



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.state.nv.us

NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

AUGUST 12 – 14, 2014

The Nevada Commission of Appraisers of Real Estate will conduct a meeting beginning TUESDAY, AUGUST 12, 2014, beginning at 8:30 AM and each day thereafter at 8:30 AM through THURSDAY, AUGUST 14, 2014, **or until the Commission concludes its business** at the following locations:

AUGUST 12, 2014 – 8:30 AM

GRANT SAWYER BUILDING
555 EAST WASHINGTON AVENUE
ROOM 4412
LAS VEGAS, NEVADA 89101

VIDEO CONFERENCE TO:

THE LEGISLATIVE BUILDING
401 SOUTH CARSON STREET
ROOM 3137
CARSON CITY, NEVADA 89701

AUGUST 13, 2014 – 8:30 AM

GRANT SAWYER BUILDING
555 EAST WASHINGTON AVENUE
ROOM 4412
LAS VEGAS, NEVADA 89101

VIDEO CONFERENCE TO:

THE LEGISLATIVE BUILDING
401 SOUTH CARSON STREET
ROOM 3137
CARSON CITY, NEVADA 89701

AUGUST 14, 2014 – 8:30 AM

GRANT SAWYER BUILDING
555 EAST WASHINGTON AVENUE
ROOM 4412
LAS VEGAS, NEVADA 89101

NO VIDEO CONFERENCE

COMMISSIONERS WILL BE PRESENT IN LAS VEGAS.

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi judicial proceeding that may affect the due process rights of an individual the board may refuse to consider public comment. See NRS 233B.126.

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Rebecca Hardin at (702) 486-4074, prior to the meeting so arrangements may be conveniently made.

1. **COMMISSION/DIVISION BUSINESS:**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division staff in attendance.

2. **PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3. **COMMISSION/DIVISION BUSINESS:**

- A) Discussion regarding the Discipline report.
- B) Discussion regarding Attorney General's Case Status Report.
- C) Discussion regarding the Administrator's report on:
 - 1. Status of any changes to personnel; and
 - 2. Status of data system customizations including "My Account" licensee look-up.
- D) Discussion regarding Appraisal Officer's report on compliance case load for Fiscal Year 2014 year end.
- E) Discussion of Customary and Reasonable Fees in regard to the Dodd-Frank Act.
- F) Discussion regarding The Small Business Administration (SBA) requirement that only certain designations, which includes non-real estate professionals, will be acceptable to value going concerns which may include real estate components for SBA financing.
- G) Discussion regarding Residential Valuation Services RVS new Evaluation forms and requirements of the evaluator.
- H) Discussion regarding a recommendation by the Appraisal Subcommittee for a statutory change for consideration during the 2015 Legislative Session.
 - I) For Possible Action: Discussion and possible action regarding the process by which the Division reviews and approves education sponsors providing the 15 hour National USPAP course and the 7 hour National USPAP Update course to Nevada licensees for live classroom and distance education delivery.
 - J) For possible action: Discussion and possible action to approve minutes of the February 27, 2014 meeting.
 - K) For possible action: Discussion and possible action to approve minutes of the April 15-16, 2014 meeting.
 - L) For possible action: Discussion and possible action to approve minutes of the May 21, 2014 meeting.
- M) For possible action: Discussion and possible action on date, time, place and agenda items for upcoming meeting(s).
- N) For possible action: Election of Officers for Fiscal Year 2015.
- O) Commissioner comments.

