



State of Idaho

Division of Occupational and Professional Licenses Idaho Real Estate Appraisers Board

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Minutes of 06/23/2025

Board Members Present:	Eric Brinton, Chair Jody Graham, Vice-Chair Brent Stanger Jason Stewart	Division Staff:	MiChell Bird, Executive Officer Gus Tate, Legal Counsel Ryan Allstott, Licensing Supervisor Don Morse, Investigations Supervisor Amanda Lee, Board Support Specialist
Board Members Absent:	Mary May		

The meeting was called to order at 9:06 AM by Chair Eric Brinton.

Approval of Minutes

A motion was made and seconded to approve the 04/17/2025 minutes. The motion carried unanimously.

DIVISION BUSINESS

Financial Report: Executive Officer (EO) MiChell Bird presented the Idaho Real Estate Appraisers Board's Fiscal Year 2025, Third Quarter Financial Report. EO Bird noted that the end of the fee holiday has boosted the Board's revenue and that projections indicate that the cash balance will begin to increase in the 2026 fiscal year.

House Bill 14 Discussion: House Bill 14, The Idaho Code Cleanup Act, requires state agencies to review their titles and chapters of the Idaho Code for unnecessary, obsolete and outdated provisions and provide a report to the Legislature by September 1, 2025. Legal Counsel (LC) Gus Tate reviewed Idaho Code § 54-41 with the Board and noted that if any of the Board's comments affect the overall report, he would follow up with EO Bird to determine the next steps.

BOARD BUSINESS

Two-Year License Renewals: The Board will be implementing a two-year renewal cycle for individual licenses, excluding trainee registrations, beginning on July 1st of 2025 as outlined in [House Bill 505](#) from the 2024 Legislative Session. The detailed outline for the two-year renewal implementation can be found posted on the Division website [here](#). Appraisal Management Companies and Real Estate Appraiser Trainees will remain on the one-year renewal cycle until further into the implementation process.

Complaint Report: Investigations Supervisor Don Morse reported that complaints submitted in 2025 remain low, but he anticipates there will be an increase during the summer months. A report detailing the status of ongoing cases will be presented at the next Board meeting.

Data Collection: LC Tate reviewed the ruling and implications of the Idaho Supreme Court case, [*Idaho Association of Realtors, Inc. v. City of Lava Hot Springs*](#) with the Board. LC Tate noted that while the inclusion of short-term rentals in an appraisal is not prohibited in Idaho Code §54-41 or IDAPA 24.18.01. Confirmation from the presiding Home Owners Association is recommended.

April AARO Virtual Meeting Discussion: Chair Brinton, Vice-Chair Jody Graham, and Board Member Mary May attended the AARO Spring 2025 Virtual Conference. The Board reviewed key topics from the conference, including the importance of the Board's decision-making process, expectations for appraisal reports, and the upcoming release of the new 3.6 Uniform Appraisal Dataset form in September. Hour guidance for experience logs will be discussed at the next scheduled meeting.

Public Comment: There were no public comments.

EXECUTIVE SESSION

A motion was made and seconded to enter executive session under Idaho Code § 74-206(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law, Idaho Code § 74-106(9). The purpose of the executive session is to discuss documents relating to the fitness of a licensee to obtain or retain a license or registration. Roll call: Chair Brinton-Aye, Vice Chair Graham-Aye, Board Member Stanger-Aye, and Board Member Stewart-Aye. The motion carried unanimously.

A motion was made and seconded to exit executive session. The motion carried unanimously.

MOTION(S) RESULTING FROM THE EXECUTIVE SESSION

Motion(s) re: Application(s): A motion was made and seconded to approve applications 1552683 and 1584315 pending receipt of additional information to be reviewed by a member of the Board. The motion carried unanimously.

A motion was made and seconded to approve applications 1518712, 1566967 and 1618542. The motion carried unanimously.

A motion was made and seconded to approve a temporary permit for application 1629530. The motion carried unanimously.

Motion(s) re: Discipline: Discipline cases were tabled for the next Board meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:20 PM.