

Annual Report

Fiscal Year 2019

ALASKA BOARD OF CERTIFIED REAL ESTATE APPRAISERS



**Department of Commerce, Community
and Economic Development**

**Division of Corporations, Business
and Professional Licensing**

This annual performance report is presented in accordance with
Alaska statute AS 08.01.070(10).

Its purpose is to report the accomplishments, activities, and the
past and present needs of the licensing program.

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Identification of the Board

Board Member	Duty Station	Date Appointed	Term Expires
<p>David Derry, Chairman Certified General Real Estate Appraiser</p>	Kenai	Mar 01, 2014	Mar 01, 2022
<p>Renee Piszczek Mortgage Banking Executive</p>	Faibanks	Sep 02, 2014	Mar 01, 2021
<p>Wendy Lawrence Certified Residential Real Estate Appraiser</p>	Sitka	Mar 01, 2018	Mar 01, 2022
<p>Ashley Stetson Public Member</p>	Wasilla	Jan 11, 2019	Mar 01, 2023
<p>Vacant Certified Residential or General Appraiser</p>			

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Identification of Staff

Allan Alcancia – Licensing Examiner

Department of Commerce, Community & Economic Development
Division of Corporations, Business and Professional Licensing
Post Office Box 110806
Juneau, Alaska 99811-0806
(907) 465-2695

Joe Bonnell – Records and Licensing Supervisor

Department of Commerce, Community & Economic Development
Division of Corporations, Business and Professional Licensing
Post Office Box 110806
Juneau, Alaska 99811-0806
(907) 465-2691

Sher Zinn – Regulations Specialist

Department of Commerce, Community & Economic Development
Division of Corporations, Business and Professional Licensing
Post Office Box 110806
Juneau, Alaska 99811-0806
(907) 465-1049

Shyla Consalo – Investigator

Department of Commerce, Community & Economic Development
Division of Corporations, Business and Professional Licensing
Investigations Section
550 West 7th Avenue, Suite 1500
Anchorage, Alaska 99501
(907) 269-8614

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Narrative Statement

No narrative statement provided.

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Budget Recommendations for FY 2020

The Budget Recommendations section anticipates the board’s fiscal priorities for the upcoming year. Please complete all parts of this section with details about anticipated meetings, conferences, memberships, supplies, equipment, to other board requests. Meeting expenses that are being funded through third-party reimbursement or direct booking must be identified separately from expenses paid through license fees (receipt-supported services or RSS). Be sure to explain any items listed as “other” so they may be tracked appropriately.

Board Meeting Date	Location	# Board	# Staff
8/2019	Anchorage	4	3
<input checked="" type="checkbox"/> Airfare:			\$1,700.00
<input checked="" type="checkbox"/> Hotel:			\$1,225.00
<input checked="" type="checkbox"/> Ground:			\$700.00
<input checked="" type="checkbox"/> Other: Per Diem and Incidentals			\$630.00
Total Estimated Cost:			\$4,255.00

Board Meeting Date	Location	# Board	# Staff
TBD	Teleconference 1		
<input type="checkbox"/> Airfare:			\$0.00
<input type="checkbox"/> Hotel:			\$0.00
<input type="checkbox"/> Ground:			\$0.00
<input checked="" type="checkbox"/> Other: GCI Teleconference/ Per Diem and Incidentals			\$350.00
Total Estimated Cost:			\$350.00

Board Meeting Date	Location	# Board	# Staff
TBD	Teleconference 2		
<input type="checkbox"/> Airfare:			\$0.00
<input type="checkbox"/> Hotel:			\$0.00
<input type="checkbox"/> Ground:			\$0.00
<input checked="" type="checkbox"/> Other: GCI Teleconference/ Per Diem and Incidentals			\$350.00
Total Estimated Cost:			\$350.00

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Budget Recommendations for FY 2020

The Budget Recommendations section anticipates the board’s fiscal priorities for the upcoming year. Please complete all parts of this section with details about anticipated meetings, conferences, memberships, supplies, equipment, to other board requests. Meeting expenses that are being funded through third-party reimbursement or direct booking must be identified separately from expenses paid through license fees (receipt-supported services or RSS). Be sure to explain any items listed as “other” so they may be tracked appropriately.

