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 1, 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 July 7, 2026, Minutes

IV. COMPLAINT'S PRESENTATION

- 2026-REA-21363
- 2026-REA-21366
- 2026-REA-21397
- 2026-REA-21423
- 2026-REA-21450
- 2026-REA-21465

V. ADMINISTRATOR'S REPORT

- Continuing Education Course Memo
- ASC Final Compliance Review Letters from the Appraisal Subcommittee

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 6, 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
July 7, 2026
MINUTES

MEMBERS PRESENT	**STAFF PRESENT**
Wendyann Boston, Chair	John Belisle, Assistant Attorney General
Russell Barrows, Vice Chair	Catherine E. Pendergast, Administrator
Nathaniel Shipley, Complaint Officer	Heidi Lincoln, Office Specialist I
Brentley Martin	Shara Chesley, Office Specialist I
Heather Cote	
MEMBERS ABSENT	

Location: 76 Northern Ave., Gardiner, ME

Start: 9:00 a.m. **Adjourn: 11:13 a.m.**

I. CALL TO ORDER
The meeting was called to order by the Chair at 9:00 a.m.

II. AGENDA MODIFICATIONS
None

III. MINUTES REVIEW AND APPROVAL
A motion was made by Barrows and seconded by Shipley to approve May 5, 2026, Minutes. Boston, Barrows, Cote, and Shipley voted in the affirmative. Martin abstained. Motion carried.

IV. COMPLAINT/HEARING TRAINING PRESENTED BY JOHN BELISE
Assistant Attorney General John Belisle presented a Power Point presentation on the complaint and hearing process.

V. COMPLAINT PRESENTATIONS
Re-present 2025-REA-21102 – At the May 5, 2025 meeting the Board voted to dismiss the complaint with a Letter of Guidance regarding adhering to the Scope of Work and identification of Multiple Listing Service (MLS) photos. After discussion and re-examination, the Board found that MLS photo identification was not required. A motion was made by Barrows and seconded by Cote to vacate the previous complaint and dismiss for lack of evidence of a violation. Boston, Barrows, Cote, and Martin voted in the affirmative. Shipley abstained. Motion carried.

VI. ADMINISTRATOR'S REPORT

- Administrator Pendergast introduced new board member Brentley Martin.

- Administrator Pendergast introduced the Appraisal Subcommittee (ASC) Program Managers, Allison Nespor and Kelly Luteijn, who are conducting the Board's biannual ASC Compliance Review. Ms. Nespor explained the review and its purpose to determine compliance with Title X1 and to assess implementation of minimum requirements for credentialing of appraisers as adopted by the Appraiser Qualifications Board.

- The Board reviewed a comprehensive Limited Delegation of Authority to Board Staff. A motion was made by Barrows and seconded by Shipley to adopt the Limited Delegation of Authorization and have the chair sign. Unanimous. Motion carried.

- The Board reviewed a memo and discussed confusion with the scope of license and existing Criteria definition of a federally related transaction for licensed appraisers. They discussed proposed changes designed to clarify the confusion in the 2nd Exposure Draft of Proposed Changes to the Criteria. Board discussion indicated continued confusion with the revised language. No action taken.

- Board members briefly discussed the AQB 2nd Exposure Draft of Proposed Changes which is out for public comment until July 27, 2026. Ms. Nespor informed the Board that a webinar is scheduled for July 9, 2026, at 2 P.M. for discussion of the 2nd draft of proposed changes to the AQB criteria. Board members stated that the comment period was too short and should be extended to allow more time to grasp the proposed changes. No action taken.

- Board members were provided the Appraisal Foundation's May 2026 report on The U.S. Property Appraiser Workforce. No action taken.

VII. PUBLIC COMMENT

None

VIII. MEETING SCHEDULE

Next meeting scheduled for Tuesday, August 4, 2026.

IX. ADJOURNMENT

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 11:13 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: August 12, 2026
Subject: Application for Continuing Education Approval

The following application for continuing education credit was received August 6, 2026. As set forth in Chapter 220 of Board Rules, continuing education must be earned in programs approved by the Appraisal Qualifications Board (AQB) or the Board of Real Estate Appraisers.

Programs not approved by the AQB must meet the criteria in Chapter 220 Section 2(4):

4. **Criteria for Program Approval by Board of Real Estate Appraisers**

Continuing education programs that have not been approved by the Appraisal Qualifications Board must meet the following criteria for approval.

A. The program must consist of no less than two (2) hours of actual instructional time, exclusive of meals, breaks, and non-instructional presentations or activities.

B. The program must be taught "live" in a traditional classroom or seminar setting or as a synchronous distance education program. No form of asynchronous distance education or recorded presentation will be approved.

C. The material to be taught may include subjects not directly related to real estate appraisal. However, only material that is directly related to real estate appraisal will be recognized for continuing education credit.

D. The program sponsor must distribute an evaluation form provided by the board and certificates of completion to attendees at the conclusion of the program. The sponsor must retain completed evaluations for one (1) year following conclusion of the program and must promptly provide the evaluations to the board upon request. The sponsor must retain the roster of attendees for two (2) years following completion of the program.

Chapter 220: EDUCATIONAL COURSE REQUIREMENTS in its entirety and the application are attached.

The question for the Board is whether or not the course meets the criteria set forth in Chapter 220 Section 2(4) (A) & (C) and should be approved for continuing education credit.

Chapter 220: EDUCATIONAL COURSE REQUIREMENTS

Summary: This chapter requires that qualifying education be approved by the Appraisal Qualifications Board and that continuing education be approved by the Appraiser Qualifications Board or the Board of Real Estate Appraisers.

