

October 7, 2026

Via Email

Shane Bannarbie, Program Coordinator I
Alaska Board of Certified Real Estate Appraisers
Division of Corporations, Business and Professional Licensing
550 West 7th Avenue, Suite 1500
Anchorage, AK 99501
Shane.Bannarbie@alaska.gov

RE: ASC Compliance Review of Alaska's Appraiser Regulatory Program

Dear Shane Bannarbie:

The Appraisal Subcommittee (ASC) staff conducted an ASC Compliance Review (Review) of the Alaska appraiser regulatory program (Appraiser Program) on July 7-9, 2026, to determine the Program's compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended.¹

The ASC considered the preliminary results of the Review and the State's response to those results. The Appraiser Program has been awarded an ASC Finding of "Good." The final ASC Compliance Review Report (Report) of the Alaska Appraiser Program is attached.

The ASC identified the following areas of non-compliance:

- States must verify that the applicant has successfully completed courses consistent with AQB Criteria for the appraiser credential sought;² and
- States must resolve all complaints filed against appraisers within one year (12 months) of the complaint filing date in the absence of special documented circumstances.³

ASC staff will confirm that appropriate corrective actions have been taken through offsite monitoring and during the next Review. Alaska will remain on a two-year Review Cycle.

¹ 12 U.S.C. §§ 3331-3356.

² 12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 4 B, C.

³ 12 U.S.C. § 3347; Policy Statement 7 B.

This letter and the attached Report are public records and available on the ASC website. Please contact us if you have any questions about this Report.

Sincerely,

A handwritten signature in cursive script that reads "Frederick Grier".

Frederick Grier
Acting Executive Director

Attachment

cc: Lorina Rogers, Licensing Examiner 3, Lorina.Rogers@alaska.gov
Sylvan Robb, Division Director, Sylvan.Robb@alaska.gov
Melissa Dumas, Administrative Operations Manager 2, Melissa.Dumas@alaska.gov
Glenn Saviers, Division Deputy Director, Glenn.Saviers@alaska.gov
Reid Bowman, Program Coordinator 2, Reid.Bowman@alaska.gov
Erika Prieksat, Chief Investigator, Erika.Prieksat@alaska.gov
Billy Homestead, Senior Investigator, Billy.Homestead@alaska.gov
Chace Evans, Investigator 3 for Real Estate Appraisers, Chace.Evans@alaska.gov

ASC Finding Descriptions

ASC Finding	Rating Criteria	Review Cycle*
Excellent	- State meets all Title XI mandates and complies with requirements of ASC Policy Statements - State maintains a strong regulatory Program - Very low risk of Program failure	2-year
Good	- State meets the majority of Title XI mandates and complies with the majority of ASC Policy Statement requirements - Deficiencies are minor in nature - State is adequately addressing deficiencies identified and correcting them in the normal course of business - State maintains an effective regulatory Program - Low risk of Program failure	2-year
Needs Improvement	- State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements - Deficiencies are material but manageable and if not corrected in a timely manner pose a potential risk to the Program - State may have a history of repeated deficiencies but is showing progress toward correcting deficiencies - State regulatory Program needs improvement - Moderate risk of Program failure	2-year with additional monitoring
Not Satisfactory	- State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements - Deficiencies present a significant risk and if not corrected in a timely manner pose a well-defined risk to the Program - State may have a history of repeated deficiencies and requires more supervision to ensure corrective actions are progressing - State regulatory Program has substantial deficiencies - Substantial risk of Program failure	1-year
Poor**	- State does not meet Title XI mandates and does not comply with requirements of ASC Policy Statements - Deficiencies are significant and severe, require immediate attention and if not corrected represent critical flaws in the Program - State may have a history of repeated deficiencies and may show a lack of willingness or ability to correct deficiencies - High risk of Program failure	Continuous monitoring

*Program history or nature of deficiency may warrant a more accelerated Review Cycle.

**An ASC Finding of “Poor” may result in significant consequences to the State. See Policy Statement 5, Reciprocity; see also Policy Statement 12, Interim Sanctions.



ASC State Appraiser Program Compliance Review Report

ASC Finding: Good
Final Report Issue Date: October 7, 2026

Alaska Appraiser Regulatory Program (State)							
Alaska Board of Certified Real Estate Appraisers (Board)			PM: M. Brown		ASC Compliance Review Date: July 7-9, 2026		Review Period: July 2024 to July 2026
Umbrella Agency: Division of Corporations, Business and Professional Licensing				Number of State Credentialed Appraisers on National Registry: 240		Review Cycle: Two Year	
Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required/Recommended State Actions	General Comments
	YES	NO	AC				
Statutes, Regulations, Policies and Procedures:	X						
				No compliance issues noted.	N/A	None	None
Temporary Practice:	X						
				No compliance issues noted.	N/A	None	None
National Registry:	X						
				No compliance issues noted.	N/A	None	None
Application Process:		X					
States must verify that the applicant has successfully completed courses consistent with AQB Criteria for the appraiser credential sought. (12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 4 B, C.)				The State reinstated a registered trainee permit without verifying the CE requirement had been met.	On September 25, 2026, the State reported that it agreed with the finding and that it had changed staff supervision and training to prevent similar errors in the future.	The State must cease reinstating appraiser credentials to applicants who have not successfully completed all CE hours consistent with the AQB Criteria for reinstatement. The State must ensure the credential holder met AQB Criteria or take appropriate action.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.
Reciprocity:	X						
				No compliance issues noted.	N/A	None	None
Education:	X						
				No compliance issues noted.	N/A	None	None



ASC State Appraiser Program Compliance Review Report

ASC Finding: Good
Final Report Issue Date: October 7, 2026

Alaska Appraiser Regulatory Program (State)			
Alaska Board of Certified Real Estate Appraisers (Board)	PM: M. Brown	ASC Compliance Review Date: July 7-9, 2026	Review Period: July 2024 to July 2026
Umbrella Agency: Division of Corporations, Business and Professional Licensing		Number of State Credentialed Appraisers on National Registry: 240	Review Cycle: Two Year

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required/Recommended State Actions	General Comments
	YES	NO	AC				
Enforcement:		X					
States must resolve all complaints filed against appraisers within one year (12 months) of the complaint filing date in the absence of special documented circumstances. (12 U.S.C. § 3347; Policy Statement 7 B.)				The State had 3 aged complaints, all of which were unresolved for more than 1 year without the exemption for special documented circumstances. This concern was also identified in the 2024 Final Compliance Review Report.	On September 25, 2026, the State reported that it agreed with the finding and attributed the aged complaints primarily to delays in board member reviews and recommendations. The State further reported that investigations cannot proceed until the assigned reviewing board member completes the review, and several cases experienced extended delays due to staffing limitations, limited board member availability, holiday periods, and continued nonresponsiveness by assigned reviewers. The State went on to say that the Division of Corporations, Business, and Professional Licensing (CBPL) investigators regularly follow up and have escalated concerns involving recurring review delays. Finally, the State reported that because board members serve as volunteers, CBPL has limited authority to compel timely responses; however, when necessary, the Board may escalate the matter and remove an unresponsive member from the case.	The State must continue efforts to modify its complaint handling process and documentation requirements and address the 3 aged cases that have remained unresolved for more than 1 year. In addition, commencing October 2026, the State must send quarterly complaint logs to ASC staff, along with a detailed description of the progress on the 3 aged cases. If progress is not made, the ASC may place additional requirements upon the State.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.