



THE CALIFORNIA APPRAISER

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Our Mission: Safeguard public trust by promoting professionalism in the real estate appraisal industry through licensing, education, and enforcement.

Message from Chief Jemmott



The panel for the 2025 Town Hall Webex led by Bureau Chief Angela Jemmott.

The current leadership of BREA is working diligently on behalf of the valuation profession, using every authority available to ensure aspiring appraisers have access to all viable pathways to licensure in California.

Before the adoption of PAREA (Practical Applications of Real Estate Appraisal) and Practicum Programs, every trainee was required to independently secure a supervising appraiser. Today, PAREA and Practicum Programs include “built-in supervisors,” shifting the responsibility from the trainee to the program provider. This is a significant step forward for those entering the profession.

BREA also recognizes that participants in these additional pathways will complete a structured Appraiser Qualifications Board (AQB)-approved or California-approved curriculum, ensuring consistent, accurate, and competency-based training. These models emphasize mastery of key topic areas rather than simply accumulating hours.

However, alternative experience pathways are not designed to provide full competency for every type of appraisal assignment. This creates an opportunity to reimagine the supervisory model not by returning to the traditional approach, but by developing an **enhanced supervisory model**.

Imagine an aspiring appraiser who intends to work exclusively in rural markets. If we had supervisors who specialize in rural valuation and were easily identifiable to trainees without requiring a prior personal connection, how transformative would that be for our profession? This is just one example of the possibilities an enhanced supervisory model could offer.

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And yes, I can already hear the question: “Chief, what about the benefits for the supervisor?” Yes, a new model must provide mutual value to both supervisors and trainees; and of course, protection of the public. The Bureau recalled a few points that were raised at the town hall meeting last year:

- Support for supervisor incentives, structured demo appraisals, and BREA-produced study materials.
- Statewide consistency and enhanced mentoring tools such as a supervisor/-trainee portal.

This was only the beginning of hearing from you directly. I will be looking for more opportunities to host and engage with the community and stakeholders throughout 2026. Your insights will help shape this initiative and others within our newly created five-year strategic plan. The Bureau looks forward to achieving these goals in partnership with the community we serve. ■

Angela Jemmott, Bureau Chief

OPENING DOORS: California Launches a New Chapter in Appraiser Training

This year marks an important milestone for California’s real estate appraisal profession. The California Bureau of Real Estate Appraisers (BREA) is ushering in a new era of professional preparation with the launch of approved Real Estate Appraisal Practicum Programs—a modern, structured pathway designed to expand opportunity, strengthen competency, and help shape the next generation of appraisers.

For decades, entry into the profession has relied heavily on the traditional supervisor–trainee model. While effective, that pathway has presented challenges for many aspiring appraisers—particularly those without established industry connections. The practicum program represents a forward-thinking evolution—one that blends education and hands-on experience within a structured academic framework.

Bridging the Gap Between Classroom and Career

At its core, the Practicum Program is about bridging a historically recognized gap—moving from qualifying education to real-world application.

Rather than depending solely on individualized supervisory relationships, participants in a practicum gain practical appraisal experience in a guided, curriculum-based environment. Students engage

in property inspection simulations, market analysis exercises, report development, and applied valuation methodologies under structured oversight.

This model provides:

- Hands-on, experience-based learning
- Structured exposure to real-world appraisal scenarios
- Practical application of USPAP and valuation principles
- A clear, supported pathway toward licensure

The result is a more accessible, consistent, and transparent approach to building required experience.

Expanding Access and Advancing Equity

BREA’s mission includes not only public protection but also fostering a strong and diverse appraisal workforce. Expanding pathways into the profession is central to that effort.

Traditionally, limited supervisory opportunities have slowed entry for many qualified candidates. By supporting practicum programs, BREA is helping

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to remove structural barriers and open doors for individuals who may otherwise struggle to secure traditional trainee placements.