Board Meeting Date	Location	# Board	# Staff
TBD	Teleconference 3		
<input type="checkbox"/> Airfare:			\$0.00
<input type="checkbox"/> Hotel:			\$0.00
<input type="checkbox"/> Ground:			\$0.00
<input checked="" type="checkbox"/> Other: GCI Teleconference/ Per Diem and Incidentals			\$350.00
Total Estimated Cost:			\$350.00

Board Meeting Date	Location	# Board	# Staff
TBD	Teleconference 4		
<input type="checkbox"/> Airfare:			\$0.00
<input type="checkbox"/> Hotel:			\$0.00
<input type="checkbox"/> Ground:			\$0.00
<input checked="" type="checkbox"/> Other: GCI Teleconference/ Per Diem and Incidentals			\$350.00
Total Estimated Cost:			\$350.00

Board Meeting Date	Location	# Board	# Staff
TBD	Teleconference 5		
<input type="checkbox"/> Airfare:			\$0.00
<input type="checkbox"/> Hotel:			\$0.00
<input type="checkbox"/> Ground:			\$0.00
<input checked="" type="checkbox"/> Other: GCI Teleconference/ Per Diem and Incidentals			\$350.00
Total Estimated Cost:			\$350.00

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Budget Recommendations for FY 2020 (continued)

Travel Required to Perform Examinations

Not applicable

Date	Location	# Board	# Staff

Description of meeting and its role in supporting the mission of the Board:

<input type="checkbox"/> Airfare:	\$0.00
<input type="checkbox"/> Hotel:	\$0.00
<input type="checkbox"/> Ground:	\$0.00
<input type="checkbox"/> Conference:	\$0.00
<input type="checkbox"/> Other:	\$0.00

Describe "Other" (break out all sections):

Total Estimated Cost: **\$0.00**

Out-of-State Meetings and Additional In-State Travel (Rank in order of importance)

#1 Rank in Importance or Not Applicable

Date	Location	# Board	# Staff
April 2020	Tampa, Florida	0	1

Description of meeting and its role in supporting the mission of the Board: Investigator Training Level I.

Increase familiarity with the processes of evaluation, investigation, and resolution of complaints based on real life cases received from appraisers nationwide. Learn new technology, terminology, and best practices

Expenditure	License Fees (RSS)	Third-Party Reimbursement	Third-Party Direct Booked	Total
<input checked="" type="checkbox"/> Airfare:	\$0.00	\$1,000.00	\$0.00	\$1,000.00
<input checked="" type="checkbox"/> Hotel:	\$0.00	\$465.00	\$0.00	\$465.00
<input checked="" type="checkbox"/> Ground:	\$0.00	\$100.00	\$0.00	\$100.00
<input checked="" type="checkbox"/> Conference:	\$0.00	\$700.00	\$0.00	\$700.00
<input checked="" type="checkbox"/> Other	\$0.00	\$100.00	\$0.00	\$100.00
Describe "Other" (break out all sections):				

Net Total: **\$0.00** **\$2,365.00** **\$0.00** **\$2,365.00**

Out-of-State Meetings and Additional In-State Travel

#2 Rank in Importance

Date	Location	# Board	# Staff	
July 2020	Tampa, Florida	0	1	
Description of meeting and its role in supporting the mission of the Board: Investigator Training Level II Increase familiarity with the processes of evaluation, investigation, and resolution of complaints based on real life cases received from appraisers nationwide. Learn new technology, terminology, and best practices				
Expenditure	License Fees (RSS)	Third-Party Reimbursement	Third-Party Direct Booked	Total
<input checked="" type="checkbox"/> Airfare:	\$0.00	\$1,000.00	\$0.00	\$1,000.00
<input checked="" type="checkbox"/> Hotel:	\$0.00	\$363.00	\$0.00	\$363.00
<input checked="" type="checkbox"/> Ground:	\$0.00	\$100.00	\$0.00	\$100.00
<input checked="" type="checkbox"/> Conference:	\$0.00	\$700.00	\$0.00	\$700.00
<input checked="" type="checkbox"/> Other	\$0.00	\$100.00	\$0.00	\$100.00
Describe "Other" (break out all sections):				
Net Total:	\$0.00	\$2,263.00	\$0.00	\$2,263.00

