

NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE MEETING

APRIL 21, 2026, MINUTES

VIA IN PERSON AND TEAMS VIRTUAL MEETING APRIL 21, 2026

Nevada State Business Center
3300 W. Sahara Avenue
4th Floor, Nevada Room
Las Vegas, Nevada 89102

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

1) Commission/Division Business:

A) Call to Order, Introduction of Commissioners in Attendance; and Establish Quorum.

President O'Brien called the meeting to order at 9:03 A.M.

Introduction of Commissioners in Attendance: Timothy O'Brien, Dallin Morris, Scott Krueger, and Kristen Lowe, a quorum was established.

Commission Counsel: Stephanie Itkin-Goodman, Deputy Attorney General.

B) Introduction of Division Staff in Attendance

Sharath Chandra, Administrator; Charvez Foger, Deputy Administrator; Shareece Bates, Administration Section Manager; Rebecca Bruce, Chief Compliance Investigator; James Silva, Compliance Audit Investigator; Barry Chappell, Program Officer; Amy Reveyrand, Commission Coordinator; and Maria Gallo, Commission Coordinator.

Phil Su, Senior Deputy Attorney General, representing the Division.

2) Public Comment

None

3) FOR POSSIBLE ACTION AND DECISION: PUBLIC HEARING FOR THE ADOPTION OF LCB FILE NO. R018-25 ON APRIL 21, 2026 @ 9:00 AM.

General Public Comment

None

Section 1

None

Section 2

None

Section 3

None

Section 4

None

Sections 5 & 6

Scott DiBiasio, Director of Government Relations with the Appraisal Institute, expressed appreciation for the Commission's adoption of the experience requirements consistent with the 2018 Real Property Appraiser Qualification Criteria and noted that those same standards remain in the new 2026 criteria.

Mr. DiBiasio also expressed disappointment that Nevada remains the only state not accepting PAREA as an alternative pathway for gaining experience hours. Mr. DiBiasio stated that nearly all other jurisdictions have adopted (or are in the process of adopting) PAREA and indicated the matter may be presented in the next legislative session in Carson City.

Section 7

None

Section 8

None

Section 9

None

Section 10

None

Section 11

None

Section 12

None

Section 13

Scott DiBiasio acknowledged the Commission's update to the names of the USPAP courses and stated support for that change.

Mr. DiBiasio suggested the Commission incorporate valuation bias and fair housing coursework, noting current AQB requirements. Mr. DiBiasio noted the requirement may change in the future due to a presidential executive order on appraisal modernization but remains in effect at this time. Mr. DiBiasio stated the Appraisal Institute believes the Commission should have included these requirements during the current rulemaking process.

Section 14

None

General Public Comment

None

Public portion of the hearing was closed.

The Commissioners deliberated on the sections of LCB File No. R018-25.

Motion:

Commissioner Krueger moved to approve the adoption of all sections of LCB File No. R018-25.
Seconded by Commissioner Lowe. Motion carried.

4) DISCIPLINARY ACTION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION:

A. NRED v. **BRAYDON C. CRITCHLOW**, for possible action
Case No. 2023-449
License No. A.0003929-CR (ACTIVE)

Parties Present:

Phil Su, Senior Deputy Attorney General, was present representing the Division.
Taylor Simpson, Esq., was present virtually representing the Respondent.

Preliminary Matters:

Phil Su stated the parties have reached settlement terms in the matter; however, a signed stipulation was not yet available for presentation to the Commission.

Mr. Su stated the parties could proceed with presenting the settlement terms for the Commission's consideration and requested the Commission decide whether to proceed without a signed document in front of them.

Mr. Su stated that if the Commission agrees to the proposed terms, the documents will be signed and presented to President O'Brien following the meeting.

Mr. Su stated he could either summarize the facts and violations for the record or read them in full, depending on the Commission's preference, before reading the proposed settlement terms.

Mr. Su gave a summary of the case and read the settlement terms into the record.

