State of Idaho
Division of Occupational and Professional Licenses
Idaho Board of Real Estate Appraisers

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Minutes of 01/26/2026

Board Members Present:	Eric Brinton, Chair Jody Graham, Vice-Chair Jason Stewart Brent Stanger Mary May	**Division Staff Present:**	MiChell Bird, Executive Officer Greg Loos, Legal Counsel Ryan Allstott, Licensing Supervisor Skip Liddle, Investigations Prog. Mngr. Don Morse, Investigations Supervisor Charlotte Kovac, Board Support Spc.
		Others Present:	Chelsea Kidney, Prosecuting Attorney

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

Approval of 09/22/2025 Minutes:
A motion was made and seconded to approve the September 22, 2025 meeting minutes. The motion carried unanimously.

DIVISION BUSINESS
Financial Update: Executive Officer (EO) MiChell Bird presented the Fiscal Year 2026 Quarter 2 Financial Report. In reviewing Quarter 1 and Quarter 2, the results show the cash balance trending in a positive direction after the end of the fee holiday.

Legislative Update: EO Bird informed the Board that DOPL will be presenting an Executive Agency Legislation for Universal Discipline in the 2026 Legislative Session.

In 2025, per the Idaho Code Cleanup Act, DOPL conducted a thorough review of the statutes of their regulatory boards and commissions to identify any obsolete, outdated, or unnecessary language and submitted a report to Legislature and the Governor's office. The Governor's office will be presenting draft legislation with the Governor's proposed statute changes during the 2026 Legislative Session.

Respectful Workplace Training: The 2026 Respectful Workplace Training was provided.

BOARD BUSINESS
2026 Meeting Calendar: Board meetings were scheduled for the following dates: March 30, May 18, August 24, and November 16, 2026.

AARO Fall 2025 Conference Reports: Chair Brinton attended "The Regulatory Impact of Technological Advancements in the Appraisal Industry" discussion that covered the positive and

negative impacts of new technology, especially Artificial Intelligence, within the industry. Chair Brinton remarked on the Bias in Appraisals discussion which emphasized how appraisers should be cognizant of phrasing and to be aware of potential bias when communicating.

Vice-Chair Jody Graham reviewed the "Investigating Appraisal Reports in the Uniform Appraisal Dataset (UAD) 3.6 Era" discussion that explained the changes brought by the new UAD 3.6 report. The report was released on January 26, 2026, and will be mandatory beginning November 2, 2026. Vice-Chair Graham shared that the Appraiser Subcommittee (ASC) Advisory Council noted there has been a decline of 29% in total appraisers since 2016.

AARO Spring 2026 Conference Attendees: A motion was made and seconded to send two Board Members and up to three DOPL staff members to the Association of Appraiser Regulatory Officials Spring 2026 Conference. The motion carried unanimously.

ASC Audit Process: EO Bird reviewed the ASC audit process with the Board and confirmed that the in-person audit has been scheduled for June 2-4, 2026. DOPL staff will continue to provide the board with updates throughout the process. EO Bird noted that ASC audit staff members will attend a board meeting as part of their review process and anticipates that they will attend the May 18, 2026 meeting.

Application Checklist Revisions: The Board reviewed revisions to the application checklist. Vice-Chair Graham will assist with draft revisions for next meeting.

Statute of Limitations: David Bloxham provided the Board with an update on the recent legislative changes to the statute of limitations for real estate appraisers in Colorado.

Complaints-in-Progress Report: Investigations Supervisor Don Morse provided an update to the Board of the investigative process for complaints.

Public Comment: There were 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; Vice-Chair Jody Graham – 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 1890837. The motion carried unanimously.

Motion(s) re: Discipline: A motion was made and seconded to close and issue an advisory letter to case numbers 1844670, 1856640, and 1876511. The motion carried unanimously.

A motion was made and seconded to authorize the processing of a Stipulation and Consent Order with the terms discussed in executive session for case number 1757982 and to authorize the Board Chair to sign on behalf of the Board. The motion carried unanimously.

A motion was made and seconded to authorize the Board's Prosecutor to file an administrative complaint for case numbers 1901491 and 1913025 should any of the negotiations expire or be rejected. The motion carried unanimously.

ADJOURNMENT
There being no further business, the meeting was adjourned at 11:55 AM.