

**NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE  
MEETING  
JANUARY 17, 2024, MINUTES**

**VIA IN PERSON AND WEBEX VIRTUAL MEETING  
JANUARY 17, 2024**

Nevada State Business Center  
3300 W. Sahara Avenue  
4<sup>th</sup> Floor, Tahoe Room  
Las Vegas, Nevada 89102

VIDEO CONFERENCE TO:  
Nevada Division of Insurance  
1818 East College Parkway  
Suite 103  
Carson City, Nevada 89706

**1) Commission/Division Business:**

- A) President Wright called the meeting to order at 9:04 A.M.  
Introduction of Commissioners in Attendance: John Wright, Larry Michael Gandy Jr., Scott Krueger, Timothy O'Brien, and John Ivey, a quorum was established.

Commission Counsel: Deputy Attorney General, Ziwei Zheng.

**C) Introduction of Division Staff in Attendance**

Sharath Chandra, Administrator; Charvez Fogar, Deputy Administrator; Shareece Bates, Administration Section Manager; Christy Staffen, Appraisal Program Manager; James Silva, Compliance Audit Investigator; Kelly Valadez, Commission Coordinator; and Maria Gallo, Commission Coordinator.

Phil Su, Senior Deputy Attorney General, and Christal Keegan, Deputy Attorney General representing the Division.

**2) Public Comment**

None

**5) Disciplinary Action: Discussion and Possible Action By The Commission:**

**B) NRED v CHARLES S. MANESS, for possible action**

Case No. 2021-311, AP21.036.S

License No. A.0007326-CR (Active)

Parties Present

Christal Keegan, Deputy Attorney General was present representing the Division.

Charles Maness, was present via telephone.

President Wright gave a summary of the violations of law. President Wright stated that violations of law 1, 7 and 8 had not been proven by the State, and 2-6, 9 and 10 were proven by the State.

President Wright closed the hearing.

Ms. Staffen read the discipline authorized under NRS 645C.

The Commissioners discussed the disciplinary action to take against the Respondent.

Commissioner Krueger moved that for NRED v. Charles S. Maness Case No. 2021-311, AP21.036.S License No. A.0007326-CR (active) Respondent reimburse the State for fees and costs in the amount of \$6,435.83 within eighteen (18) months and complete thirty (30) hours of continuing education: no less than 14 hours of Cost Approach and Residential Site Valuation, no less than 4 hours of Appraiser Self-Protection: Documentation and Record Keeping, no less than 4 hours of Ethics, Competency, and Negligence, no less than 4 hours of Missing Explanations and no less than 4 hours of Supporting Adjustments. Education must be completed within one (1) year and classes cannot be used for the purpose of license renewal. Seconded by Commissioner Gandy. Motion passed 4:1 with Commissioner O'Brien opposed.

**6) Commission/Division Business:**

**A & E) Discussion regarding the Administrator's Report and Discussion regarding NRS/NAC 645C**

Sharath Chandra stated an issue the Division is working on is finding a vendor for the licensing technology. Mr. Chandra stated they are currently in negotiations with a vendor. Mr. Chandra stated the technology issue had been brought up previously with a different vendor, however no progress was made so the plug was pulled, the Division recovered the monies spent and are currently in discussions with another vendor.

President Wright asked if there is a timeline where that money must be spent before we lose it.

Mr. Chandra stated last legislative session he had to propose an amendment to the previous bill to extend the timeline for another two years, so we have until June of 2025 to spend the one-time appropriation that the legislature gave us for the software and if we don't, we lose the money. Mr. Chandra stated the timeline is to get everything done and the vendor has about a year and a half to get the product finalized.

President Wright asked if that was a reasonable timeline.

Mr. Chandra stated he thought that was a reasonable timeline considering all the processes involved.

Mr. Chandra stated staffing is still an issue, the Appraisal Program has had steady staffing, the challenge has been with the number of vacancies overall within the Real Estate Division. Mr. Chandra stated there is a new Director of Business and Industry, Dr. Kris Sanchez. Mr. Chandra stated Dr. Sanchez was the former Deputy Director for the Governor's Office of Economic Development (GOED). Mr. Chandra stated we are getting the Director up to speed with our division's specific issues and the new Director has a big agenda going into the next legislative session. Mr. Chandra stated that ties into the Division legislative agenda. Mr. Chandra stated the Division is still reviewing statutory provisions but as far as regulations we are currently wrapping up 645 (real estate regulations) and going to have a workshop in February. Mr. Chandra stated once that is completed the next set of regulations is 119 (builders) and at the same time we will examine 645C (appraisal). Mr. Chandra stated the items they will explore putting into the appraisal regulation: Appraisal Qualifications Board (AQB) has come up with their proposed changes to the appraisal qualifications criteria, they have a draft out that we will use as a guide. Mr.

