



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 September 2, 2025
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 April 28, 2025, Minutes
 - Review and approval of June 27, 2025, Minutes
- IV. COMPLAINTS**
 - 2025-REA-20564
 - 2025-REA-20740
 - 2025-REA-20751
 - 2025-REA-20805
- V. ADMINISTRATOR'S REPORT**
 - Public Law 359 An Act to Change the Laws Regarding Real Estate Appraisers
 - Bob Strong memo

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](#)

VI. PUBLIC COMMENT

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 October 7, 2025.

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
April 28, 2025
MINUTES**

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

Location: 76 Northern Ave., Gardiner, ME

Start: 8:33 a.m.

Adjourn: 9:26 a.m.

- I. CALL TO ORDER**
The meeting was called to order by the Vice Chair at 8:33 a.m.
- II. AGENDA MODIFICATIONS**
Added proposed bill LD 1514 under Administrative Report
- III. MINUTES REVIEW AND APPROVAL**
A motion was made by Barrows and seconded by Cote to approve April 1, 2025, Minutes. Unanimous.
- IV. ADJUDICATORY HEARING**
2022-REA-18041 Christina M. O’Connell – The hearing was cancelled due lack of quorum.

The hearing will continue, a date to be determined.
- V. COMPLAINT PRESENTATIONS**
2024-REA-20498 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance regarding USPAP recordkeeping. Unanimous.

2025-REA-20537 – A motion was made by Barrows and seconded by Cote to dismiss with a Letter of Guidance regarding reporting requirements of Title 10 §8003-G (2). Unanimous.

2025-REA-20538 – A motion was made by Barrows and seconded by Cote to dismiss. Unanimous.

VI. PROPOSED RULEMAKING

A motion was made by Barrows and seconded by Cote to initiate rulemaking and put proposed Chapter 220: Educational Course Requirements out for public comment. Unanimous

VII. ADMINISTRATOR’S REPORT

- Compliance Memo 2022-REA-18817 & 2023-REA-18887. A motion was made by Barrows and seconded by Cote to accept the report demonstrating the licensee has met the requirements of the Consent Agreement. Unanimous.
- The Board reviewed and briefly discussed the licensee communication titled “Exploitation of Independent Appraisers, Shifting Standards and AMC Monopolization Concerns.”
- The administrator provided an update from the Appraisal Institute on the PAREA program.
- The Board reviewed a communication from the Appraisal Foundation announcing the State Harmonization Task Force.
- The Board reviewed and briefly discussed LD 1514.

VIII. PUBLIC COMMENT

None.

IX. MEETING SCHEDULE

The next regularly scheduled meeting is scheduled for Tuesday, June 3, 2025.

X. ADJOURN

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

Being no further board business, the meeting was adjourned at 9:26 a.m.

**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
June 27, 2025
MINUTES**

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

Location: 76 Northern Ave., Gardiner, ME

Start: 8:31 a.m.

Adjourn: 1:57 p.m.

I. CALL TO ORDER

The meeting was called to order by the Chair at 8:31 a.m.

II. AGENDA MODIFICATIONS

A motion was made by Barrows and seconded by Cote to add Presentation of Basis Statement and Summary and Response to Comments and Small Business Impact Statement for proposed Rulemaking: Chapter 220: Educational Course Requirements with the potential to vote to adopt. Unanimous.

III. MINUTES REVIEW AND APPROVAL

A motion was made by Barrows and seconded by Cote to approve April 28, 2025, Minutes. Barrows and Cote voted in the affirmative. Boston and Shipley abstained. Motion failed.

IV. PROPOSED RULEMAKING

A motion was made by Barrows and seconded by Shipley to adopt the Basis Statement and Summary of Comments, Small Business Impact Statement & Chapter 220: Educational Course Requirements. Unanimous.

V. ADJUDICATORY HEARING

2022-REA-18041 Christina M. O'Connell (continued from April 1, 2025)

Hearing Officer – Rebekah Smith opened the hearing at 8:37 a.m. Christina M. O'Connell was present, represented by Scott Lynch. AAG Tim Steigleman and AAG Reid Hayton-Hull presented the Board's case.