1. RESPONDENT agrees to pay the Division a total amount of FIFTEEN THOUSAND EIGHTY NINE DOLLARS and 60/100 cents (\$15,089.60) ("Amount Due"), consisting of TEN THOUSAND DOLLARS AND NO CENTS (\$10,000.00) in administrative fines imposed by the Division and the Division's pre-hearing attorney's fees in the amount of FOUR THOUSAND NINE DOLLARS and 60/100 cents (\$4,009.60), and investigative costs incurred in the total amount of ONE THOUSAND EIGHTY DOLLARS AND NO CENTS (\$1,080.00).

2. The Amount Due shall be payable to the Division in thirty-six (36) monthly installments of FOUR HUNDRED NINETEEN DOLLARS and 16/100 cents (\$419.16), with the first payment due thirty (30) days after the effective date of the Order approving this Stipulation. Lump sums can be made in pre-payment with no penalties. No grace period is permitted; if any payment is not actually received

by the Division in full on or before its due date, it shall be construed as an event of default by RESPONDENT.

3. RESPONDENT agrees to take a minimum of eight (8) hours of Continuing Education Credits (“CEC”) in the each of the following areas:

- a. Not less than four (4) hours on Appraiser Self Protection: Documentation and Record Keeping;
- b. Not less than four (4) hours on Ethics, Competency, and Negligence.

These courses shall be completed within three (3) months of the effective date of the Commission’s order approving this Stipulation and **will not** count toward the RESPONDENT’s continuing education requirements. Proof of completion must be submitted to the Division upon completion of all the required education.

Taylor Simpson confirmed his client’s agreement with the settlement and emphasized Respondent’s commitment to improving appraisal practices.

Mr. Simpson stated the parties are in agreement with the Attorney General’s Office and requested Commission approval of the settlement.

The Commissioners questioned both parties regarding the educational terms of the settlement.

The Commissioners deliberated whether to modify the educational terms of the settlement.

Mr. Su stated the parties have stipulated to new educational terms. Mr. Su stated the new educational terms of the settlement are the Respondent agrees to take not less than eleven (11) hours of CE credits, not less than four (4) hours on Appraiser Self-Protection, Documentation and Record Keeping, not less than four (4) hours on Ethics, Competency and Negligence and not less than three (3) hours in Supporting Sales Adjustments. Mr. Su stated these courses shall be completed within six (6) months of the effective date of the Order and will not count towards the Respondent’s continuing education requirements.

Motion:

Commissioner Lowe moved to accept the settlement agreement as indicated, Seconded by Commissioner Morris. Motion carried.

5) COMMISSION/DIVISION BUSINESS

A) Discussion Regarding the Administrators’ report.

Sharath Chandra reported that the Division is advancing technology upgrades, including expanded online services for licensing, education, and HOA registrations. Mr. Chandra also discussed budget planning, including efforts to transition the real estate program into a self-funded model to improve financial stability. Mr. Chandra reported no major issues in the real estate program, noted potential HOA legislative changes are under development, and stated the Division continues to address staffing vacancies in several program areas. Mr. Chandra concluded the report and offered to answer questions.

Commissioner Lowe asked what is the time frame for the licensing portal?

Mr. Chandra reported that the Division's technology upgrade timeline has been extended, with implementation expected to begin in phases, starting with the licensing module. Mr. Chandra stated progress is anticipated by September or October, with the current system remaining operational during the transition. Mr. Chandra noted limited vendor options have contributed to delays and emphasized the Division's focus on implementing a simple, reliable system.

B) Discussion regarding the Disciplinary Report.

Shareece Bates presented the Disciplinary Report. The Commission was provided with a copy of the report in the meeting packet.

C) Discussion regarding Chief Compliance Investigator Report on Compliance Caseload.

Rebecca Bruce presented the Chief Compliance Investigator Report on Compliance Caseload. The Commission was provided with a copy of the report in the meeting packet.

Following the presentation, Ms. Bruce responded to questions regarding appraisal intern logs.

D) For possible action: Discussion and possible action to approve the minutes for the January 13, 2026, meeting.

Motion

Commissioner Morris moved to approve the meeting minutes from January 13, 2026. Seconded by Commissioner Lowe. Motion carried.

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

The next CARE meeting is July 14-16, 2026

7) PUBLIC COMMENT:

None

8) FOR POSSIBLE ACTION: ADJOURNMENT

The meeting was adjourned at 10:42 AM

Minutes Prepared by: _____
Maria Gallo, Commission Coordinator