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-PARRIS N. LENDENING, Governor

EUGENE A CONTI JR., Secretary

STATE OF MARYLAND

Mario W. Francioli, Commissioner

Division of Occupational and Professional Licensing

DEPARTMENT OF LABOR, LICENSING AND REGULATION

Occupational Licensing Boards

January 22, 1997

Ms. Diana L. Garmus, Chairperson  
Appraisal Subcommittee  
Federal Financial Institutions Examination Council  
2100 Pennsylvania Avenue, NW, Suite 200  
Washington, DC 20037

Dear Ms. Garmus:

On behalf of the Chairman, Charles White and Members of the Maryland Real Estate Appraisers Commission, I would like to provide the following responses to your recent letter of recommendations. The Commission's responses to each of the four recommendations are in the order which you had presented them.

- **Maryland is close to losing its ability to achieve a quorum of its Commission members.**

The Commission is now at the full authorized membership of nine (9) as of our December, 1996 meeting.

- **Maryland's statute and regulations do not recognize the most current version of the Uniform Standards of Professional Appraisal Practice (USPAP).**

The Maryland legislature does not allow, as a general proposition, for an agency to promulgate a regulation in a manner that allows an automatic update to occur on a periodic basis based upon future actions by a third party. The legislature requires that all regulations be submitted with applicable documentation and impact statements for review, before they may be published for final consideration. Furthermore the legislature rejected Commission specific legislation to provide for the automatic update of our law to recognize the most current version of USPAP. Based upon that legislative requirement, the Commission is required continue to file proposed amendments to the current regulations relating to USPAP. The Commission will update the regulations at a 6-month interval rather than once a year for future substantive changes to USPAP.

- **Transmittal of the National Registry fees and information in a timely manner**

The State has made arrangements to transmit the National Registry fees and related information to the Appraisal Subcommittee on a more frequent basis. These arrangements had been held up due to a final reconciliation of prior transmittal amounts by the Subcommittee. It is my understanding that our Ms. Patricia Schott from our Commission

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staff and Mr. Ron Peppe of your office have apparently brought the matter to a conclusion, by which it was agreed that no monies are owing from Maryland on prior filings. Based upon that determination, we are in a position to continue with our filing process, and should have the next filing within the next 60 days. Thereafter, the filings will be made on a quarterly basis.

- **Time to obtain qualified outside reviewer on 2 cases were lengthy**

The Commission experienced difficulty in securing the services of a contractual real estate appraiser expert witness at a reasonable cost to review several complex consumer complaints. One case was recently awarded to an outside contractual appraiser, and as of this month, a working agreement is being completed with the State of Maryland, Department of General Services, Real Estate Division. They have agreed to allow their Certified General Real Estate Appraisers to provide the necessary review services to the Commission, when the services of an experienced review appraiser are required. Accordingly, the sort of delays experienced by the commission will be eliminated.

Chairman White and Members of the Commission are proud of the work performed since the inception of the Commission, and wish to assure the Subcommittee that the Maryland Real Estate Appraisers Commission will continue to seek ways to improve their delivery of service to licensees and the general public.

Sincerely,

Charles P. Kazlo  
Executive Director  
Real Estate Appraisers Commission

Copy: Eugene A. Conti, Jr., Secretary, Dept of Labor, Licensing & Regulation  
Mario W. Francioli, Commissioner, Division of Occupational & Professional Licensing  
Charles W. White, Chairman, Real Estate Appraisers Commission  
Members of the Commission