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Appraisal Subcommittee

Federal Financial Institutions Examination Council

May 8, 2000

James Fleming, Commissioner
Department of Consumer Protection
165 Capitol Avenue
Hartford, CT 06106-1630

Dear Mr. Fleming:

Thank you for your April 17, 2000 letter updating the status of Connecticut's efforts to resolve concerns identified in our November 1999 field review and responding to our March 20, 2000 letter. We appreciate your cooperation and are pleased with your progress to date.

We have several comments regarding your enforcement case tracking system as evidenced by your Real Estate Appraisal Complaint Log, Rev. 04/05/00:

- It appears that cases may not be numbered consecutively, or all cases are not listed in the complaint log. For example, files 2000-2838 through 2000-2842 are listed, along with 2000-2845 and 2000-2846. However, 2000-2843 and 2000-2844 were not listed;
- More than 50 cases are recorded as received on "9/27/99." Many of these reflect a "Date Closed" that predates the date received. It appears that a number of existing cases were entered into the case tracking system but their actual received dates were not entered. For both statistical and record keeping purposes, it is important that the tracking system contain accurate data;
- Several cases are listed as "Open" yet show a disposition of "General Letter" or "Cease and Desist." We are unsure whether these cases are open or closed; and
- There are a number of cases still open after more than two years. This is an excessive time for case resolution, barring circumstances beyond Commission or Department control.

Please respond to these comments in your May 2000 update letter.

We have reviewed the draft amendments to your appraisal statute and your temporary practice regulation and have the following comments:

- Turning to the statutory draft, in Sec. 20-500(3), you may wish to add the word "limited" between "[tenured]" and "appraisers." Without this change, the new language could be read to mean that all licensed appraisers will be prohibited from performing appraisals in connection with federally related transactions;
- Next, throughout the entire draft, please insert your new words "limited appraiser" between "[tenured]" and "license," "licensed," or "licensee," as the case may be. The draft currently reads, using Sec. 20-501 as an example, "No person shall act as a real estate appraiser . . . without the appropriate certification, license, license or provisional license . . .;" and
- Regarding new Section 20-504-9(1) of your regulations, we suggest that you expand your appraiser notification methods to include fax, Internet e-mail, or other appropriate means.

We look forward to your May update. We are planning a follow-up on-site visit for late June 2000. We will coordinate the actual dates with you. If you have any questions, please call Kathryn Gearheard at (202) 872-7520.

Sincerely,

Ben Henson
Executive Director

Cc: Honorable John G. Rowland, Governor
Honorable Nancy L. Johnson, US congress