The initiative aligns with broader goals of:

- Increasing workforce diversity
- Strengthening professional competency
- Creating sustainable pipelines of future appraisers
- Enhancing consumer confidence through well-prepared licensees

Approved Providers

BREA is pleased to recognize two approved practicum program providers—West Los Angeles Community College and RSDS Appraisal. As BREA continues reviewing potential providers, additional approved programs will be announced on a rolling basis.

A Profession at a Turning Point

The appraisal industry is evolving. Market complexity, technological advancements, and increased regulatory expectations demand highly trained professionals equipped with both theoretical knowledge and applied skills.

Practicum programs represent more than just a new educational option—they signal a strategic investment in the profession’s future. By integrating

structured experiential learning into the licensure pathway, California is strengthening the foundation upon which appraisal quality depends.

For aspiring appraisers, the message is clear: Opportunity is expanding.

For the profession, the impact is equally significant: A broader, better-prepared pipeline of professionals ready to serve California’s dynamic real estate market.

Looking Ahead

BREA remains committed to expanding access to all available pathways into the appraisal profession. As additional practicum programs are reviewed and approved, updates will be shared through BREA’s website and communications channels.

Space in initial programs may be limited, and interest is expected to be strong. Prospective participants are encouraged to review qualifying education requirements on BREA’s website and monitor enrollment timelines through approved providers.

With the launch of practicum programs, California enters a new chapter in appraisal training—one defined by innovation, opportunity, and inclusion.

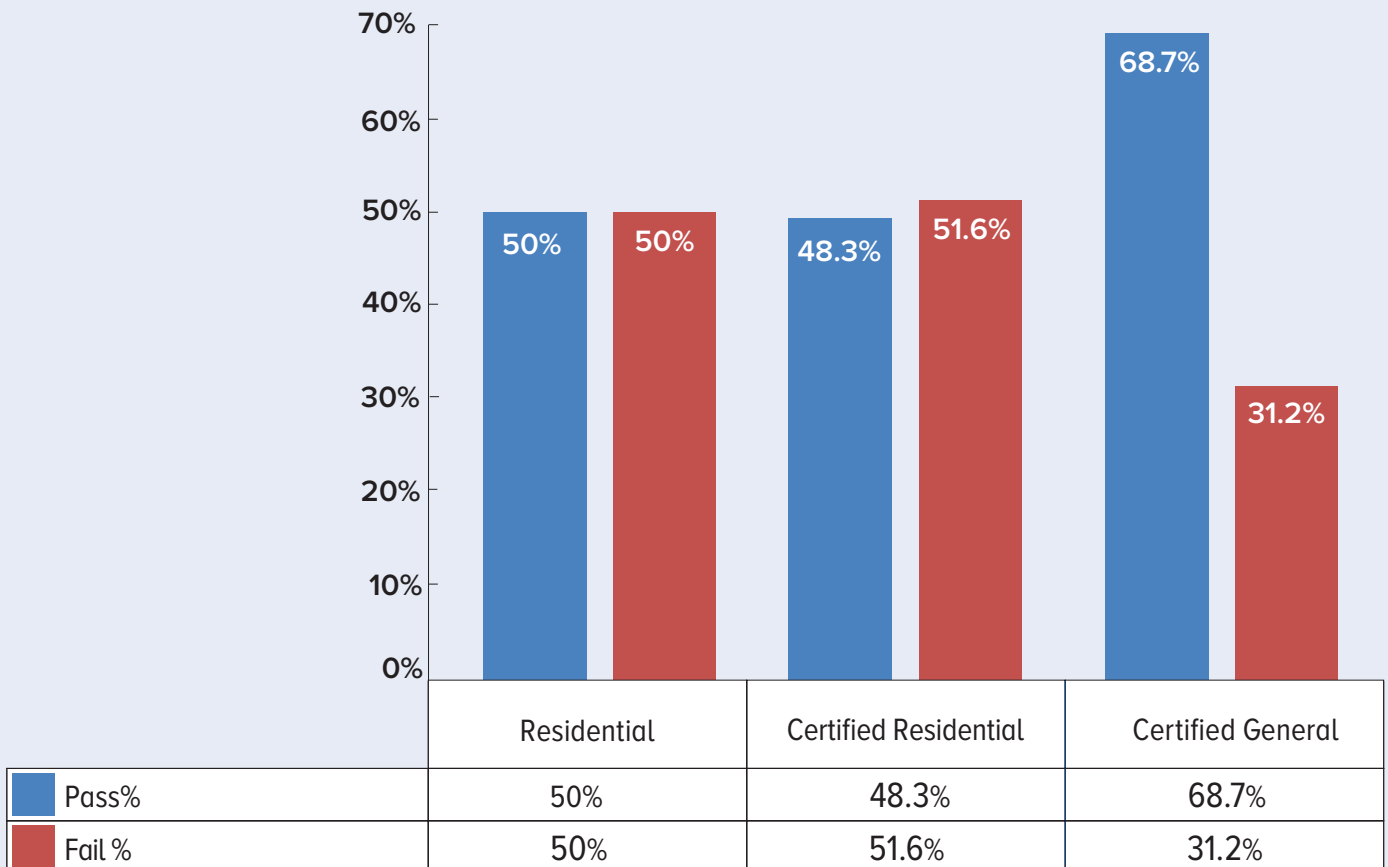
It has never been a better time to begin a career in real estate appraisal. ■



