

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

AGENDA

DATE: Wednesday, February 11, 2026

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/85128363090?pwd=PdxGjO33qFo1Ou
L925q67bvSSdOG5q.1](https://dcca-hawaii.gov.zoom.us/j/85128363090?pwd=PdxGjO33qFo1OuL925q67bvSSdOG5q.1)

PHONE: (669) 900 6833
MEETING ID: 851 2836 3090
PASSCODE: 607029

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 December 17, 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. **Executive Officer’s Report**

- a. Valuation Bias and Fair Housing Laws and Regulations

➤ Beginning January 1, 2026, the Appraiser Qualifications Board (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 Qualifying Education (QE) course in “Valuation Bias and Fair Housing Laws and Regulations”.

- The AQB added “Valuation Bias and Fair Housing Laws and Regulations as a required Continuing Education (CE) course.
- ❖ 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.

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

a. Appraisal Institute

- i. 2026 Annual Conference Day 1 – AM
- ii. 2026 Annual Conference Day 1 – PM
- iii. 2026 Annual Conference Day 2 – AM
- iv. 2026 Annual Conference Day 2 – PM

b. Appraiser eLearning

- i. Non-Lending Appraisals: Expanding Your Appraisal Practice
- ii. Ultimate Workfile: What, When, Why
- iii. The Past, Present and Future of the Mortgage Appraisal
- iv. Supporting Land Value
- v. Understanding the Role of Collateral Underwriter
- vi. How to Appraise Solar Panels
- vii. Advanced Solar Panel Valuation for Appraisers
- viii. Appraiser’s Guide to Appraisal Inspections
- ix. Appraiser’s Guide to Highest and Best Use
- x. Appraiser’s Guide to Short Term Rentals
- xi. Appraiser’s Guide to the Income Approach
- xii. FHA Roadmap
- xiii. Top 15 Takeaways from Your Colleagues Legal Misfortunes
- xiv. Staying Out of the Courtroom Unless You’re Being Paid to be There

- xv. Valuation Bias and Fair Housing Laws and Regulations – with Appraiser eLearning
- xvi. Advanced Appraiser Review
- xvii. Appraising Pre-Foreclosures, Short Sales & Reo's
- xviii. Believe it or Not: Creating Credible and Supported Adjustments
- xix. Creating Formulas that Work
- xx. Manufactured Housing
- xxi. Scan to Sketch – Practical Application of Mobile Appraising
- xxii. 2026 ACTS – Day 1
- xxiii. 2026 ACTS – Day 2

c. Hawaii Chapter of the Appraisal Institute

- i. Bankers, Builders and Investors in Construction

5. **Ratifications**

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

1. *Certified Residential Appraiser (CRA)*

- i. Arash Nazhand CRA 1662

2. *Certified General Appraiser (CGA)*

- i. Michael Dixon CGA 1661
- ii. Jia H M Seah CGA 1666

b. Temporary Recognition of License

1. Certified General Appraiser (CGA)

- i. Katy Black
- ii. Brandon Roper
- iii. Thomas Spears
- iv. Michael V Cline

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

1. **Appraiser eLearning**

- i. Index 26-123: 2026 – 2027 7-Hour National Uniform Standards of Professional Appraisal Practice

2. **Appraisal Institute**

- i. Index 26-125: Analyzing and Reporting the Income Approach in the new URAR

3. Calypso

- i. Index 26-124: Cultural Competency and Elimination of Bias in Appraisal

4. McKissock

- i. Index 26-156: OS - Responding to a Reconsideration of Value (ROV)
- ii. Index 26-157: OS – Supporting Adjustments: The Journey from Analysis to Adjusting
- iii. Index 26-158: OS – Using Appraisal Report Templates Responsibly
- iv. Index 26-159: OS – Valuation of Residential Solar
- v. Index 26-160: Introduction to Right of Way Appraisals

6. **Next Meeting:**
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| Date: | Wednesday, April 15, 2026 |
| 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 |

7. 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.

02/02/26