Out-of-State Meetings and Additional In-State Travel

#3 Rank in Importance

Date	Location	# Board	# Staff	
September 2020	Tampa, Florida	0	1	
Description of meeting and its role in supporting the mission of the Board: Investigator Training Level III Increase familiarity with the processes of evaluation, investigation, and resolution of complaints based on real life cases received from appraisers nationwide. Learn new technology, terminology, and best practices				
Expenditure	License Fees (RSS)	Third-Party Reimbursement	Third-Party Direct Booked	Total
<input checked="" type="checkbox"/> Airfare:	\$0.00	\$1,000.00	\$0.00	\$1,000.00
<input checked="" type="checkbox"/> Hotel:	\$0.00	\$363.00	\$0.00	\$363.00
<input checked="" type="checkbox"/> Ground:	\$0.00	\$100.00	\$0.00	\$100.00
<input checked="" type="checkbox"/> Conference:	\$0.00	\$700.00	\$0.00	\$700.00
<input checked="" type="checkbox"/> Other	\$0.00	\$100.00	\$0.00	\$100.00
Describe "Other" (break out all sections):				
Net Total:	\$0.00	\$2,263.00	\$0.00	\$2,263.00

Out-of-State Meetings and Additional In-State Travel

#4 Rank in Importance

Date	Location	# Board	# Staff	
October 2019	Washington DC	1	0	
Description of meeting and its role in supporting the mission of the Board: Fall Conference Fall Conference. Association of Appraiser Regulatory Officials/AARO where the AK Board is a member; the organization helps in administration of appraiser & appraisal management company regulatory laws.				
Expenditure	License Fees (RSS)	Third-Party Reimbursement	Third-Party Direct Booked	Total
<input checked="" type="checkbox"/> Airfare:	\$2,000.00	\$0.00	\$0.00	\$2,000.00
<input checked="" type="checkbox"/> Hotel:	\$1,500.00	\$0.00	\$0.00	\$1,500.00
<input checked="" type="checkbox"/> Ground:	\$400.00	\$0.00	\$0.00	\$400.00
<input checked="" type="checkbox"/> Conference:	\$700.00	\$0.00	\$0.00	\$700.00
<input checked="" type="checkbox"/> Other	\$0.00	\$0.00	\$0.00	\$0.00
Describe "Other" (break out all sections):				
Net Total:	\$4,600	\$0.00	\$0.00	\$4,600

Out-of-State Meetings and Additional In-State Travel

#5 Rank in Importance

Date	Location	# Board	# Staff	
April 2020	TBD	1	1	
Description of meeting and its role in supporting the mission of the Board: Spring Conference Spring Conference. Association of Appraiser Regulatory Officials/AARO where the AK Board is a member; the organization helps in administration of appraiser & appraisal management company regulatory laws.				
Expenditure	License Fees (RSS)	Third-Party Reimbursement	Third-Party Direct Booked	Total
<input checked="" type="checkbox"/> Airfare:	\$2,000.00	\$0.00	\$0.00	\$2,000.00
<input checked="" type="checkbox"/> Hotel:	\$3,000.00	\$0.00	\$0.00	\$3,000.00
<input checked="" type="checkbox"/> Ground:	\$400.00	\$0.00	\$0.00	\$400.00
<input checked="" type="checkbox"/> Conference:	\$1,400.00	\$0.00	\$0.00	\$1,400.00
<input checked="" type="checkbox"/> Other	\$0.00	\$0.00	\$0.00	\$0.00
Describe "Other" (break out all sections):				
Net Total:	6,800.00	\$0.00	\$0.00	\$6,800.00

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Budget Recommendations for FY 2020 (continued)

Non-Travel Budget Requests

- Not Applicable Resources Examinations
 Membership Training Other

Product or Service	Provider	Cost Per Event
Membership Fee	Association of Appraiser Regulatory Officials	\$450.00

Description of item and its role in supporting the mission of the Board:

Annual membership fee. Assoc'n of Appraiser Regulatory Officials(AARO) provides trng. regulation update, and interaction with federal regulators impacting the Alaska board

Non-Travel Budget Requests

- Not Applicable Resources Examinations
 Membership Training Other

Product or Service	Provider	Cost Per Event
USPAP 2020-21	Appraisal Foundation	\$700.00

Description of item and its role in supporting the mission of the Board:

Uniform Standards of Professional Appraisal Practice, 2020-21 (USPAP). This is the national standards that All appraisal boards and staff must comply with. One copy per Board member, one each: examiner, investigator.