California Appraisers Examination Results

Examination statistics from July 1, 2025, through December 31, 2025, as provided by PSI Services. The numbers indicate the pass rate by candidate and exam type. ■

**National Uniform Licensing and Certification Examination
July–December 2025**



LISTENING, LEARNING, LEADING: Inside BREA's Town Hall

On September 9, 2025, the California Bureau of Real Estate Appraisers (BRE) convened one of its most well-attended stakeholder engagements to date. Held at the Department of Consumer Affairs Headquarters and streamed nationwide via Webex, the town hall brought together more than 300 participants from across California and beyond—a powerful demonstration of the profession's commitment to dialogue and progress.

Led by Bureau Chief Angela Jemmott, the panel facilitated a robust and candid conversation centered on strengthening licensure pathways, elevating professional standards, and enhancing collaboration across the valuation community.

Chief Jemmott framed the gathering not as a presentation, but as a listening session, reaffirming BRE's commitment to stakeholder engagement and thoughtful policy development.

Expanding Access to Licensure

One of the most dynamic discussions focused on experience pathways. While the traditional supervisor–trainee model remains foundational, participants acknowledged longstanding limitations, including low supervisor participation and geographic barriers.

BRE highlighted alternative routes now available to aspiring appraisers, including approved practicum programs and Practical Applications of Real Estate Appraisal (PAREA).

Stakeholders offered constructive ideas, including creating supervisor incentives and developing BRE-produced study materials. The discussion reflected a shared goal: Expanding access while maintaining rigorous standards.

California as a Mandatory vs. Non-Mandatory State

The town hall also addressed a question with significant implications: Should California become a mandatory licensure state for all appraisal transactions? Currently, as in many states, licensure is only required for federally-regulated transactions. At the request of the California State Legislature,



BRE is conducting a study on the feasibility of requiring licensure for more types of appraisal transactions.

Participants expressed diverse perspectives. Supporters emphasized consumer protection and professional accountability. Others stressed the need for careful implementation and possible exemptions.

While no immediate policy shift was proposed, the discussion underscored the importance of data, feasibility, and stakeholder input before pursuing structural change.

The forthcoming study, to be conducted by BRE pursuant to the Legislature's direction during the recent sunset review, will incorporate stakeholder feedback, data analysis, and comparative research to ensure that any findings and recommendations are informed, balanced, and aligned with public protection goals.

Enforcement and Regulatory Modernization

Another key theme was strengthening enforcement statutes and regulatory alignment. Panelists explored opportunities to improve transparency and to consider corrective education programs as tools for professional rehabilitation.

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Stakeholder feedback included increasing Appraisal Management Company (AMC) transparency regarding fee structures and expanding corrective continuing education models in appropriate cases.

