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Alaska Chapter

Alaska Appraisal Institute Chapter Newsletter Spring, 2019

***Bill Barnes, SRA
Alaska Chapter President***

Greetings! I apologize for this belated Spring, 2019 newsletter but it has been a busy year with classes held in each of the months of March, April, May and June. Then we had to move up our Chapter Elections to late June to meet National A.I. requirements in order to send our 2020 chapter president Lydia Larson, MAI, of Kenai to the mandatory national orientation held in late July at the National A.I. Conference in Denver, CO. These events were followed by our chapter having to replace our Seattle based Executive Director in August. I am pleased to announce that the chapter board of directors interviewed and selected Alaska resident Willow Zamos, MBA, as our new Executive Director. Ms. Zamos is based in Anchorage and has over ten years of non-profit work experience. We are happy to have her on board as our new Executive Director and also that our chapter affairs are again based in Alaska after 5-6 years in Seattle, WA.



I would like to dedicate this newsletter to the two absolutely fantastic Appraisal Institute members who served on the Alaska Board of Real Estate Appraisal in 2019 for two major reasons: 1) Alaska Appraisers got a one time, \$700 fee reduction for the 2019-2021 Bi-Annual Certification Renewal period which ended on June 30, 2019, and 2) Alaska finally has an AMC Law which took effect at the end of March, 2019.

In a previous Alaska Chapter Newsletter I reported that David Derry, MAI, AI-GRS was responsible for single handedly badgering the Alaska Department of Commerce for three long years to audit the books of the Board of Appraisal (BOA). When the audit was completed, the State of Alaska realized that appraisers were being overcharged. This fact resulted in a one-time license renewal \$700 fee reduction to \$350 (down from the previous 2017 renewal fee of \$1,050). Dave Derry has served on the BOA for the past six years

and has served as Chairman for the past two years. Be sure to send Dave a “Thank You” card to his Kenai home.

The second major accomplishment of the Alaska Board of Appraisal was the final passage of the Appraisal Management Company (AMC) legislation. BOA members David Derry, MAI, AI-GRS and Rob Tracy, SRA were able to find legislative sponsors to initiate this legislation and guide it through the legislative process against the big, bad banking and AMC lobbyists wearing those fancy Gucci loafers . Since about 2010, various Alaska Chapter members like Paige Hodson, SRA, Royal Crittenden, SRA, Ted Jensen, MAI and others spent nine long years trying to get a legislative sponsor for an AMC Bill to no avail. The Alaska Chapter is proud to have such dedicated members to the appraisal profession serving on both the Alaska Board of Appraisal and the Alaska Chapter Governmental Affairs Committee all these years.

Alaska State Appraisal Board News & Happenings From the *Alaska Board of Certified Real Appraisers* as of **February, 2019**



***By David Derry, MAI, AI-GRS
Chairman, Alaska Board of
Real Estate Appraisal***

New Appraisal Board Member as of January 2019. ***Ashlee Stetson Reid*** was appointed to fill the “Public” member seat, replacing Don Faulkenbury who resigned in December. Ashlee is from Wasilla and involved in construction. We look forward to having her insight and perspective. If you have an interest in serving on the Board, apply at: <https://alaska.gov/services/boards-and-commissions>.

Continuing Education credit for attending a Board meeting. That’s right, effective with the new regulations (1/2019); you can get up to 7 hrs. CE credit by attending an appraisal Board meeting each biennial certification period. The meeting must be 2 hrs. minimum, maximum credit is 7 hrs., attendance must be maintained thru the duration of the meeting, and credit is equal to the meeting duration and attendance. Note you must notify the Chair at the start of the meeting of your attendance for CE credit and you must document attendance on the State form. See 12 AAC 70.210 (g) for specific details. Next meeting dates: 3/19/19; 5/16/19; 8/2/19 & check – www.commerce.alaska.gov

AMC (Appraisal Management Company) oversight kicks off April 2019.

'Twas the month before AMC oversight, when all thru the department, not many creatures were stirring, not even a computer mouse, but the regulations are completed & awaiting a signature with care, the application forms are drafted and ready there, the staff is all snuggled in at their desks (we hope), with visions of lots of applications coming from everywhere....

The AMC entitlement regulations went to the Lt. Governor for review and signature 2/19/2019. The regulations will be effective 30 days after the Lt. Governor's signature. As AMC registration starts (late March or April), we anticipate 80 – 90 AMC's will probably register in Alaska. These will be AMC's that have a nationwide clientele and want to maintain their national market coverage. As part of that process they are required to provide to the board their appraiser panel, with certification identifications. Of course some of those AMC's already operate in Alaska, but likely some new ones too. The AMC statute includes very specific prohibitions on influencing appraisers and allows full disclosure of your fee charged to the AMC. For full details see: Sec. 08.87.215 (b).

Examiner staff changes. Our new Examiner, effective 2/19/19 is Allan Alcancia; allan.alcancia@alaska.gov. We have had a revolving turnstile of Examiner staff over the last year. It's as frustrating for us on the Board as it is for you trying to contact state staff, get status of applications, education course approvals, etc., etc. With the Board taking on AMC oversight we were supposed to get one dedicated staff person to handle both the appraiser side and the AMC side. We thought we were there, and then in December, it evaporated. It's not a function of the state budget, since the Board is self-supporting, funded by fees paid, with a surplus in our account. Now we have training.....again, plus the world of AMC's to get ready for.

New appraiser qualification criteria are almost ready for adoption. The revisions promulgated under the Appraiser Qualification Board (AQB) Qualification Criteria are now in the Lt. Governor's office for approval and signature. The changes were transmitted 2/19/2019 along with the AMC regs, subject to the same time line, with adoption 30 days after signature. These changes shorten both the hours and experience time required for certification. For the Residential certification there will be alternatives allowed to a four year college degree. You should have all seen the notice of regulation changes, sent to you in January. As soon as they are effective we can start processing applications under the new criteria. The Alaska Board has been on record for the past 4 years supporting these changes nationally.

Check your Continuing Education hours, 2019 biennial recert in June.

Please..please check that you meet the biennial CE requirement of 28 hours (minimum) with *no more than 14 hours* (based on minimum) on-line. You must also take the 7 hour USPAP course (which can be included in the total hours). As part of the recertification process we do a random audit (mandatory under federal oversight) which results in a fine, legal Consent Agreement, and a disciplinary incident on your record. We don't like it any more than you do, so audit your hours before you send in your recertification.

Board Members: Dave Derry, MAI, AI-GRS (Kenai), Rob Tracy, SRA (Wasilla), Renee Piszczek (Fairbanks), Ashlee Stetson Reid (Wasilla), Wendy Lawrence (Sitka).

If you have any questions or comments, contact any Board member either directly or through our state examiner at: allan.alcancia@alaska.gov.



Just a reminder, the National Appraisal Institute Education portal will be unavailable from September 26 -30th, so be sure to check in before then if you have deadlines to meet.