SECTION 1. Qualifying Education

Class hours required for licensure as a trainee real property appraiser, licensed residential real property appraiser, certified residential real property appraiser and certified general real property appraiser must be earned in courses approved by the Appraiser Qualifications Board. The Board of Real Estate Appraisers will not recognize non-approved courses for licensing purposes.

SECTION 2. Continuing Education

1. **General Continuing Education Requirement**

At time of renewal, each licensee shall certify to completion of fourteen (14) hours of continuing education during the preceding license term. Up to seven (7) hours may be granted for participation as an instructor in appraisal education processes and programs. Credit for instructing any given course or seminar can only be awarded once during a continuing education cycle.

2. **Continuing Education Requirements in Even-Numbered Years**

A. 7-Hour National USPAP Continuing Education Course.

As part of the fourteen (14) required hours of continuing education described in subsection 1, each licensee shall, during even-numbered years, successfully complete the 7-Hour National USPAP Continuing Education Course, as required by The Real Property Appraiser Qualification Criteria, published by the Appraiser Qualifications Board of The Appraisal Foundation, © 2024 The Appraisal Foundation (effective January 1, 2026, available at https://www.appraisalfoundation.org).

B. Valuation Bias and Fair Housing Laws and Regulations Course.

As part of the fourteen (14) required hours of continuing education described in subsection 1, each licensee shall, during even-numbered years, successfully complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations Course, as required by The Real Property Appraiser Qualification Criteria, published by the Appraiser Qualifications Board of The Appraisal Foundation, © 2024 The Appraisal

Foundation (effective January 1, 2026, available at https://www.appraisalfoundation.org).

(i) The first time a licensee completes the Valuation Bias and Fair Housing Laws and Regulations Course, the course length must be seven (7) hours. If a licensee successfully completes a seven (7) hour (plus a one (1) hour exam) course as part of their continuing education, they have met this requirement.

(ii) Every two calendar years thereafter, the course length must be at least four (4) hours.

3. **Approved Programs**

Continuing education must be earned in programs approved by the Appraisal Qualifications Board or the Board of Real Estate Appraisers. The Board of Real Estate Appraisers will not recognize unapproved programs for continuing education credit.

4. **Criteria for Program Approval by Board of Real Estate Appraisers**

Continuing education programs that have not been approved by the Appraisal Qualifications Board must meet the following criteria for approval.

A. The program must consist of no less than two (2) hours of actual instructional time, exclusive of meals, breaks, and non-instructional presentations or activities.

B. The program must be taught "live" in a traditional classroom or seminar setting or as a synchronous distance education program. No form of asynchronous distance education or recorded presentation will be approved.

C. The material to be taught may include subjects not directly related to real estate appraisal. However, only material that is directly related to real estate appraisal will be recognized for continuing education credit.

D. The program sponsor must distribute an evaluation form provided by the board and certificates of completion to attendees at the conclusion of the program. The sponsor must retain completed evaluations for one (1) year following conclusion of the program and must promptly provide the evaluations to the board upon request. The sponsor must retain the roster of attendees for two (2) years following completion of the program.

5. **Approval of Continuing Education Programs by the Board of Real Estate Appraisers**

Continuing education programs that have not been approved by the Appraisal Qualifications Board must be submitted to the Board of Real Estate Appraisers for review and approval as set forth in this subsection.

A. The program sponsor or a prospective attendee shall apply for continuing education program approval on forms provided by the board. Incomplete applications will not be reviewed.

[**NOTE**: A prospective attendee applying for program approval need not show that the program sponsor will distribute evaluation forms and certificates of completion and abide by the retention requirements as set forth in subsection 4(D).]

B. The complete application must be submitted sufficiently in advance of the start date of the program to permit review by the board prior to the start date. Applications submitted on or after the start date of the program will not be considered.

C. The application must include the following information:

(1) The title of the program, a general overview of the material to be covered, and a detailed syllabus, including a timed outline;

(2) Demonstration that the program meets the criteria for approval set forth in subsection 4;

(3) The names and qualifications of the instructors;

(4) The fee required by Chapter 10 of the rules of the Office of Professional and Occupational Regulation; and

(5) Such other information as the board may require.

D. The board shall review program applications under the criteria set forth in subsection 4 ("Criteria for Program Approval by the Board of Real Estate Appraisers"); for sufficiency of the application under this subsection 5 ("Approval of Continuing Education Programs by the Board of Real Estate Appraisers"); for program quality; and for instructor qualifications.

E. Program approval is valid for both in-person and synchronous delivery for a period of one (1) year from the date of approval and includes any repeat presentations of the approved program during the 1-year approval period. Any proposed change to the course content, instructor, or other information submitted in or with the application must be reported to the board for review and approval in advance of the change;

F. Any deviation from the application that has not been approved as described in paragraph E, any failure to comply with any conditions included in the board's approval, or poor program quality may result in suspension of the sponsor's approved program offerings, denial of future approval requests by the sponsor, or both.

SECTION 3. Effective Date.

This chapter is effective January 1, 2026.

STATUTORY AUTHORITY:
32 M.R.S. §§ 14012, 14027

EFFECTIVE DATE:

REPEALED AND REPLACED:
January 1, 2008 – filing 2007-465

AMENDED:
February 20, 2012 – filing 2012-39
August 29, 2018 – filing 2018-169
September 18, 2022 – filing 2022-178

APAO ACCESSIBILITY CHECK: October 14, 2025 (no issues detected)

October 22, 2025 – filing 2025-194

MEREDA
Maine Real Estate & Development Association
Supporting Responsible Development

AUG - 6 2026

August 3, 2026

Jazmyne Marks
Office of Professional & Occupational Regulation
Dept. of Professional & Financial Regulation
Real Estate Commission
35 State House Station
Augusta, ME 04333-0035

Dear Jazmyne:

Enclosed please find two completed and signed Continuing Education Course Applications each requesting 2.00 hours of real estate continuing education credits on behalf of the Maine Real Estate & Development Association (MEREDA) for its 2026 Real Estate Fall Conference – "The Governor's Race: Through the Lens of Maine's Commercial & Residential Real Estate Industry" being held at Hannaford Hall - Abromson Community Education Center, in Portland on September 16, 2026.

