAINT PRESENTATIONS

- 2025-REA-21082 – A motion was made by Barrows and seconded by Cote to set for hearing and offer a consent agreement for violations of the USPAP Ethics Rule: Recordkeeping Rule; Scope of Work Rule; Standard 1-1(b) and (c); 1-5(a) and (b); 1-6(a) and (b), 2-1(a), and 2-2 (a)(x)(3). Sanctions to include a Reprimand and 90-day suspension beginning 30 days after execution. Cote and Barrows voted in the affirmative. Shipley abstained. Motion carried.
- 2025-REA-21089 – A motion was made Cote and seconded by Barrows to dismiss for lack of violation. Barrows and Cote voted in the affirmative. Shipley abstained. Motion carried.

- 2025-REA-21136 – A motion was made by Cote and seconded by Barrows to dismiss for lack of violation. Barrows and Cote voted in the affirmative. Shipley abstained. Motion carried.
- 2026-REA-21195 – A motion was made by Cote and seconded by Barrows to dismiss with a Letter of Guidance. Barrows and Cote voted in the affirmative. Shipley abstained. Motion carried.

V. ADMINISTRATOR'S REPORT

- The Board reviewed a communication from a potential applicant with Canadian Uniform Standards of Professional Appraisal Practice experience (CUSPAP). The Board discussed that while the CUSPAP experience may be similar to USPAP experience, the requirement for licensure in Maine is set forth in the Real Property Appraiser Qualification Criteria (Criteria) which requires 3,000 hours of USPAP compliant experience in no fewer than 18 months. One thousand five hundred (1,500) hours must be in non-residential appraisal work. Applicants for licensure in Maine must meet all Maine requirements as set forth in the Criteria.

VI. PUBLIC COMMENT

Scott DiBiasio from Appraisal Institute (AI) commented on Appraisal Foundation's First Exposure Draft of Proposed Changes to the Real Property Appraiser Qualifications Criteria which proposes allowing experience gained under International Valuation Standards (IVS). He stated that the AI is in support of the proposed change.

VII. MEETING SCHEDULE

Next meeting scheduled for Tuesday, April 7, 2026.

VIII. ADJOURNMENT

A motion was made by Cote and seconded by Shipley to adjourn the meeting. Unanimous.

Being no further board business, the meeting was adjourned at 10:12 a.m.