## MARYLAND COMMISSION OF REAL ESTATE APPRAISERS, APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS BUSINESS MEETING MINUTES

DATE:

December 10, 2024

TIME:

10:30 a.m.

PLACE:

1100 N. Eutaw Street (hybrid – both in person and virtual)

Baltimore, Maryland 21201

MEMBERS PRESENT:

Commissioner Sean Troxell, Chairman

Commissioner Coleen Courtney-Morrison, Vice-Chair

Commissioner Jerry Pickholtz Commissioner Roxanne Alston Commissioner Rachel Oslund Commissioner Melanie Gamble Commissioner Stacy Harman Commissioner Thomas Owen

Commissioner Todd Warren (left at 11:30)

Commissioner Nneka N'namdi

Commissioner Ayesha Kabir (left at 11:38) Commissioner Karen Trendler (joined at 11:52)

MEMBERS ABSENT:

Commissioner Bill McCann

Commissioner Onyemaechi Nweke

**DEPT. OF LABOR STAFF PRESENT:** 

Todd Blackistone, Executive Director

Sloane Fried Kinstler, Assistant Attorney General Michael Szlachetka, Administrative Specialist

OTHERS PRESENT:

Christa McGee, Maryland Realtors Association

Stephanie Gones, The CE Shop

Michael Atwell guest Massachusetts Home Inspector John Gallagher guest Massachusetts Home Inspector

## Call to Order

Chairman, Sean Troxell, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:34 a.m.

## **Approval of Minutes**

The minutes of the business meeting held on October 8, 2024, were reviewed, and considered.

By Motion made by Commissioner Gamble, seconded by Commissioner Harman and, by a

unanimous vote, the minutes of the October 8, 2024, business meeting were approved without amendment. Commissioner Trendler was not yet present and did not vote on the motion.

# Real Estate Appraiser Complaint Committee Report

Executive Director, Todd Blackistone, reported to the Commission that the Appraiser Complaint Committee met prior to the public meeting and reviewed 1 items of new business. The disposition of which was as follows:

Complaints

25-REA-20

Precharge

A Motion was made by Commissioner Courtney-Morrison, and seconded by Commissioner Warren and, by a majority, the Commission approved the report and recommendations of the Appraiser Complaint Committee with all members voting in favor except Commissioner Kabir abstained; Commissioner Trendler was not present and did not vote on the motion.

# **Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 5 items of new business. The disposition of which was as follows:

Complaints	 25-INSP-05	New Report
2.3	25-INSP-15	Dismissed
	25-INSP-17	New Report
	25-INSP-18	New Report
	25-INSP-21	Further Investigation

A Motion was made by Commissioner Warren, seconded by Commissioner Oslund and, by a unanimous vote, the Commission approved the recommendations of the Home Inspector Complaint Committee. Commissioner Trendler was not yet present and did not vote on the motion.

# Education Committee Report

Executive Director Blackistone reported that the Appraiser and Home Inspection Education Committees met on this date and approved 15 courses. The Appraiser Education Committee reviewed 6 courses, and, of those, all courses were approved; the Home Inspection Education Committee reviewed 10 courses, of which, 9 courses were approved and 1 was denied.

A Motion was made by Commissioner Oslund, seconded by Commissioner Courtney-Morrison, and by a unanimous vote carried that the Commission accept the recommendations of the Education Committees. Commissioner Trendler was not yet present and did not vote on the motion.

#### **Old Business**

Executive Director, Todd Blackistone, and Assistant Attorney General, Sloane Fried Kinstler, addressed the Commission regarding pending COMAR regulations the Commission had previously proposed for home inspectors and real estate appraisers s published in the September 20, 2024

Maryland Register and for which no public comments were received by the Commission. The Commission decided to take final action on multiple regulations, pending the Secretary's approval.

A Motion was made by Commissioner Warren, and seconded by Commissioner Courtney-Morrison and, by a majority vote carried that the Commission amend COMAR 09.19.08.02 pertaining to temporary appraisal permits, with all members voting in favor, except Commissioner N'namdi, who abstained.

A Motion was made by Commissioner Warren, that the Commission take final action on COMAR 09.36.08.02B(1) and (2) and C(4) mandating certain continuing professional competency ("CPC") training as part of the 30 hours of CPC required for license renewal. Commissioner Warren withdrew this motion upon a discussion of availability of course instruction and time for licensees to incorporate such educational requirements.

Commission Warren subsequently moved to take final action on COMAR 09.36.08.02B(1) and (2) and C(4) and that the Commission not enforce the provision before January 1, 2026 to provide home inspector license renewal candidates time to comply. Commissioner Oslund seconded the motion, and, by majority vote, the Commission approved amending COMAR 09.36.08.02 by majority vote, with all members voting in favor, except, Commissioner N'namdi, who abstained.

## **New Business**

Commissioner Sean Troxell, Chairman, addressed the Commission regarding a Massachusetts House Bill 245/Senate Bill 197, pertaining to consumer rights in home purchase transactions. Commissioner Troxell introduced Michael Atwell and John Gallagher, both Massachusetts home inspectors, to offer insight regarding this issue. Chairman Troxell explained that the bill seeks to establish a home inspection as right of a prospective buyer in such a transaction and addressed pressure to waive a home inspection when making an offer to purchase a home. He suggested that

similar protections may benefit the Maryland public. The Commission discussed the topic at great length and the potential benefits and drawbacks of enacting a law of this sort in Maryland. Chairman Troxell thanked the guests for their time and involvement in the discussion.

## Chairman's Report

Chairman Troxell wished the Commissioners and staff happy holidays.

# Assistant Attorney General's Report

AAG Kinstler wished the Commissioners and staff happy holidays and a safe new year.

#### **Executive Director Report**

Mr. Blackistone informed the Commission that as of January 13, 2025 the Division of Occupational and Professional Licensing of the Department of Labor expects to move to 100 S. Charles Street, Baltimore, Maryland.

Mr. Blackistone wished AAG Kinstler a Happy Birthday and the Commission Happy Holidays!

Adjourn	ment					
Seconded Commissi	by Commis	er business to discuss ssioner Harman, and adjourn at 12:06 p.m. C tion.	unanimously carr	ried that th	e December	10. 2024
X A	pproved with	nout corrections				
A	pproved with	corrections				
Sig	nature	Sean Troxell, Chair				
Coi	mmissioner S	Sean Troxell, Chair		Date		