We have listed on our registration page the following: Application will be made to the Maine Real Estate Commission for 2 Hours of In-Person Continuing Education Credits for Real Estate Licensees and Appraisers.

If/when the course is approved, we will update that to read as follows: This course has been approved for 2 hours by the Maine Real Estate Commission for In-Person Continuing Education Credits for Real Estate Licensees and Appraisers.

Included in the attachments is a sample email blast that has gone out to our members. Subsequent emails will be revised to show either of the statements above.

We will ask those licensees seeking credits to sign in upon arrival, (before 9:00 AM) and then sign out at the end of the program (not before 12:00 PM). At the beginning of the program, we also read out loud that the program has been approved by the director of the Maine Real Estate Commission for 2 hours of continuing education credits and that licensees are required to sign in and sign out in order to receive their certificates. There will be multiple signage and verbal announcements about signing in and out throughout the day and in email announcements prior to registration. Certificates are mailed to attendees after the fact.

Our registration page can be found here https://mereda.ticketspice.com/2026-fall-conference.
If you need additional information, please let me know.

Thank you for your time and consideration.

Sincerely,
Shelly Clark
Shelly R. Clark
Executive Director

6 City Center, 3rd Floor ◦ Portland, ME 04101 ◦ www.mereda.org
Tel: (207) 874-0801 ◦ Email: info@mereda.org

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FEE $175

NON-REFUNDABLE

Only live/classroom setting programs will be considered.

Program MUST be approved prior to commencement of class.

Make Check Payable to:
Maine State Treasurer

CONTINUING EDUCATION PROGRAM APPROVAL APPLICATION

DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
MAILING ADDRESS:
. MAINE BOARD OF REAL ESTATE APPRAISERS
35 STATE HOUSE STATION, AUGUSTA ME 04333-0035
PH 207 624-8518 FAX 207 624-8637
TTY users call Maine Relay 711
WWW.MAINE.GOV/PROFESSIONALLICENSING

FOR OFFICE USE ONLY - 1470
CHECK NO MC
AMT 175.00
CASH NO 29981
APPRVL DATE
EXPIRE DATE
CLOCK HOURS
PROGRAM #

PROGRAM SPONSOR Maine Real Estate & Development Association (MEREDA)
(School, organization or individual applying for program approval)

CONTACT PERSON Shelly R. Clark
(Person to whom REA should direct any communication regarding program approval)

Street/PO Box 6 City Center, 3rd Floor City Portland

State ME Zip 04101 Phone ( ) 874 - 0801 FAX ( ) -

Email info@mereda.org

PROGRAM TITLE MEREDA's 2026 Real Estate Fall Conference - The Governor's Race Through the Lens of Maine's Commercial & Residential Real Estate Industry

INSTRUCTOR * See Attached Agenda with Panelists Listed

HOURS REQUESTED 2.00 *(min. 2 hrs)*

PROGRAM WILL BEGIN 9:00 AM AM/PM

PROGRAM WILL END 12:00 PM AM/PM

COURSE FEE $ Members $125, Non-Members $175 *

PAYMENT OPTIONS:

Make checks payable to "Maine State Treasurer" – If you wish to pay by MasterCard or Visa, fill out the following:

NAME OF CARDHOLDER (please print): Shelly R. Clark

I authorize the Department of Professional and Financial Regulation, Office of Professional and Occupational Regulation to charge my

☐VISA ☑MASTERCARD the following amount: $ 175.00

Card number: [redacted]2985 Expiration Date: 06/28

SIGNATURE Shelly Clark DATE August 3, 2026

May 2013

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PROGRAM SCHEDULE

DATE	FACILITY	CITY	STATE
September 16, 2026	Abromson Center - Hannaford Hall	88 Bedford Street, Portland	ME
Prices increase $15 after 9/9/26			
Members: $125 pp	Municipal Officials $75 pp		
Non-Members: $175	Students $0 pp		

NEEDS ASSESSMENT - Explain how the need for this program was established.

See Attachment A

LEARNING OBJECTIVES & COURSE OUTLINE See Attachment B

Attach to this application the following:

a. A sheet listing the learning objectives. The learning objectives are the specific skills and knowledge participants are expected to gain as a result of completing this program.

b. A detailed program outline that defines the learning objectives including the approximate amount of time to be spent on each topic.

METHOD OF INSTRUCTION – Indicate the method(s) to be used, i.e., lecture, video, team teaching, panel discussion, etc.

Individual presentations & dialogue with moderator.

MATERIALS TO BE USED – List/describe the materials to be used, i.e., handouts, visual aids, etc. Include the name and author of any texts or other published material to be used.

Typically presenters will provide PowerPoint presentations and copies of their presentations will be made available for download the morning of the event.

INSTRUCTOR – Attach a brief resume of instructor's qualifications in relation to the course topic.

See attachment C

CERTIFIED STATEMENT AND SIGNATURE OF PROGRAM SPONSOR OR AUTHORIZED SCHOOL OFFICIAL

By my signature, I hereby agree to abide by the requirements and conditions set forth by Rule Chapter 220 of the State of Maine Real Estate Appraisers Rules and Regulations pertaining to continuing education programs and certify that the application is accurate and true to the best of my knowledge and belief.

