



DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**

[www.red.state.nv.us](http://www.red.state.nv.us)

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

**DECEMBER 3-5, 2014**

The Nevada Commission of Appraisers of Real Estate will conduct a meeting beginning WEDNESDAY, DECEMBER, 3, 2014, beginning at 9:00 AM and each day thereafter at 9:00 AM through FRIDAY, DECEMBER 5, 2014, **or until the Commission concludes its business** at the following locations:

**DECEMBER 3, 2014 – 9:00 AM**

Henderson City Hall  
Council Chambers Conference Room  
240 Water Street  
Henderson, Nevada 89015

**DECEMBER 4, 2014 – 9:00 AM**

Henderson City Hall  
Council Chambers Conference Room  
240 Water Street  
Henderson, Nevada 89015

**DECEMBER 5, 2014 – 9:00 AM**

Bradley Building  
2501 East Sahara Avenue  
2<sup>nd</sup> Floor Conference Room  
Las Vegas, Nevada 89104

**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. Reorganization of the Division;
  - 2. Vacant positions;
  - 3. Changes to processes;
  - 4. Constituent services; and
  - 5. Proposal for the Division to become self-funded.
- D) Discussion regarding Appraisal Officer's report on compliance case load for Fiscal Year 2015 year-to-date.
- 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 the results of the May 19-21, 2014 Appraisal Subcommittee Compliance review of Nevada's Appraiser Regulatory Program.
  - I) Discussion regarding the implementation of the Appraiser Qualifications Board 2015 Real Property Appraiser Qualification Criteria.
  - J) For possible action: Discussion and possible action regarding policies and procedures of the Appraisal Advisory Review Committee (AARC).
  - K) For possible action: Discussion and possible action to approve minutes of the August 12, 2014 meeting.
  - L) For possible action: Discussion and possible action on date, time, place and agenda items for upcoming meeting(s).
- M) Commissioner comments.

4) **PETITION TO AMEND REGULATIONS, FOR POSSIBLE ACTION**

*NOTES: Pursuant to NAC 645C.475 "Any person may by petition request the Commission to adopt, file, amend or repeal a regulation. The Commission will review a petition at the next feasible scheduled meeting following receipt of the petition."*

- A. Donald Sonneman requests that the Commission amend the continuing education provisions found in NAC 643C.345(1) to include authors of an approved online course, to increase the hours of credit from 1 hour to 2 hours per each hour of approved course credit, and to increase the limit of hours of credit per applicable period of licensing from 15 to 30 hours

**5) DISCIPLINARY ACTION FOR POSSIBLE ACTION:**

1. NRED v. **DUSTIN HUGHES** for possible action  
Case No. AP14.036.S  
License No. A.0007461-CR (Active)
2. NRED v. **DUSTIN HUGHES** for possible action  
Case No. AP14.037.S  
License No. A.0007461-CR (Active)
3. NRED v. **RICHARD ROMANO** for possible action  
Case No's. AP13.034.S and AP14.009.S  
License No. A.0004351-CR (Active)
4. NRED v. **ROBERT SHEARER** for possible action  
Case No. AP14.043.S  
License No. A.0004309-CR (Active)
5. NRED v. **ROBERT SHEARER** for possible action  
Case No. AP15.001.S  
License No. A.0004309-CR (Active)

**6) ADVISORY REVIEW COMMITTEE INFORMAL CONFERENCE RECOMMENDATIONS FOR POSSIBLE ACTION:**

1. NRED v. DAVID GEORGE for possible action  
Case No. AP14.029.N  
License No. A.0006897-CR (Active)
2. NRED v. MARCO PAULETTO for possible action  
Case No. AP14.002.N  
License No. A.0007239-CR (Active)

**7) 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. Allterra Group
  - a. Appraising of Single Family Residential New Construction, 7 hours
  - b. A Practical Guide to Appraisal Review, 7 hours
2. American Society of Appraisers
  - a. ARM 201 Appraisal Review and Management, 27 hours
  - b. ARM 204 Appraisal Review and Management, 27 hours
3. Appraisal Institute
  - a. Unraveling the Mystery of Fannie Mae Appraisal Guidelines, 4 hours
  - b. Residential Market Analysis and Highest & Best Use, 15 hours
4. Appraisal Institute, Northern California Chapter
  - a. 2014 Annual Fall Conference, 6 hours
5. Dynasty
  - a. New Construction-A Residential Valuation, 8 hours

6. McKissock
  - a. Appraisal of Fast food Facilities, 7 hours
  - b. Appraisal of Land Subject to Ground Leases, 7 hours
  - c. A Review of Disciplinary Cases, 3 hours
  - d. Fundamentals Concepts of Analysis, 7 hours
  - e. Expert Witness for Commercial Appraiser, 12 hours

**FOR DISCUSSION AND POSSIBLE ACTION:**

7. Appraisal Institute
  - a. Supervisory Appraiser / Trainee Appraiser Course, 4 hours
8. American Society of Farm Managers & Rural Appraisers
  - a. 2014 Fall Conference – Sustainable Agriculture, 3 hours
  - b. 2014 Fall Conference – Central Coast AG Tour, 5 hours
  - c. 2014 Fall Conference – Water Seminar, 4 hours

**8) 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.***

**9) 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 8<sup>th</sup> 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  
1<sup>st</sup> & 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. 9<sup>th</sup> 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](mailto:rhardin@red.state.nv.us)**