



State of Idaho

Division of Occupational and Professional Licenses

Idaho Board of Real Estate Appraisers

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Draft Minutes of 09/22/2025

Board Members Present:	Eric Brinton, Chair Jason Stewart Brent Stanger Mary May	Division Staff Present:	MiChell Bird, Executive Officer Greg Loos, Legal Counsel Ryan Allstott, Lic. Supervisor Charlotte Kovac, Board Support Spc.
Board Members Absent:	Jody Graham, Vice-Chair		

The meeting was called to order at 9:02 AM MT by Chair Eric Brinton.

Approval of 08/04/2025 Minutes:

A motion was made and seconded to approve the August 4, 2025 meeting minutes. The motion carried unanimously.

BOARD BUSINESS

License Type Distribution: Licensing Supervisor (LS) Ryan Allstott presented the Fiscal Year 2025 License Type Distribution Report. The report included a breakdown of each license type and the corresponding data for licenses, newly issued licenses, renewals issued, and the total number of active and unlicensed licenses for the Fiscal Year 2025. LS Allstott noted that lapsed, inactive and expired licenses are included in the “unlicensed” totals.

Short-Term Rental – Board Position: A motion was made and seconded to adopt the Board position that including Short-Term Rentals in residential property valuations is not “negligent or incompetent” as contemplated by Idaho Code 54-4107(1)(e). The motion carried unanimously.

Experience Log Hours: This topic was tabled for next meeting.

UAD Training for Board: The Board discussed the upcoming Uniform Appraisal Dataset rollout, known as UAD 3.6 and the benefits of the training sessions, especially for those who specialize in residential appraisals. The Board took no action on this topic.

Public Comment: There were no public comments.

EXECUTIVE SESSION

A motion was made and seconded for the Board to enter into 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, Board Member Stewart-Aye, Board Member May-Aye, and Board Member Stanger-Aye. The motion carried unanimously.

Motion to Exit Executive Session: 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 application number 1797807 for licensure for temporary permit. The motion carried unanimously.

A motion was made and seconded to table application number 1758286, pending receipt of additional information. The motion carried unanimously.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:45 AM.