Chandra stated another piece is the educational requirements that did not fully tie into the AQB, it was an issue mentioned during the federal audit. Mr. Chandra stated the third issue that will have to be addressed is the experience requirement, the issue will be aligning it with the AQB standards. Mr. Chandra stated the Commission does have the statutory authority to make changes regarding Practical Applications of Real Estate Appraisal (PAREA). Mr. Chandra stated PAREA will be a big part of the regulations considering that all of Nevada's neighboring states have adopted it, and it will only be a matter time before those that have completed the program will start getting licenses in Nevada through reciprocity. Mr. Chandra stated Nevada needs to have the PAREA option available.

President Wright asked if the Commission has the authority to adopt PAREA through regulation changes.

Mr. Chandra stated the Commission does have the authority to adopt PAREA through regulation changes however, Mr. Chandra stated if there is something the Commission wants to change that conflicts with the statute, we would have to wait for a legislative session to get the authority. Mr. Chandra stated he believes the statute is broad enough that any changes that are made to the regulations regarding the full adoption of PAREA should fall under the Commission's authority.

President Wright asked when a workshop can commence regarding PAREA.

Mr. Chandra stated it will be an issue of resources within the Real Estate Division. Mr. Chandra stated a draft could be ready by the next Commission meeting and there could be a workshop, however if that date is missed there would need to be a special workshop. Mr. Chandra stated the process will include public comment, then go through a workshop, give that draft language back to the Legislative Counsel Bureau (LCB), LCB will codify it and give it back to the Division, then it will be workshopped again, finalize everything and then it goes to a legislative committee for approval.

President Wright stated it will probably be next year, realistically speaking.

Mr. Chandra stated if everything goes well by the end of this year, we should have the regulation completed and so come 2025, it should solve some of the problems mentioned during public comment.

Mr. Chandra stated there is some language in our current regulation about reciprocity that requires an applicant to be licensed for 5 years before they can receive a Nevada Appraisers license through reciprocity. Mr. Chandra stated that language needs to be eliminated.

Commissioner O'Brien stated he wanted clarification that there is nothing the Commission can do about PAREA right now, that the process starts with the Division.

Mr. Chandra stated the framework of PAREA starts with the Division, but the process falls to the Commission at the workshop.

Commissioner O'Brien stated his constituency in the North has some very specific views on PAREA and would like to share them. Commissioner O'Brien stated he would like to have Mr. Yurek back to address the lender issues that were brought up during his last visit. Commissioner O'Brien stated there is a large segment of the appraisal industry that wants to chime in on PAREA, especially those who do not have any work right now.

Mr. Chandra stated normally for regulation workshops the information is sent out to the licensee pool, the newsletter and any interested parties that have reached out to the Division and we have their contact information. Mr. Chandra stated hopefully we spread out the net as wide as possible, with the goal of the workshop being to receive feedback from all the stakeholders. Mr. Chandra stated the Division would take all the public comments and information from the small business impact statement and survey, and then take that information back and if needed tweak the regulation and come back to the Commission.

Commissioner Krueger stated that PAREA addresses barriers to entry and there has been discussion about increasing the number of interns a supervisor can have, with the federal guidelines allowing for three (3) where Nevada only allows for two (2). Commissioner Krueger asked if the federal guideline was included in some of the proposed changes to the regulation.

Mr. Chandra stated that the federal guideline for interns is part of the proposed regulation changes.

**B) Discussion regarding the Disciplinary Report**

Shareece Bates presented this report. The Commission was provided with the report in the meeting packet.

**C) Discussion regarding Appraisal Program Manager's report on compliance caseload**

Christy Staffen presented this report. The Commission was provided with the report in the meeting packet.

Commissioner O'Brien asked how many Fannie Mae tips/complaints come into the Division.

Ms. Staffen stated over the past 12 months only two (2) tips/complaints have come into the Division.

**D) For possible action: Discussion and possible action to approve the minutes for the October 03, 2023, meeting**

Commissioner O'Brien moved to approve the minutes for the October 03, 2023, meeting. Seconded by Commissioner Gandy. Motion carried.

**7) FOR POSSIBLE ACTION: DISCUSSION AND DECISION ON DATE, TIME, PLACE AND AGENDA ITEMS FOR UPCOMING MEETING(S).**

The next CARE meeting: April 23-25, 2024.

Commissioner O'Brien wanted Mr. Yurk to give an update on PAREA and the lending community.

**8) PUBLIC COMMENT**

Scott DiBiasio with the Appraisal Institute stated he wanted to express his sincere thanks to Administrator Chandra and Deputy Administrator Fogger for their hard work in making the determination that adoption of PAREA does not require a statutory change and can be done through the Nevada Administrative Code (NAC). Mr. DiBiasio stated he will look forward to the workshop and the rule making process and bringing PAREA to fruition in Nevada.

**9) FOR POSSIBLE ACTION: ADJOURNMENT**

The meeting was adjourned at 10:34 AM.

Minutes Prepared by: \_\_\_\_\_  
Maria Gallo, Commission Coordinator

To Be Approved By Commission