Shelley Clark

08/3/2026

SIGNATURE OF PROGRAM SPONSOR OR AUTHORIZED SCHOOL OFFICIAL DATE

THE FOLLOWING ATTACHMENTS MUST BE INCLUDED WITH THIS APPLICATION

1. Learning Objectives
2. Detailed, Timed Program Outline
3. Instructor Resume

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Attachment A

MEREDA 2026 Fall Conference: September 16, 2026
The Governor's Race: Through the Lens of Maine's Commercial & Residential Real Estate Industry

NEEDS ASSESSMENT:
MEREDA's conferences are intended to provide valuable information about the commercial real estate industry. This event will be attended by licensed and certified real estate appraisers, real estate developers, city officials, planners, brokers, architects, bankers, attorneys, accountants, and other industry professionals from across Northern New England who find our programs informative and educational. Anyone interested in the real estate industry and related development and planning fields is encouraged to attend.

The future of Maine's communities has never been more important. The upcoming gubernatorial race brings housing, economic development, and affordability to the forefront. Commercial and residential real estate are at the center of these conversations—from expanding housing opportunities and supporting local businesses to revitalizing downtowns and strengthening our economy.

The MEREDA Fall Conference will convene on September 16th, 2026 to once again bring insightful knowledge to its membership. This conference will focus on how the coming election will shape Maine's real estate economy and directly impact the lives and livelihoods of our members. MEREDA will welcome all three gubernatorial candidates, Democratic Nominee Hannah Pingree, Independent Nominee Rick Bennett, and Republican Nominee Bobby Charles to share their visions and solutions for these important issues.

The morning will begin with a year-to-date overview of the economy presented by Kenneth J. Entenmann, NBT Bank's Chief Economist and Chief Investment Officer.

This will not be a candidates debate. Each candidate will be given the opportunity to share a brief presentation and then will be joined by Public Policy Chair Jason Howe for an in-depth conversation about the key issues facing MEREDA members and the real estate industry. Separate conversations with each candidate will give MEREDA members the opportunity to hear first-hand what they can expect from the candidates asking for their vote.

LEARNING OBJECTIVES:

Attendees can expect to gain insight into the following points of interest:

- Economic Overview and Outlook on Maine's Economy and Implications for Real Estate.
- Insight into the visions of each of the three gubernatorial candidates.
- Better understanding of what each gubernatorial candidate offers to the Maine real estate economy.
- How each candidate might impact the life and livelihood of MEREDA members, their companies, and their families.

Attendees will have the opportunity to converse and ask questions with candidates and members of their campaigns.

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Attachment B

Maine Real Estate & Development Association's
2026 Real Estate Fall Conference Outline – September 16, 2026

The MEREDA Fall Conference will focus on the upcoming gubernatorial election and how each candidate running for office envisions the future of Maine's real estate and development economy. These conversations will go beyond housing to touch on every aspect of the real estate industry. MEREDA's Public Policy Chair Jason Howe will conduct individual interviews with each candidate.

1. Introductions – 9:00 – 9:15 AM

2. Economic Perspective – 9:15 – 10:00 AM
   An economist from NBT Bank will provide a mid-year look at Maine's numbers

3. Presentation by and interview with Republican candidate Bobby Charles – 10:00 – 10:30 AM
   The candidate will share their vision in a brief presentation, then respond to questions from Jason Howe.

4. Presentation by and interview with Independent candidate Rick Bennett – 10:30 – 11:00 AM
   The candidate will share their vision in a brief presentation, then respond to questions from Jason Howe.

5. Presentation by and interview with Democratic candidate Hannah Pingree – 11:00 – 11:30 AM
   The candidate will share their vision in a brief presentation, then respond to questions from Jason Howe.

6. Wrap up and closing 11:30 AM – 12:00 PM

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Attachment C

Biographies for MEREDA's 2026 Real Estate Fall Conference Speakers
September 16, 2026

Jennifer Small - Introductions
Jennifer began her career at Malone in 2000 as an intern and has since built a 25+ year track record as a top-performing broker, working on some of Maine's most complex commercial real estate transactions across the state. She holds the CCIM designation — earned by only 6% of commercial real estate professionals nationwide. Jenn also serves as a Director on the Maine Commercial Association of Realtors Board and is affiliated with the National Association of Realtors. She is also a Director in the New England CCIM chapter. Jennifer resides in Falmouth with her husband and two children.

An active member of MEREDA, Jennifer recently served as a MEREDA Vice President, co-chaired MEREDA's Conference Committee, and continues to serve on its Executive Committee. Jennifer joined the MEREDA board in 2014 and that same year, was selected to receive one of two MEREDA Volunteer of the Year Awards.

Economist – Ken Entenmann
Kenneth J. Entenmann is Senior Vice President, Chief Investment Officer and Chief Economist at NBT Wealth Management. Ken has more than 35 years of investment management experience and is a Chartered Financial
Analyst. He earned his B.S. in Applied Economics and Business Management from Cornell University and his M.B.A.
from the University of Rochester's William E. Simon Graduate School of Business Administration. In his current
role, Ken oversees more than $9 billion in assets under management and administration in trust, custody, retirement, institutional and individual accounts.

Copied from: https://hannahforgovernor.com/meet-hannah-pingree/

Hannah Pingree is a lifelong Mainer, leader, and mom who knows how to get things done. Born in Belfast and raised on the island of North Haven, she's led at every level—serving as Maine's Speaker of the House, running a small business, chairing her local school board, and directing the Governor's Office of Policy Innovation and the Future. From expanding access to health care and affordable housing to helping lead Maine's nation-leading climate work, Hannah brings people together and delivers real results for Maine families.

Hannah learned the importance of public service from an early age. Her father, a boat builder, served on the school board and volunteered as an EMT. And the work of her mother, first in the state legislature and now in Congress, gave Hannah a front row seat to what it takes to truly serve.

