

**MARYLAND COMMISSION OF REAL ESTATE APPRAISERS,  
APPRAISAL MANAGEMENT COMPANIES, AND HOME INSPECTORS  
BUSINESS MEETING MINUTES**

**DATE:** October 10, 2023

**TIME:** 10:34 a.m.

**PLACE:** 1100 N. Eutaw Street (hybrid – both in person and virtual)  
Baltimore, Maryland 21201

**MEMBERS PRESENT:** Commissioner Sean Troxell, Chairman  
Commissioner Coleen Courtney-Morrison, Vice-Chair (arrived late)  
Commissioner Anatol Polillo  
Commissioner Jeremiah Hosford  
Commissioner Harold Huggins,  
Commissioner Thomas Owen  
Commissioner Jerry Pickholtz  
Commissioner Bob Hergenroeder  
Commissioner Onyemaechi Nweke  
Commissioner Todd Warren  
Commissioner Bill McCann

**MEMBERS ABSENT:** Commissioner Stacy Harman  
Commissioner Karen Trendler  
Commissioner Roxanne Alston

**DEPT. OF LABOR STAFF PRESENT:** Todd Blackistone, Executive Director  
Sloane Fried Kinstler, Assistant Attorney General  
Michael Szlachetka, Administrative Specialist  
Danielle Anderson, Web Content and Outreach  
Coordinator, DOL Assistant

**OTHERS PRESENT:** Christa McGee, Maryland Realtors Association  
Stephanie Gones, The CE Shop/Ambition/AHIT

**Call to Order**

Commission Chairman, Sean Troxell, called the business meeting of the Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors to order at 10:34 a.m.

**Approval of Minutes**

The minutes of the business meeting held on August 8, 2023, were reviewed, and considered. The Commission noted spelling corrections necessary on pages 4 and 5.

By Motion made by Commissioner Hergenroeder, seconded by Commissioner Pickholtz, the

members then present voted unanimously to approve the minutes of the August 8, 2023 business meeting with corrections. Commissioner Courtney-Morrison (not yet present) did not vote on the matter.

**Real Estate Appraiser Complaint Committee Report**

Executive Director, Todd Blackistone, reported to the Commission that the Real Estate Appraiser Complaint Committee met prior to the public meeting and reviewed 3 items of new business. The disposition of which was as follows:

Complaints	-	24- REA - 03	Dismissed
		24- REA - 05	Dismissed
		24- REA - 08	Remedial Education

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Pickholtz, and, by a unanimous vote, accepted the report and recommendations of the Appraiser Complaint Committee.

**Home Inspector Complaint Committee Report**

Commissioner Troxell reported that the Home Inspector Complaint Committee met prior to the public meeting and reviewed 5 items of new business. The disposition of which was as follows:

Complaints	-	23- INSP - 47	Precharge
		24- INSP - 04	Precharge
		24- INSP - 06	Informal Hearing
		24- INSP - 07	Informal Hearing
		24- INSP - 10	Precharge

A Motion was made by Commissioner Hergenroeder, seconded by Commissioner Pickholtz and, by a unanimous vote, the Commission accepted the recommendations of the Home Inspector Complaint Committee.

**Education Committee Report**

Commissioner Polillo reported that the Real Estate Appraiser and Home Inspection Education Committees met on this date and approved 40 courses. The Appraiser Education Committee reviewed 23 courses, and, of those, 21 were approved; the Home Inspection Education Committee reviewed 23 courses, and, of those, 19 courses were approved.

A motion was made by Commissioner Hergenroeder, seconded by Commissioner Pickholtz and, by a unanimous vote of the members then present, the Commission accepted the report and recommendations of the Education Committee.

