

REAL ESTATE APPRAISER ADVISORY COMMITTEE
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

AGENDA

DATE: Wednesday, October 15, 2025

TIME: 10:00 a.m.

**IN-PERSON
MEETING
LOCATION:** PVL Exam Room – Room 330
King Kalakaua Building, 3rd Floor
335 Merchant Street
Honolulu, Hawaii 96813

VIRTUAL: Virtual Videoconference Meeting – Zoom Meeting
(Use link below)
<https://dcca-hawaii-gov.zoom.us/j/83956945019?pwd=UjlzU29mpZHM4FPLPy2lZedUb8PotP.1>

PHONE: (669) 900 6833
MEETING ID: 839 5694 5019
PASSCODE: 874233

AGENDA: The agenda was posted on the State electronic calendar as required by Hawaii Revised Statutes (“HRS”) section 92-7(b).

If you wish to submit written testimony on any agenda item, please submit your testimony to appraiser@dcca.hawaii.gov or by hard-copy mail to Attn: Real Estate Appraiser Program, P.O. Box 3469, Honolulu, HI 96801. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Board members.

INTERNET ACCESS:

To view the meeting and provide live oral testimony, please use the link at the top of the agenda. You will be asked to enter your name. The Committee requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., *****@***mail.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

PHONE ACCESS:

If you cannot get internet access, you may get audio-only access by calling the Zoom Phone Number listed at the top on the agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "*" and then "9" on your phone's keypad. After entering "*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item.

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time. This information will be provided on the Committee's website at

https://cca.hawaii.gov/pvl/programs/realestateappraiser/advisory_meetings/

Instructions to attend State of Hawaii virtual board meetings may be found online at <https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf>.

1. **Call to Order**

2. **Approval of Minutes**

- a. Approval of the Minutes of the August 20, 2025 meeting.

The Board may enter into Executive Session to consult with the Board's attorney on general questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities in accordance with HRS section 92-5(a)(4) to review the executive session minutes.

3. **Chairperson's Report**

- a. Update on Practical Applications of Real Estate Appraisal (PAREA)

The Real Estate Appraiser (REA) Program is working on updating the Hawaii Administrative Rules (HAR) Chapter 16-114 to incorporate PAREA. PAREA was discussed and decided by the REA Committee when it formed the Permitted Interaction

Group in August 2023.

4. Executive Officer's Report

a. Qualifying Education (QE) Requirements – Appraiser Qualifications Board (AQB)

Beginning January 1, 2026, AQB requires all real estate appraiser applicants including Real Estate Appraiser Trainee (REAT), State Licensed Appraiser (SLA), Certified Real Estate Appraiser (CRA), and Certified General Appraiser (CGA) to take the eight (8) hours course in “Valuation Bias and Fair Housing Laws and Regulations”.

b. Continuing Education (CE) Requirements – Appraiser Qualifications Board (AQB)

The AQB added continuing education requirements for “Valuation Bias and Fair Housing Laws and Regulations”.

- The first time an appraiser completes this course the license holder must take the seven (7) hours course. If the appraiser successfully completed a seven (7) hour (plus 1 hour exam) course as part of their qualifying education, they have met this requirement.
- Every two calendar years thereafter, the course length must be at least four (4) hours.

5. Applications

The Committee may move into Executive Session to consider and evaluate personal information relating to individuals applying for licensure in accordance with HRS section 92-5(a)(1), and to consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities in accordance with HRS section 92-5(a)(4).