In 2002, at the age of 26, Hannah was elected to the Maine House, and in 2008, she became the youngest woman in the nation, and only the second woman in Maine history, to serve as Speaker of the House. Over eight years in the Legislature, Hannah built a reputation for working across the aisle to deliver results for Maine families. She fought to expand broadband in rural areas, invest in clean energy, lower health care costs, defend reproductive rights, pass marriage equality, improve housing access, and protect Maine's

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working waterfronts. Among her key achievements was championing the Kid-Safe Products Act to protect children from toxic chemicals in everyday products, a fight she carried to Washington to help secure national protections.

After the Legislature, Hannah ran a small business and a local housing organization, focused on raising her two young kids, and chaired her local school board. In 2019, Governor Mills tapped her to lead the Office of Policy Innovation and the Future, where she tackled big challenges—like housing, workforce, and Maine's economic recovery. She led the state's Children's Cabinet and Cabinet on Aging, and helped make Maine a national leader on climate action—from heat pumps to storm resilience—while keeping communities and jobs at the center.

Hannah continues to live on North Haven with her husband, Jason Mann, their two awesome kids and one lovable dog.

Whether in her community, in the State House, or helping to lead state government, Hannah Pingree has been a leader who shows up, listens, and gets things done. She works with people across the state and across political lines to build a better Maine where everyone has a place to call home. At a time when the stakes for Maine and the nation have never been higher, Hannah brings the experience, integrity, and determination Mainers can trust to deliver results.

Copied from: https://www.bobbyformaine.com/

MEET BOBBY
A Maine man.
Fighting for Maine.

I'm Bobby Charles, and I'm running for Governor of Maine because I believe we can do better, safer streets, lower taxes, stronger schools, and a government that works for you, not against you.

I grew up in Wayne, Maine. My mother was a public school teacher. From her, and from the World War II veterans who mentored me, I learned about sacrifice, service, and what it means to be part of something bigger than yourself. Those values carried me from Maranacook High School to Dartmouth, Oxford, and Columbia Law, not to leave Maine behind, but to return better prepared to serve it.

Bobby Charles on the issues
Bobby Charles is committed to building a safer, stronger Maine. As governor, he will fight to reduce crime, enforce common-sense policies on homelessness, cut burdensome taxes, and hold government accountable. He believes in protecting Maine's communities, improving education, and ensuring economic opportunities for every hardworking citizen. Bobby Charles will always put Maine families first.

Bobby's plan for Maine
Maine is at a crossroads. Families are struggling under the weight of high costs, rising crime, and a government more focused on ideology than results. Bobby Charles is running to restore common sense, protect our communities, and put Maine families first. His plan is straightforward: cut taxes, stop the drug crisis, improve education, and stand up for the values that make our state strong.

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Copied from: https://bennettforgovernor.com/

Rick Bennett

Meet Rick Bennett

Rick is a lifelong Mainer– his father a public school teacher, his mother a retail sales clerk – with family roots in Oxford County stretching back over 200 years. He has a proven record of working hard, serving others, and delivering results that matter.

Rick is well respected in both business and government. He's known for bringing people together to get things done – crafting bipartisan solutions to lower housing costs, expand education, bring broadband to all corners of the state, and tackle the opioid crisis. In business, he's created jobs and helped turn around struggling Maine-based companies. Now, Rick is ready to lead Maine forward – with values, vision, and the experience to make a real difference. Rick Bennett has a proven record of working hard, serving others, and fighting for results that matter.

Fighting for Mainers.
As a former President of the Maine Senate, unanimously elected by his peers, Rick is known for bringing people together to get things done crafting bipartisan solutions to lower housing costs, expand education, bring broadband to all corners of the state, and tackle the opioid crisis.

Strong Business Leadership.
Rick has created jobs and helped turn around struggling Maine-based companies. He knows what it's like to meet payroll, build a team, solve problems, and make tough calls.

Deep Maine Roots.
The son of a public school teacher and a retail sales clerk, Rick is a Maine native with family roots in Oxford County going back over two centuries. Rick lives in Oxford with his wife Karen and together they have two adult children, Abby and Nathaniel, and a beloved rescue dog and cat.

Cut Through the Politics
Too many politicians answer to DC party bosses and are more focused on winning partisan battles than solving real problems. The system thrives on conflict, not resolution, and the issues that matter most to us – the cost of housing, the strength of our economy, the quality of our schools, get lost in the noise.

Maine needs a different kind of leadership. We need leadership grounded in integrity – not ideology – that unites us around our shared values, and with the experience to deliver real results. We need a Governor who answers to the people of Maine and no one else.

Jason Howe
Jason is a Partner in Preti Flaherty's Corporate and M&A Practice Group and chair of the firm's Real Estate and Finance Practice Group, practicing primarily out of the firm's Portland office. He represents clients regionally, nationally, and internationally on matters relating to real estate development, corporate restructuring, business acquisitions, private equity investments, and complex commercial leasing. Jason also represents both lenders and private equity groups in financing commercial real estate development and various hospitality concerns. He provides full lifecycle guidance for businesses from strategic start-up

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structuring and initial investment, to credit facility, acquisition growth, and ultimate sale. Jason also serves as outside general counsel for several companies.

Jason is a graduate of the University of Maine School of Law, where he served as president of the Student Bar Association and as articles editor for the Maine Law Review. Prior to joining Preti Flaherty, Jason was an equity partner at a mid-sized firm in Kennebunk, Maine.

Jason lives in Gorham, Maine, with his wife and three children. When not coaching local youth soccer, he enjoys running trail and mountain ultra-marathons.