The conversation reflected a shared interest in balancing accountability with opportunities for professional improvement.

Enhancing Communication and Digital Engagement

Participants voiced strong support for BREA's efforts to modernize communication, including improvements to online license renewal and expanded newsletter outreach.

Recommendations included more frequent publications and regulatory updates, educational case studies and video explainers, and interactive sessions.

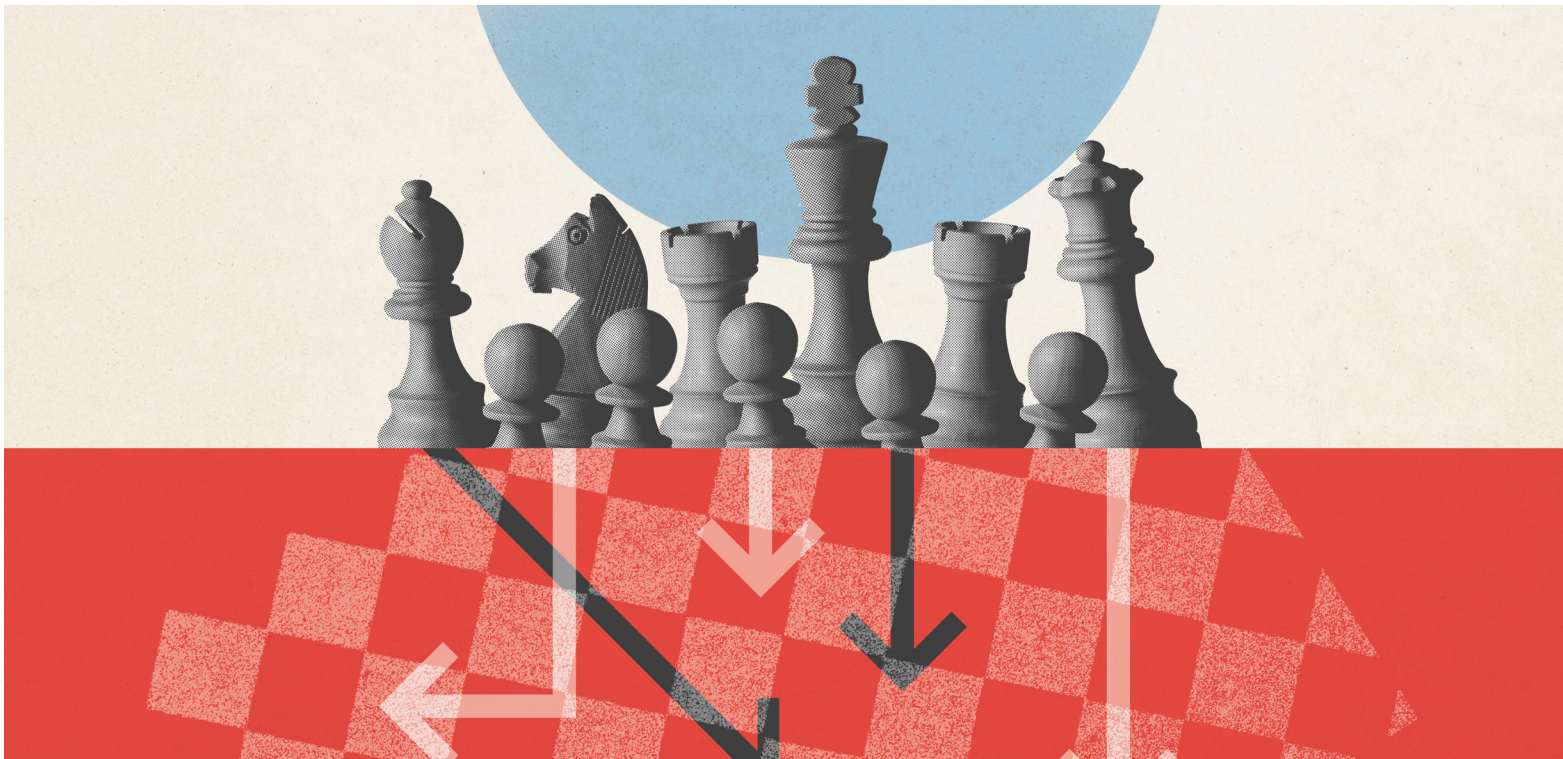
BREA emphasized its commitment to transparent, accessible communication and digital platform improvements.