**Old Business**

**Mandatory Education Requirements for Home Inspectors**

Commissioner Sean Troxell, Chairman, continued a conversation regarding mandating report writing and the Home Inspector Standards of Practice, in COMAR 09.36.08.02 as part of the 30 hours of continuing professional competency (CPC) required for license renewal. Prior to the meeting, Counsel,

Sloane Fried Kinstler, Assistant Attorney General, distributed a copy of the draft text of the regulation and the new provision. The Commission discussed the necessary subject matter of CPC to be required for renewal of a home inspector license, and the availability of qualifying education. The Commission determine that a home inspector would be required to successfully complete two (2) hours of education related to home inspection report writing in accordance with COMAR 09.36.08.03F(1); and 2 hours of education related to home inspector Minimum Standards of Practice in accordance with COMAR 09.36.08.03F(3) to be eligible for license renewal.

The Commission considered the time within which a home inspector renewal candidate should have to comply. The Commission determined that the regulation should apply to renewal applicants six (6) months after the regulation becomes effective.

A motion was made by Commissioner Hergenroeder, seconded by Commissioner Polillo, to propose action to amend COMAR 09.36.08.02 to require that, as part of the 30 hours of CPC required for home inspector license renewal, a licensed home inspector must complete two (2) hours of education related to home inspection report writing and two (2) hours of education related to the Home Inspector Maryland Standards of Practice in accordance with COMAR 09.36.08.03F, pending approval of the Secretary. The motion passed by an unanimous vote.

#### **New Business**

##### **Mandatory Onsite Home Inspections**

Commissioner Sean Troxell, Chairman, reminded the Commission that it had proposed action to amend COMAR 09.36.07.02 to require that a home inspector preparing a home inspection report must conduct an onsite inspection of the property that is the subject of the report and could not rely solely on remote observations of a property or information gathered by an assistant who visit a property and take photographs or video. Chairman Troxell advised the Commission that it was appropriate to consider any public comments submitted on the action and to consider final action on the regulation.

Executive Director, Todd Blackistone, advised the Commission no comments had been received from a member of the public during the public comment period.

A motion was made by Commissioner Hergenroeder, seconded by Commissioner Polillo, and, by a unanimous vote of the members present, the Commission voted to amend COMAR 09.36.07.02 to require that the home inspector who will prepare the written home inspection report must have been onsite to conduct a visual inspection of the property that is the subject of the report. Commissioner McCann was not present and did not vote on the matter.

##### **Home Inspector Standards of Practice**

Commissioner Polillo addressed the Commission and recommended that the Maryland Standards of Practice for home inspectors be re-evaluated. Commissioner Polillo highlighted multiple areas of concern in COMAR 09.36.07 and noted that some of the provisions are outdated or require amendment to reflect industry standards. The Commission discussed the matter and agreed to create a committee to review COMAR 09.36.07.01—.13 and make recommendations to the Commission regarding amendments, if necessary. Chairman Troxell encouraged all home inspector members to serve on the Committee, who agreed.

Commissioner Hergenroeder moved to establish a Maryland Home Inspector Standards of Practice Review Committee for potential update and amendment to consist of Chairman Troxell and Commissioners Pickholtz, Owen, and Polillo, who will serve as Committee Chair. Commissioner

Pickholtz seconded the motion. By a unanimous vote, the Commission voted to establish the Committee. Commissioner McCann was not present and did not vote on the matter.

**Chairman's Report**

Commissioner Sean Troxell, Chairman, addressed the Commission regarding a Massachusetts House Bill 245/Senate Bill 197, pertaining to consumer rights in home purchase transactions. Chairman Troxell explained that the bill seeks to establish a home inspection as right of a buyer in such a transaction and address pressure to waive a home inspection when making an offer to purchase a home. He suggested that similar protections may benefit the Maryland public. Chairman Troxell will provide information to Executive Director Todd Blackistone to present to the Maryland Real Estate Commission regarding the matter for consideration.

**Assistant Attorney General's Report**

No report offered.

**Executive Director's Report**

No report or additional information from the Executive Director was necessary.

**Adjournment**

There being no further business to discuss, a Motion was made by Commissioner Hergenroeder, seconded by Commissioner Warren, and, by a unanimous vote of the members present, that the meeting adjourn at 11:32 a.m. Commissioners McCann and Hosford were not present and did not vote on the matter.

Approved without corrections

Approved with corrections

Signature on file  
Commissioner Sean Troxell, Chair

12/12/23  
Date