AUG 06 2026

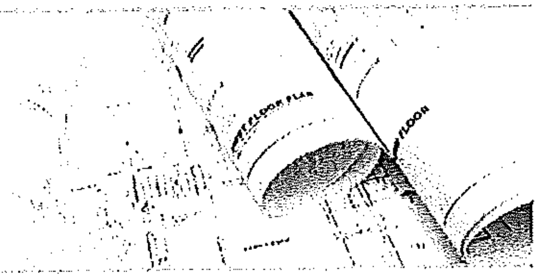
Shelly R. Clark

From:	Shelly R. Clark <info-mereda.org@shared1.ccsend.com>
Sent:	Tuesday, August 4, 2026 11:22 AM
To:	Shelly R. Clark
Subject:	How Will Maine's Next Governor Address Housing and Economic Growth?

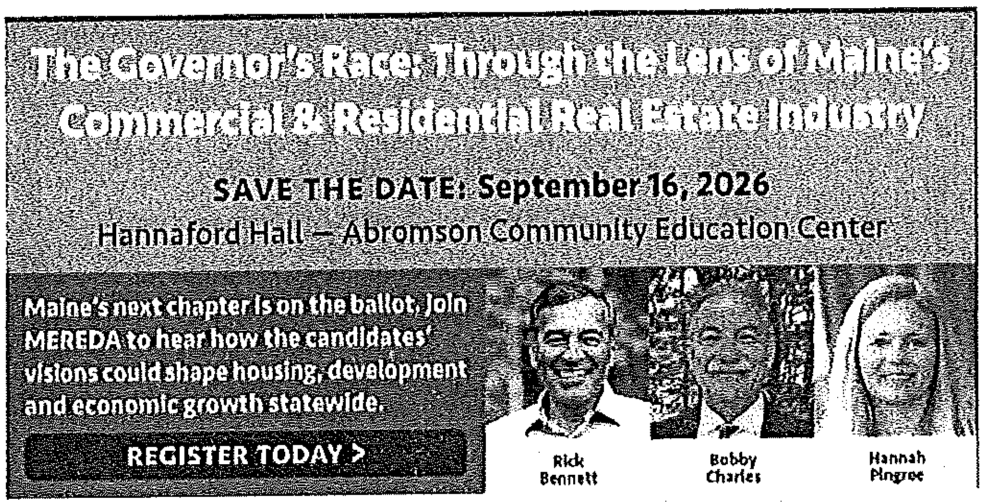
MEREDA

Maine Real Estate &
Development Association

Supporting Responsible Development



MEREDA Fall Conference



The future of Maine's communities has never been more important. The upcoming gubernatorial race brings housing, economic development, and affordability to the forefront. Commercial and residential real estate are at the center of these conversations—from expanding housing opportunities and supporting local businesses to revitalizing downtowns and strengthening our economy. **MEREDA's Fall Conference will focus on how the coming election will shape Maine's real estate economy and directly impact the lives and livelihoods of our members.**

On September 16th, MEREDA will welcome all three candidates, **Democratic Nominee Hannah Pingree, Independent Nominee Rick Bennett, and Republican Nominee Bobby Charles** to share their vision and solutions for these important issues.

AUG 06 2026

This event will be informative for MEREDA members and all Maine voters. It will also help set the stage for the next four to eight years of housing and economic policy from the Blaine House.

Ken Entenmann, CFA, Chief Investment Officer & Chief economist at NBT Bank/NBT Wealth Management will provide an economic update.

** Purchase Your Tickets Today! **

CONTINUING EDUCATION CREDITS:
Application will be made to the Maine Real Estate Commission for 2 Hours of In-Person Continuing Education Credits for Real Estate Licensees and Appraisers.

Applications will also be submitted for Architects, Assessors, Attorneys, and Planners. Approvals are pending.

Support this important event with a sponsorship! Sponsoring a MEREDA event provides great exposure and is a great opportunity to showcase your company. For sponsorship inquiries and detailed pricing information, please contact: MEREDA's Executive Director, Shelly R. Clark, info@mereda.org or click here.

Your Logo Could be Here!

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MEREDA

Maine Real Estate & Development Association

Supporting Responsible Development

MEREDA 41 ANNIVERSARY 1985 - 2026

Maine Real Estate & Development Association
6 City Center, 3rd Floor, Portland, ME 04101
www.MEREDA.org

AUG 06 2026

APPRAISAL SUBCOMMITTEE
FFIEC

1717 K Street, NW, Suite 900
Washington, DC 20006
www.asc.gov

August 5, 2026

Via Email

Catherine Pendergast, Administrator
Maine Board of Real Estate Appraisers
Office of Professional and Occupational Regulation
Department of Professional & Financial Regulation
76 Northern Avenue
Gardiner, ME 04345
Catherine.Pendergast@maine.gov

RE: ASC Compliance Review of Maine's Appraiser Regulatory Program

Dear Catherine Pendergast:

The Appraisal Subcommittee (ASC) staff conducted an ASC Compliance Review (Review) of the Maine appraiser regulatory program (Appraiser Program) on July 7-9, 2026, to determine the Program's compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended.[1]

The ASC considered the preliminary results of the Review and the State's response to those results. The Appraiser Program has been awarded an ASC Finding of "Good." The final ASC Compliance Review Report (Report) of the Maine Appraiser Program is attached.

The ASC identified the following areas of non-compliance:

- States must, at a minimum, adopt and implement all relevant AQB Criteria;[2] and
- States must reconcile and pay Registry invoices in a timely manner.[3]

ASC staff will confirm that appropriate corrective actions have been taken during the next Review. Maine will remain on a two-year Review Cycle.

[1] 12 U.S.C. §§ 3331-3356.
[2] 12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 1 C, D.
[3] 12 U.S.C. § 3338;12 U.S.C. § 3347; Policy Statement 3 B.

This letter and the attached Report are public records and available on the ASC website. Please contact us if you have any questions about this Report.