Other Items with a Fiscal Impact

Cost Per Event: **\$0.00**

- Not Applicable

Number of Events: **0**

Product or Service	Provider	Total Cost
		\$0.00

Description of item and its role in supporting the mission of the Board:

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Budget Recommendations for FY 2020 (continued)

Summary of FY 2020 Fiscal Requests

Board Meetings and Teleconferences:	\$6,005.00
Travel for Exams:	\$0.00
Out-of-State and Additional In-State Travel:	\$26,491.00
Dues, Memberships, Resources, Training:	\$1,150.00
Total Potential Third-Party Offsets:	-\$6,891.00
Other:	\$0.00
Total Requested:	\$26,755.00

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Legislation Recommendations Proposed Legislation for FY 2020

No Recommendations

The Board has no recommendations for proposed legislation at this time.

Recommendations

The Board has the following recommendations for proposed legislation:

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Regulation Recommendations Proposed Legislation for FY 2020

No Recommendations

The Board has no recommendations for proposed regulations at this time.

Recommendations

The Board has the following recommendations for proposed regulations:

At this time we do not have any specific regulation changes identified. But with the oversight and regulation of Appraisal Management Companies (AMC) which is new, there may be some changes needed to comply with federal requirements. Any needed changes should be identified by fall 2019.

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Goals and Objectives

Part I

FY 2019's goals and objectives, and how they were met:

1. Circulate the Board meeting dates to appraisal organizations, interested individuals, and users of appraisal services. Review/approve meeting minutes. The Board meeting dates & minutes are posted on their website.
2. Provide public notice of all meetings in appropriate public media. The Board's meetings were public noticed in FY 2019.
3. Promptly review, approve/deny initial certification and continuing education courses/seminars available to certified individuals. Courses are adjudicated monthly & the approved courses are available on the website.
4. At the time of initial certification, the Board is to review the appraiser's application along with at least one appraisal work product completed by the applicant, in accordance with 12 AAC 70.110 (e). The Board has adopted a procedure in the application stage to accomplish this.
5. To have at least one face-to-face meetings per year. The Board met this goal in FY 2019.
6. Reduce the 2017 bi-annual fee for recertification of credentialed Alaska appraisers, recognizing the actual expenses incurred by the Appraisal Board. The Board did achieve this goal in September 2017, however not effective until the 2019 re-certification.
7. To encourage and develop dialog promotional education in the State of Alaska for the State Certified Appraisers. The Board has continued to encourage discussions regarding the appraisal process with other's in the real estate industry, such as Real Estate agents, in an effort to better understand the industry as a whole.

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Goals and Objectives

Part II

FY 2020's goals and objectives, and proposed methods to achieve them.

Describe any strengths, weaknesses, opportunities, threats and required resources:

1. Seek comments/input from other organizations that are involved in our use of appraisal services in Alaska. The Board will continue to offer public comment at every meeting and will continue to receive input from the ASC.
2. Circulate the Board meeting dates to appraisal organizations, interested individuals, and users of appraisal services. The Board meeting dates will be posted to their website.
3. Disseminate information about Board actions to the appraisal members. The Board will consider preparing a newsletter in electronic format for distribution to all appraisal members. The Board will encourage a Board member to attend Appraisal Institute meetings and provide reports as appropriate to the Institute members. The Vice Chair was the program at the December 2018 Appraisal Institute meeting.
4. Post the minutes of each Board meeting on the Certified Appraisers website.
5. Look into the set up and notice-giving possibilities of dissemination Appraiser Board activities through email database addresses of licensed appraisers. The Board has begun this process and will look at utilizing their website as well to distribute information to licensees.
6. To have at least one face-to-face meeting per year.

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Sunset Audit Recommendations

Date of Last Legislative Audit: 2017
Board Sunset Date: 6/30/2026

Audit Recommendation: Do a fee analysis for appraiser registration fees, considering the surplus in the account

Action Taken: Fee analysis conducted, Fall 2018, all fees reduced.

Next Steps:

Date Completed: New fee schedule effective 2019