
WHAT I LEARNED IN ST. GEORGE

March 30, 2004

~ Allan Payne

87 appraisers attended the Appraisal Institute's St. George Symposium this year. This was a particularly interesting symposium. It was of interest to all appraisers in the state. Some of the presenters included Chris Kyler, Greg Call, Mark Fargen, John Brown, and Dick Simkins.

Some of the things I learned are:

- There are some new rules on appraisal trainees.
 - An appraiser trainee will have to register with the state before starting to accumulate experience points. Registration will include the name and signature of the supervisor who agrees to mentor him or her.
 - It now requires only 24 months to become a Certified Residential Appraiser and 30 months to become a Certified General Appraiser.
 - A trainee will be allowed to go on inspections without the being in the presence of his or her supervisor after they have 100 residential inspections or 20 commercial points.
 - A trainee will be allowed to accumulate their necessary 400 points in as little as 12 months.
 - Before becoming a trainee, an applicant will be required to have 75 hours of education including USPAP
 - Experience credits are only valid for five years preceding an application.
 - Trainees cannot be paid on a percentage spread and any work that they solicit must be on behalf the superior's.
 - Appraisers must become licensed before they apply for certification.

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- Other Rules
 - The most common errors that appraisers are disciplined for involve misleading reports.
 - A 3-year sales and listing history is required on all subject properties and a 1-year sales and listing history is required on all comparable sale properties.
 - There is new rule on draft appraisals. A draft is essentially an incomplete report and there will be no drafts on residential appraisals. On commercial appraisals, there can be drafts when they are clearly identified as such.
 - Mold
 - Black mold is the dangerous kind. Small amounts of mold can be mitigated by an amateur.
 - A black area of mold larger than 10' by 10' requires a professional.
 - Stucco
 - Stucco is not water repellent. Stucco systems have to have a drain so moisture can get out before it penetrates into the wood portion of the house.
 - A “J” Strip with weeping holes is required at the bottom of each stucco wall at least 6" above dirt and 2" above concrete.
 - A crack in stucco that is visible from 6' feet away is probably large enough to have caused damage.
 - Mortgage Notes
 - There are 1,019 appraisers, 17,000 Real Estate Agents, and 13,000 mortgage loan officers in the State of Utah.
 - Mortgage loan officers are required to be licensed with the State and have a supervisor.
 - Mortgage companies cannot charge their customer more for an appraisal than the actual appraisal fee and they cannot withhold payment to the appraiser if the appraisal is USPAP compliant.
 - Starting in 2005, mortgage loan officers will be required to have 20 hours of pre-license classes.