

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE
MARCH 20, 2009
TELECONFERENCE MEETING

BRADLEY BUILDING
2501 E. SAHARA AVE.
SUITE 303
LAS VEGAS, NV 89104

MINUTES

President Stefan called the meeting to order at 2:05 p.m.

1. COMMISSION/DIVISION BUSINESS

A) Introduction of Commissioners in attendance.

David Stefan, Michael Cheshire, Margaret Papez, Richard Newmiller, Deonne Contine, Deputy Attorney General as Commission Counsel.

B) Introduction of Division staff in attendance.

Gail Anderson, Administrator; Joanne Gierer, Legal Administrative Officer; Linda Pierson, Commission Coordinator; Brenda Kindred-Kipling, Appraisal Officer.

C) Discussion and possible action regarding proposed changes for the 2009 Legislative Session and any matters properly relating thereto.

Commissioner Cheshire discussed some of the bills currently in the Legislature:

- BPO bills
 - There are two bills
 - SB 184 is in the Senate and is sponsored by Senator Schneider. It was in committee last week and Commissioner Cheshire was there testifying in favor of it, as were Mike Brunson and Pam Kinkade of CAN – Coalition of Appraisers in Nevada.
 - Ms. Anderson stated that she testified on behalf of the Division.
 - Two realtors testified, and the attorney for the Nevada Association of Realtors testified on behalf of that organization. Also present in the audience were Cindy Fogel, President of the Reno/Carson chapter of the Appraisal Institute, and Tony Wren, Appraiser.
 - This is the bill that came out of the recommendations of the BPO Task Force.
 - Passed on to the Senate floor with no one speaking against it.
 - The other bill is AB 272, which came out of the Assembly and is being sponsored by a group called NABPOP – National Association of BPO Professionals.
 - The difference between the bills is that the second bill is a lot broader and tries to bypass Nevada Law. This bill is not scheduled to be presented at committee for another two to three weeks.
 - Commissioner Cheshire stated that he has been asked to get letters from the Commission regarding these bills and AB 287, and thinks that the Commission should issues letters in that regard.

Commissioner Cheshire recommends the Commission send a letter in opposition to AB 272 as written, and offered to compose the letter for the other Commissioners to review.

Commissioner Newmiller stated he supports SB 184, and opposes AB 272 as written.

Ms. Anderson suggested that a letter in opposition to AB 272 needs to be specific, as the Committee members may ask specific questions regarding the opposition.

Commissioner Papez moved to ask Commissioner Cheshire to draft two letters on behalf of the Commission, one in favor of SB 184 and one in opposition to AB 272 as written, the letters to be sent to Ms. Gierer for routing to the other Commissioners for review and approval. Seconded by Commissioner Newmiller. Motion carried.

- Commissioner Cheshire discussed AB 287, which is being heard next week.

- o LCB rewrote the bill with it not being exactly what the originators had submitted.
- o As a result, there is a bill and a first amendment.
- o The first amendment is cleaning up the appraisers' independence legislation to read the way the originators want it to read for Nevada.
- o The second amendment is a whole other bill regarding Appraisal Management Companies.
- o Ran into opposition getting the 16 page amendment included in the existing bill.
- o Assemblyman Horn and some others listened to why the amendment is needed now and not in two years.
- o Mr. Brunson will be meeting Tuesday of next week individually with members of the Labor Committee explaining why the amendment is needed now.
- o This bill will be presented to the Committee on Wednesday of next week.

Ms. Kindred-Kipling suggested another friendly amendment regarding revoking the Nevada license of appraisers who have been suspended or revoked in another state. Also, the Appraisal Qualifications Board has asked that NRS 645C.430, which has a cap on required continuing education for those who have put their license on inactive status, be revised so that the cap is removed. This would bring Nevada into Federal compliance. Commissioner Cheshire stated that he would try to get that change included.

Commissioner Papez moved to ask Commissioner Cheshire draft a letter in support of AB 287 as amended, to be sent to Ms. Gierer for distribution to the Commissioners for review and approval. Seconded by Commissioner Newmiller. Motion carried.

Ms. Anderson asked if amendment 2 to AB 287 Section C, has been vetted through the Governor's office, as it established a fee. Discussion ensued.

D) DISCUSSION AND POSSIBLE ACTION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETING(S).

The June meeting has been moved to June 8-10 in Las Vegas.

Ms. Anderson asked if the Commission has any issues with SB 242, Section 13, an energy efficiency bill, which requires energy efficiency education for Appraisers. Brief discussion ensued. Ms. Anderson stated that she is tracking this bill.

Commissioner Cheshire spoke briefly on AB 400.

Commissioner Newmiller asked to be kept informed on SB 242.

E) Commissioner comments.
None further.

2. PUBLIC COMMENT:

MEMBERS OF THE PUBLIC ARE ENCOURAGED TO ADDRESS THE COMMISSION REGARDING ANY MATTER. HOWEVER, NO ACTION MAY BE TAKEN ON A MATTER

No public in attendance.

3. ADJOURNMENT:

Meeting adjourned at 2:52 p.m.

Respectfully submitted,

Linda Pierson
Commission Coordinator