Sincerely,

Frederick Griefer

Frederick Griefer
Acting Executive Director

Attachment
cc: Wendyann Boston, Chair, WBoston@outlook.com

ASC Finding Descriptions

ASC Finding	Rating Criteria	Review Cycle*
Excellent	• State meets all Title XI mandates and complies with requirements of ASC Policy Statements • State maintains a strong regulatory Program • Very low risk of Program failure	2-year
Good	• State meets the majority of Title XI mandates and complies with the majority of ASC Policy Statement requirements • Deficiencies are minor in nature • State is adequately addressing deficiencies identified and correcting them in the normal course of business • State maintains an effective regulatory Program • Low risk of Program failure	2-year
Needs Improvement	• State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies are material but manageable and if not corrected in a timely manner pose a potential risk to the Program • State may have a history of repeated deficiencies but is showing progress toward correcting deficiencies • State regulatory Program needs improvement • Moderate risk of Program failure	2-year with additional monitoring
Not Satisfactory	• State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies present a significant risk and if not corrected in a timely manner pose a well-defined risk to the Program • State may have a history of repeated deficiencies and requires more supervision to ensure corrective actions are progressing • State regulatory Program has substantial deficiencies • Substantial risk of Program failure	1-year
Poor**	• State does not meet Title XI mandates and does not comply with requirements of ASC Policy Statements • Deficiencies are significant and severe, require immediate attention and if not corrected represent critical flaws in the Program • State may have a history of repeated deficiencies and may show a lack of willingness or ability to correct deficiencies • High risk of Program failure	Continuous monitoring

*Program history or nature of deficiency may warrant a more accelerated Review Cycle.

**An ASC Finding of "Poor" may result in significant consequences to the State. See Policy Statement 5, Reciprocity; see also Policy Statement 12, Interim Sanctions.

ASC State Appraiser Program Compliance Review Report

ASC Finding: Good

Final Report Issue Date: August 5, 2026

Maine Appraiser Regulatory Program (State)							
Maine Board of Real Estate Appraisers				**PM: A. Nespor**	**ASC Compliance Review Date: July 7-9, 2026**		**Review Period: June 2024 to June 2026**
Umbrella Agency: Office of Professional and Occupational Regulation					**Number of State Credentialed Appraisers on National Registry: 567**		**Review Cycle: Two Year**
Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			**ASC Staff Observations**	**State Response**	**Required/Recommended State Actions**	**General Comments**
	YES	**NO**	**AC**				
Statutes, Regulations, Policies and Procedures:		**X**					
States must, at a minimum, adopt and implement all relevant AQB Criteria. (12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 1 C, D.)				Appraiser Qualifications Board (AQB) Criteria for the Trainee Real Property Appraiser classification require that, as a prerequisite for application, an applicant must have completed 83 hours of qualifying education (QE) as specified in the Required Core Curriculum. The State's statutes state that an applicant for a trainee real property appraiser license must meet the licensing requirements established by the AQB and further specify 75 creditable class hours as specified in the AQB's Required Core Curriculum and a supervisory appraiser and trainee appraiser course as specified by the AQB. The State does not include an 8-hour course that meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations Outline.	On July 29, 2026, the State reported that the Board is a regulatory program housed within the Office of Professional and Occupational Regulation (“OPOR”), an umbrella agency within the Maine Department of Professional and Financial Regulation (“DPFR”) and that OPOR staff supports 36 other licensing boards, programs and commissions in addition to the Board of Real Estate Appraisers. At the same time, the State reported that for several years, OPOR has experienced an approximately 40% vacancy rate and has lacked adequate staff to assist in rulemaking and legislative matters. The State reported that OPOR will submit proposed legislation to update the licensing requirements for trainee real property appraisers. At the same time, the State provided ASC staff a copy of draft bill language which mirrors the professional qualifications requirements in Maine law for certified general, certified residential and licensed appraisers and noted that any OPOR bill proposal is subject to final review and approval by the DPFR Commissioner and the Governor’s Office.	The State should continue the process of amending its statutes to comply with the AQB Criteria.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.

ASC State Appraiser Program Compliance Review Report

ASC Finding: Good			
Final Report Issue Date: August 5, 2026			
Maine Appraiser Regulatory Program (State)			
Maine Board of Real Estate Appraisers	**PM: A. Nespor**	**ASC Compliance Review Date: July 7-9, 2026**	**Review Period: June 2024 to June 2026**
Umbrella Agency: Office of Professional and Occupational Regulation		**Number of State Credentialed Appraisers on National Registry: 567**	**Review Cycle: Two Year**

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			**ASC Staff Observations**	**State Response**	**Required/Recommended State Actions**	**General Comments**
	YES	**NO**	**AC**				
Temporary Practice:	**X**						
				No compliance issues noted.	N/A	None	None
National Registry:		**X**					
States must reconcile and pay Registry invoices in a timely manner. (12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 3 B.)				The State failed to reconcile and pay 1 outstanding National Registry invoice timely. This concern was also identified in the 2024 Final Compliance Review Report.	On July 29, 2026, the State reported that this finding is particularly disheartening given the steps they have taken since this issue was noted in the 2024 compliance review. The State reported that, subsequent to that review, calendar reminders were added to periodically check with the ASC to ensure there were no outstanding invoices. The State further reported that, unfortunately, a staff member missed one invoice, which was emailed while the individual was out of the office attending a conference in an effort to stay abreast of issues in the appraiser industry. The State reported that staff has now added monthly calendar reminders, in addition to the existing reminders, to prompt a check-in with the ASC regarding Registry invoice payment.	The State should continue efforts to implement an effective process to reconcile and pay National Registry invoices.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.
Application Process:	**X**						
				No compliance issues noted.	N/A	None	None
Reciprocity:	**X**						
				No compliance issues noted.	N/A	None	None
Education:	**X**						
				No compliance issues noted.	N/A	None	None
Enforcement:	**X**						
				No compliance issues noted.	N/A	None	None

