



STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
BOARD OF REAL ESTATE APPRAISERS



Janet T. Mills
Governor

Penny Vaillancourt
Director

Joan F. Cohen
Commissioner

Public Board Meeting
Tuesday May 5, 2026
AGENDA

- Location:** 76 Northern Ave Gardiner, ME 04345
- Room:** Central Conference Room
- Time:** 9:00 a.m.
- Contact:** Heidi Lincoln- 207-624-8522 or Heidi.Lincoln@maine.gov

Option for Virtual Attendance by the Public:

In addition, though not required by law, this meeting is being made virtually available using the Zoom platform to members of the public who do not attend in-person. A link for the public to access the Board of Real Estate Appraisers meeting virtually will be posted on the Real Estate Appraisers Board website at: <https://www.maine.gov/pfr/professionallicensing/professions/board-real-estate-appraisers/home/board-meeting-information>

The Board of Real Estate Appraisers expects that members of the public who attend the meeting virtually will be able to provide public comment to the same extent as members of the public who attend in-person.

- I. CALL TO ORDER**
- II. AGENDA MODIFICATIONS**
- III. MINUTES REVIEW AND APPROVAL**
 - Review and approval of March 3, 2026, Minutes
- IV. COMPLAINTS**
 - 2025-REA-21102
 - 2026-REA-21173
 - 2026-REA-21200
- V. ADMINISTRATOR'S REPORT**
 - Maine Licensed Appraiser Statistics Discussion
- VI. PUBLIC COMMENT**

Office Location: 76 Northern Avenue, Gardiner, Maine 04345
Mailing Address: 35 State House Station, Augusta, Maine 04333

[Board of Real Estate Appraisers | Office of Professional and Occupational Regulation](#)

Under this item, the Board will offer an opportunity to members of the public in attendance to comment on any public matter under the jurisdiction of the Board, except for any open application or complaint. While the Board cannot take action on any issues presented, the Board will listen to comments and may ask staff to place the issue on a subsequent agenda. At the discretion of the Board Chair, a time limit on comments may be set.

VII. MEETING SCHEDULE

Next meeting scheduled for Tuesday June 2, 2026.

VIII. ADJOURNMENT



**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 DiBasio 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.

Maine Board of Real Estate Appraisers
35 State House Station
Augusta, ME 04333
Phone: (207) 624-8518
Email: catherine.pendergast@maine.gov

**Department of
Professional &
Financial Regulation**

To: Board Members
From: Catherine E. Pendergast
Date: April 24, 2026
Subject: Licensed Appraiser Stats

Russel Barrows requested the following information for board discussion regarding the number of licensees, by license type, who have not renewed their license.

REAL ESTATE APPRAISER REPORTS

| ACTIVE AS OF 04/23/2026 | ACTIVE (YTD) | ME RESIDENTS | OUT OF STATE | 18-28 YRS | 29-39 YRS | 40-50 YRS | 51-61 YRS | 62 + YRS |
|-------------------------------|-----------------|-----------------|-----------------|-----------|-----------|------------|------------|------------|
| TRAINEE (RA) | 27 | 20 | 7 | 8 | 9 | 6 | 3 | 1 |
| LICENSED RESIDENTIAL (AP) | 154 | 146 | 8 | 2 | 16 | 43 | 51 | 42 |
| CERTIFIED RESIDENTIAL (CR) | 160 | 112 | 48 | 0 | 9 | 28 | 46 | 77 |
| CERTIFIED GENERAL (CG) | 246 | 71 | 175 | 4 | 31 | 67 | 45 | 99 |
| TOTAL | 587 | 349 | 238 | 14 | 65 | 144 | 145 | 219 |

INITIAL LICENSE ISSUED IN 2025

| | INITIAL LICENSE | ME RESIDENTS | OUT OF STATE | 18-28 YRS | 29-38 YRS | 39-49 YRS | 50-60 YRS | 61 + YRS |
|-------------------------------|--------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|----------|
| TRAINEE (RA) | 6 | 5 | 1 | 5 | 0 | 1 | 0 | 0 |
| LICENSED RESIDENTIAL (AP) | 4 | 4 | 0 | 1 | 1 | 2 | 0 | 0 |
| CERTIFIED RESIDENTIAL (CR) | 8 | 4 | 4 | 0 | 0 | 4 | 1 | 3 |
| CERTIFIED GENERAL (CG) | 17 | 2 | 15 | 2 | 4 | 5 | 3 | 3 |
| TOTAL | 35 | 15 | 20 | 8 | 5 | 12 | 4 | 6 |