Several motions were made on the grounds set forth in the Notice of Hearing for imposing discipline by Barrows and seconded by Shipley that there was insufficient evidence of a violation. All votes were unanimous.

A motion was made by Barrows and seconded by Shipley to allow the Board Chair to sign the Decision and Order when it is written. Unanimous.

The hearing concluded for the day at 1:52 p.m. Recording was stopped.

VI. ADMINISTRATOR'S REPORT

None.

VII. PUBLIC COMMENT

None.

VIII. MEETING SCHEDULE

The next meeting is scheduled for Tuesday, August 5, 2025.

IX. ADJOURN

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 1:57 p.m.

STATE OF MAINE

—
IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

—
H.P. 998 - L.D. 1514

An Act to Change the Laws Regarding Real Estate Appraisers

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 32 MRSA §14011, sub-§2, as amended by PL 2007, c. 402, Pt. GG, §3, is further amended to read:

2. Members. The board consists of 7 ~~9~~ members appointed by the Governor. Each member must be a resident of this State. The board consists of:

A. Two public members as defined in Title 5, section 12004-A; ~~and~~

B. Five members who hold valid appraiser licenses, including at least one member who holds a certified general license; ~~and one member who holds a certified residential real property appraiser license;~~

C. One member who is actively engaged in the business of real estate brokerage as defined in section 13001, subsection 2; and

D. One member who is actively engaged in the business of banking, including lending for the purpose of buying real property, or who is actively engaged in the mortgaging of real property as governed by Title 33, chapter 9.

Sec. 2. 32 MRSA §14037, sub-§1, as enacted by PL 2005, c. 518, §8, is amended to read:

1. Scope of license. For federally related transactions, a residential real property appraiser license entitles the holder to appraise noncomplex residential property of one to 4 units ~~having a transaction value of less than \$1,000,000~~ and complex residential property of one to 4 units ~~having a transaction value of less than \$250,000~~ as specified in the criteria adopted and published by the appraiser qualifications board in effect at the time of the transaction. For purposes of this section, "complex residential property of one to 4 units" means property that is atypical based on the nature of the property, the form of ownership or the market conditions. For nonfederally related transaction appraisals, "transaction value" means market value. A residential real property appraiser license entitles the holder to appraise vacant or unimproved land that is used for one to 4 family purposes or for which the highest and best use is for one to 4 family purposes. A residential real property

appraiser license does not entitle the holder to appraise subdivisions for which a development analysis and appraisal is necessary.

Sec. 3. Transition. Notwithstanding the Maine Revised Statutes, Title 32, section 14011, subsection 2, a member of the Department of Professional and Financial Regulation, Board of Real Estate Appraisers serving on the effective date of this Act continues to serve until the expiration of that member's term.

MEMORANDUM

To: Catherine Pendergast

From: Bob Strong

Date: 8/11/2025

Subject: State Harmonization Task Force

The timing of this Appraisal Foundation initiative is notable, as it closely aligns with our discussions in recent months.

The Board has maintained that its licensing requirements are consistent with those established by the Appraiser Qualifications Board (AQB). However, the AQB does not require Certified Residential (CR) applicants to submit complex sample appraisals to a state licensing board. That requirement is specific to the Maine State Appraisal Board.

Requiring a CR applicant to submit complex appraisal assignments, particularly if they do not intend to engage in that type of work, introduces unintended challenges. As we all know, licensure and competency are **not** synonymous; one does not confer the other.

An aspiring CR appraiser may simply wish to perform FHA appraisals. The Maine Board does not require submission of sample FHA appraisals—and for good reason. Just as an appraiser is expected to gain competency to perform FHA assignments, the same standard should apply to complex assignments.

Similarly, an aspiring CR appraiser may simply wish to perform non-complex residential appraisals over the one-million-dollar transaction value threshold.

I'm requesting that the Maine State Appraisal Board consider removing the state-specific requirement that aspiring CR appraisers provide two complex appraisal samples as part of their application.

As always, your time and professional consideration are appreciated.