APPRAISAL SUBCOMMITTEE
FFIEC

1717 K Street, NW, Suite 900
Washington, DC 20006
www.asc.gov

August 5, 2026

Via Email

Catherine Pendergast, Administrator
Maine Board of Real Estate Appraisers
Office of Professional and Occupational Regulation
Department of Professional & Financial Regulation
76 Northern Avenue
Gardiner, ME 04345
Catherine.Pendergast@maine.gov

RE: ASC Compliance Review of Maine's Appraisal Management Company (AMC) Regulatory Program

Dear Catherine Pendergast:

The Appraisal Subcommittee (ASC) staff conducted an ASC Compliance Review (Review) of the Maine AMC regulatory program (AMC Program) on July 7-9, 2026, to determine the AMC Program's compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended.[1]

The ASC considered the preliminary results of the Review and the State's response to those results. The AMC Program has been awarded an ASC Finding of "Good." The final ASC Compliance Review Report (Report) of the Maine AMC Program is attached.

The ASC identified the following area of non-compliance:

- States must ensure the accuracy of all data submitted to the National Registry.[2]

ASC staff will confirm that appropriate corrective actions have been taken during the next Review. Maine will remain on a two-year Review Cycle.

[1] 12 U.S.C. §§ 3331-3356.
[2] 12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 9.

This letter and the attached Report are public records and available on the ASC website. Please contact us if you have any questions about this Report.

Sincerely,

Frederick Griefer

Frederick Griefer
Acting Executive Director

Attachment
cc: Wendyann Boston, Chair, WBoston@outlook.com

ASC Finding Descriptions

ASC Finding	Rating Criteria	Review Cycle*
Excellent	• State meets all Title XI mandates and complies with requirements of ASC Policy Statements • State maintains a strong regulatory Program • Very low risk of Program failure	2-year
Good	• State meets the majority of Title XI mandates and complies with the majority of ASC Policy Statement requirements • Deficiencies are minor in nature • State is adequately addressing deficiencies identified and correcting them in the normal course of business • State maintains an effective regulatory Program • Low risk of Program failure	2-year
Needs Improvement	• State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies are material but manageable and if not corrected in a timely manner pose a potential risk to the Program • State may have a history of repeated deficiencies but is showing progress toward correcting deficiencies • State regulatory Program needs improvement • Moderate risk of Program failure	2-year with additional monitoring
Not Satisfactory	• State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies present a significant risk and if not corrected in a timely manner pose a well-defined risk to the Program • State may have a history of repeated deficiencies and requires more supervision to ensure corrective actions are progressing • State regulatory Program has substantial deficiencies • Substantial risk of Program failure	1-year
Poor**	• State does not meet Title XI mandates and does not comply with requirements of ASC Policy Statements • Deficiencies are significant and severe, require immediate attention and if not corrected represent critical flaws in the Program • State may have a history of repeated deficiencies and may show a lack of willingness or ability to correct deficiencies • High risk of Program failure	Continuous monitoring

*Program history or nature of deficiency may warrant a more accelerated Review Cycle.

**An ASC Finding of "Poor" may result in significant consequences to the State. See Policy Statement 5, Reciprocity; see also Policy Statement 12, Interim Sanctions.

ASC State AMC Program Compliance Review Report

ASC Finding: Good

Final Report Issue Date: August 5, 2026

Maine AMC Regulatory Program (State)

Maine Board of Real Estate Appraisers	**PM: A. Nespor**	**ASC Compliance Review Date: July 7-9, 2026**	**Review Period: June 2024 to June 2026**
Umbrella Agency: Office of Professional and Occupational Regulation		**Number of AMCs on National Registry: 85**	**Review Cycle: Two Year**

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			**ASC Staff Observations**	**State Response**	**Required/Recommended State Actions**	**General Comments**
	YES	**NO**	**AC**				
Statutes, Regulations, Policies and Procedures:	**X**						
				No compliance issues noted.	N/A	None	None
National Registry:		**X**					
States must ensure the accuracy of all data submitted to the National Registry. (12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 9.)				The State failed to report 1 AMC name change to the National Registry.	On July 29, 2026, the State reported that it has an Application Programming Interface (API) with the National Registry that allows its licensing system to send its AMC information automatically to the Registry daily. During the Compliance Review, ASC staff pointed out that one AMC did not appear on the Registry. The State further reported that Board staff investigated the issue and discovered that the AMC changed its name, that the change was timely made in the State's licensing system, and that they believed that the name change would be made overnight on the National Registry as part of the API information sweep. The State reported that, after being made aware of the issue, board staff met with ASC staff and discovered that the name had not changed, and board staff must manually input name changes through the ASC Extranet. The State further reported that they are now aware of the additional step required for AMC name changes and have noted it in their procedure manual for future reference.	The State should monitor its revised procedures for reporting AMC information to the National Registry to ensure compliance.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.

ASC State AMC Program Compliance Review Report

ASC Finding: Good	**Final Report Issue Date: August 5, 2026**

Maine AMC Regulatory Program (State)

Maine Board of Real Estate Appraisers	**PM: A. Nespor**	**ASC Compliance Review Date: July 7-9, 2026**	**Review Period: June 2024 to June 2026**
Umbrella Agency: Office of Professional and Occupational Regulation		**Number of AMCs on National Registry: 85**	**Review Cycle: Two Year**

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			**ASC Staff Observations**	**State Response**	**Required/Recommended State Actions**	**General Comments**
	YES	**NO**	**AC**				
Enforcement:	**X**						
				No compliance issues noted.	N/A	None	None