INITIAL LICENSE ISSUED IN 2024

| | INITIAL LICENSE | ME RESIDENTS | OUT OF STATE | 18-28 YRS | 29-38 YRS | 39-49 YRS | 50-60 YRS | 61 + YRS |
|-------------------------------|--------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|----------|
| TRAINEE (RA) | 7 | 6 | 1 | 1 | 3 | 2 | 0 | 1 |
| LICENSED RESIDENTIAL (AP) | 4 | 4 | 0 | 1 | 1 | 1 | 1 | 0 |
| CERTIFIED RESIDENTIAL (CR) | 8 | 2 | 6 | 0 | 2 | 0 | 4 | 2 |
| CERTIFIED GENERAL (CG) | 29 | 1 | 28 | 1 | 12 | 7 | 4 | 5 |
| TOTAL | 48 | 13 | 35 | 3 | 18 | 10 | 9 | 8 |

INITIAL LICENSE ISSUED IN 2023

| | INITIAL LICENSE | ME RESIDENTS | OUT OF STATE | 18-28 YRS | 29-38 YRS | 39-49 YRS | 50-60 YRS | 61 + YRS |
|-------------------------------|--------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|----------|
| TRAINEE (RA) | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| LICENSED RESIDENTIAL (AP) | 3 | 3 | 0 | 1 | 1 | 1 | 0 | 0 |
| CERTIFIED RESIDENTIAL (CR) | 12 | 5 | 7 | 1 | 1 | 5 | 1 | 5 |
| CERTIFIED GENERAL (CG) | 21 | 1 | 20 | 1 | 8 | 5 | 3 | 4 |
| TOTAL | 37 | 10 | 27 | 3 | 11 | 11 | 4 | 9 |

REAL ESTATE APPRAISER REPORTS

FAILED TO RENEW 2025

| | ME RESIDENTS | OUT OF STATE | 18-28 YRS | 29-38 YRS | 39-49 YRS | 50-60 YRS | 61 + YRS |
|-------------------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|-----------|
| TRAINEE (RA) LICENSED | 2 | 3 | 1 | 2 | 1 | 1 | 0 |
| RESIDENTIAL (AP) CERTIFIED | 5 | 0 | 0 | 0 | 1 | 1 | 3 |
| RESIDENTIAL (CR) CERTIFIED | 12 | 9 | 0 | 0 | 1 | 4 | 16 |
| GENERAL (CG) | 4 | 16 | 0 | 3 | 4 | 5 | 8 |
| TOTAL | 23 | 28 | 1 | 5 | 7 | 11 | 27 |

FAILED TO RENEW 2024

| | ME RESIDENTS | OUT OF STATE | 26 & YOUNGER YRS | 27-37 YRS | 38-48 YRS | 49-59 YRS | 60+ YRS |
|-------------------------------|-----------------|-----------------|------------------------|-----------|-----------|-----------|-----------|
| TRAINEE (RA) LICENSED | 1 | 0 | 0 | 0 | 1 | 0 | 0 |
| RESIDENTIAL (AP) CERTIFIED | 7 | 1 | 0 | 0 | 0 | 2 | 6 |
| RESIDENTIAL (CR) CERTIFIED | 6 | 4 | 0 | 0 | 1 | 1 | 8 |
| GENERAL (CG) | 9 | 14 | 0 | 1 | 2 | 4 | 17 |
| TOTAL | 23 | 19 | 0 | 1 | 4 | 7 | 31 |

FAILED TO RENEW 2023

| | ME RESIDENTS | OUT OF STATE | 25 & YOUNGER YRS | 26-36 YRS | 37-47 YRS | 48-58 YRS | 59 + YEARS |
|-------------------------------|-----------------|-----------------|------------------------|-----------|-----------|-----------|------------|
| TRAINEE (RA) LICENSED | 1 | 0 | 0 | 1 | 0 | 0 | 0 |
| RESIDENTIAL (AP) CERTIFIED | 15 | 2 | 0 | 2 | 1 | 5 | 9 |
| RESIDENTIAL (CR) CERTIFIED | 7 | 3 | 0 | 0 | 0 | 2 | 8 |
| GENERAL (CG) | 3 | 10 | 0 | 1 | 2 | 2 | 8 |
| TOTAL | 26 | 15 | 0 | 4 | 3 | 9 | 25 |