4. DISCIPLINARY ACTION FOR POSSIBLE ACTION:

1. NRED v. **KEVIN BAGG** for possible action
Case No. AP13.032.S
License No. A.0205439-CR (Active)
2. NRED v. **AARON CUNNINGHAM** for possible action
Case No's. AP13.012.S
License No. A.0007328-RES (Active)
3. NRED v. **DUSTIN HUGHES** for possible action
Case No. AP14.036.S
License No. A.0007461-CR (Active)
4. NRED v. **DUSTIN HUGHES** for possible action
Case No. AP14.037.S
License No. A.0007461-CR (Active)
5. NRED v. **STEPHEN LAVINGTON** for possible action
Case No. AP13.033.S
License No. A.0006091-CR (Active)
6. NRED v. **RICHARD ROMANO** for possible action
Case No's. AP13.034.S and AP14.009.S
License No. A.0004351-CR (Active)

5. FOR POSSIBLE ACTION: EDUCATION

Commission may take the following actions:

1. To change designation of any of the following courses; or
2. To approve, disapprove any of the following courses for the amount of hours requested, recommended or any amount they deem appropriate.

CONSENT AGENDA FOR POSSIBLE ACTION:

1. a la mode, inc.
 - a. Controlling Your Data with TOTAL, 3 hours
 - b. Developing Compliant Reports with TOTAL, 7 hours
 - c. Accurate Sketching Made Easy, 3 hours
 - d. Mobile Appraiser Workflow, 7 hours
2. American Society of Farm Managers & Rural Appraisers (ASFMRA)
 - a. Advanced Agware Techniques 2014, 3 hours
 - b. 85th Annual Conference Day 1, 7 hours
 - c. 85th Annual Conference Day 2, 3 hours
 - d. Rapid Fire Case Studies, 2014, 6hours
3. Appraisal Institute
 - a. Quantitative Analysis – 35 hours
 - b. Review Case Studies-General, 32 hours
4. Appraisal Institute, Sacramento Chapter
 - a. Tahoe Litigation Conference, Day 1 – 8 hours
 - b. Tahoe Litigation Conference, Day 2 – 8 hours
5. The Columbia Institute
 - a. New Construction-A Residential Valuation, 8 hours
 - b. Fannie Mae/ANSI Update, 8 hours
 - c. Focus on the Workfile, 5 hours

6. US Dept of Housing and Urban Development
 - a. Completing Today's FHA Appraisal
7. LIA Administrators & Insurance Service
 - a. Loss Prevention Program for Real Estate Appraisers, 4 hours
8. McKissock
 - a. Appraisal of Assisted Living Facilities, 8 hours
 - b. The Sales Comparison Approach, 7 hours
 - c. Understanding Residential Construction, 7 hours
 - d. Reviewer's Checklist – Lice Webinar, 4 hours
 - e. Expert Witness Testimony: To Do or Not To Do, 7 hours
 - f. 2014-2015 National USPAP Update Online, 7 hours
9. National Association of Independent Fee Appraisers (NAIFA)
 - a. 2014 NAIFA Conference-Wednesday, 8 hours
 - b. 2014 NAIFA Conference-Thursday, 8 hours
10. Richard Ribachhni – Independent Course Approval
 - a. Extreme Appraising: Value Unstable Properties in an Unstable Market, 7 hours – Appraisal Institute

FOR DISCUSSION

11. Calypso Continuing Education
 - a. Victoria Era Architecture for Real Estate Professionals, 3 hours

6. PUBLIC COMMENT:

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7. ADJOURNMENT (FOR POSSIBLE ACTION):

THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor
155 N. Taylor Street, Suite 200
Fallon, NV 89406

Clark County Assessor
500 S. Grand Central Pkwy
Second Floor
Las Vegas, NV 89106

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Treasurer
571 Idaho St. Ste 101
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820

Lyon County Assessor
Lyon County Courthouse
P.O. Box 460
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

Nevada Real Estate Division
2501 E. Sahara Avenue, Room 102
Las Vegas, NV 89104-4137

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710

Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute
P.O. Box 711
Reno, NV 89505

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
White Pine County Courthouse
Campton Street, P.O. Box 830
Ely, NV 89301

Nevada Real Estate Division Website
<http://www.red.state.nv.us>

**CONTACT FOR SUPPORTING MATERIALS
FOR LISTED AGENDA ITEMS:**

REBECCA HARDIN
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
Phone: 702-486-4074
Email: rhardin@red.state.nv.us