A. Real Estate Appraisers

1. Eric Simons Baicy (State Licensed Appraiser)

B. Out-of-State Endorsements

1. Michael L Dixon (Certified General Appraiser)
2. Mark Dunec (Certified General Appraiser)

C. Pre-Licensing Education – Qualifying Education (QE) / Continuing Education (CE) Courses

1. Pre-Licensing Education - Qualifying Education (QE) / Continuing Education (CE) Courses

- a. Hawaii Chapter of the Appraisal Institute

- i. Critical Thinking and Junk Science

6. **Ratifications**

a. Real Estate Appraiser Trainee (REAT)

- i. Laney Nicole Berger REAT 1654

b. Out of State Real Estate Appraiser License/Certificate by Endorsement

1. Certified Residential Appraiser (CRA)

- i. Sheryl Rene Emter CRA 1650
- ii. Joshua Fuchs CRA 1653

2. Certified General Appraiser (CGA)

- i. Jeffrey A Smith CGA 1651
- ii. Olga Arakcheyev CGA 1655

c. Temporary Recognition of License

1. Certified General Appraiser (CGA)

- i. George Denman
- ii. Tio Difederico
- iii. Matthew D Ansay
- iv. Richard B Moore
- v. Michael V Cline

d. Appraiser Qualifications Board Course Approval Program ("CAP") Courses

1. **Appraisal Institute**

- i. Index 25-075: Online Appraiser's Guide to the New URAR
- ii. Index 25-076: Online Valuation Bias and Fair Housing Laws and Regulations
- iii. Index 25-077: Online Real Estate Finance, Statistics, and Valuation Modeling
- iv. Index 25-078: Analyzing Defects, Damages, and Deficiencies in the new URAR
- v. Index 25-096: Basic Appraisal Procedures
- vi. Index 25-097: Community Land Trust (CLT) Appraisal Training
- vii. Index 25-098: General Appraiser Market Analysis and Highest & Best Use
- viii. Index 25-099: Inconsistency It's Hiding in Plain Sight in Your (Commercial) Appraisal
- ix. Index 25-100: Inconsistency: It's Hiding in Plain Sight in Your Residential Appraisal

- x. Index 25-101: Online General Appraiser Income Approach, Part 2
- xi. Index 25-102: Online General Appraiser Sales Comparison Approach
- xii. Index 25-103: Online Residential Market Analysis and Highest and Best Use
- xiii. Index 25-104: Online Residential Report Writing and Case Studies

2. Appraiser eLearning

- i. Index 25-074: Learning Home Measurement – Video Series
- ii. Index 25-094: Into the Arena – Expert Roles in Litigation Support

3. Calypso

- i. Index 25-079: The New URAR/UAD Appraiser's Guide?

4. The CE Shop, LLC

- i. Index 25-080: A Review of Appraisal Approaches and Techniques
- ii. Index 25-081: Appraisal Economics and Value
- iii. Index 25-082: Appraisal Ethics and Valuation Bias
- iv. Index 25-083: Appraisal Statistics
- v. Index 25-084: Appraisal Technology and GSE Appraisal Review
- vi. Index 25-085: Appraising Energy – Efficient and Green Homes
- vii. Index 25-086: Basic Appraisal Principles
- viii. Index 25-087: Basic Appraisal Procedures
- ix. Index 25-088: Characteristics Influencing Appraisals
- x. Index 25-089: Reviewing Appraisal Valuation Procedures
- xi. Index 25-090: Reviewing Property Ownership and Real Estate Markets
- xii. Index 25-091: Reviewing Real Estate, Title, Transfers, and Contracts
- xiii. Index 25-092: Supervisory Appraiser/Trainee Appraiser Course
- xiv. Index 25-095: 2024 15-Hour National USPAP Course

7. Correspondence:

- i. Out-of-state Real Estate Appraiser Trainee (REAT) Experience

Can hours earned in Hawaii as REAT within the last 18 months be mixed with hours earned from another state?

- 8. **Next Meeting:**
 - Date: Wednesday, December 17, 2025
 - Time: 10:00 a.m.
 - In-Person: PVL Exam Room 330
King Kalakaua Building, 3rd Floor
335 Merchant Street
Honolulu, Hawaii 96813
 - Virtual: Zoom Meeting

9. Adjournment

If you need an auxiliary aid/service or other accommodation due to a disability, contact Hector West at (808)586-2692 or appraiser@dcca.hawaii.gov as soon as possible, preferably two business days prior to the scheduled meeting. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.

10/8/2025