Looking Ahead

In her closing remarks, Chief Jemmott thanked participants for their thoughtful contributions and affirmed that stakeholder feedback will inform BREA's upcoming five-year strategic plan.

The 2025 Town Hall was more than a meeting—it was a demonstration of collective investment in the profession's future.

As California's appraisal landscape continues to evolve, BREA remains committed to listening, learning, and leading—together with the professionals it serves. ■



CHARTING THE FUTURE: BREA's 2026–2030 Strategic Plan Sets the Course

The California Bureau of Real Estate Appraisers (BREAA) has adopted its new 2026–2030 Strategic Plan, a forward-looking roadmap that reaffirms the Bureau's commitment to public protection, professional excellence, and regulatory innovation.

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More than a document, the strategic plan represents a clear statement of purpose and direction. As outlined in the plan, BREAs mission remains steadfast: “To protect the public by upholding professional ethics, competency, and integrity in the real estate appraisal profession through effective licensing, oversight, education, and enforcement.”

With California home to the largest number of appraiser licensees in the nation, the Bureau’s responsibility is significant—and growing in complexity.

A Vision Grounded in Public Trust

The plan sets forth an ambitious vision for BREAs to serve as California’s trusted authority in real estate appraisal regulation—advancing innovation, integrity, and public trust in an evolving marketplace.

This vision reflects both continuity and transformation. While safeguarding public trust remains central, the Bureau recognizes that the appraisal landscape is changing rapidly—shaped by technology, evolving federal standards, workforce challenges, and increasing consumer expectations.

FIVE STRATEGIC GOALS FOR THE NEXT FIVE YEARS

The 2026–2030 Strategic Plan organizes BREAs priorities into five interconnected goal areas:

GOAL 1: Licensing and Certification

Ensure that appraisers and Appraisal Management Companies (AMCs) meet all legal requirements and professional standards to practice in California. This goal reflects BREAs commitment to expanding access while maintaining rigorous standards.

GOAL 2: Enforcement

Strengthen regulatory enforcement and oversight through timely investigations and effective monitoring. The Bureau recognizes that strong enforcement is foundational to public confidence and professional accountability.

GOAL 3: Communication, Customer Service, and Outreach

Promote awareness and access to information about appraisal requirements and standards. These efforts reflect a broader commitment to transparency and service excellence.

GOAL 4: Laws and Regulations

Maintain alignment between California statutes and regulations and federal requirements.

As federal oversight and appraisal standards continue to evolve, maintaining regulatory alignment remains critical.

GOAL 5: Organizational Effectiveness

Enhance internal excellence to deliver efficient, high-quality services. Organizational effectiveness ensures that strategic goals translate into measurable outcomes.

A Collaborative and Data-Driven Process

The development of the strategic plan followed a comprehensive environmental scan conducted by the Department of Consumer Affairs’ SOLID Planning Unit in May 2025.

The process included leadership interviews, surveys of Bureau staff and external stakeholders, strategic planning sessions, and stakeholder engagement through a statewide town hall.

The resulting goals reflect direct input from licensees, education providers, staff, and industry partners—ensuring the plan responds to both present challenges and future opportunities.

Moving from Vision to Results

As Bureau Chief Angela Jemmott emphasized in her message within the plan, BREAs committed to joining the “results revolution” in state government—focusing on measurable outcomes and meaningful impact.

The 2026–2030 Strategic Plan is not merely aspirational. It is action oriented. It calls for continuous improvement, strong partnerships, and bold leadership—grounded in accountability, excellence, impartiality, and integrity.

As California’s real estate market evolves, so too must its regulatory framework. Through this strategic plan, BREAs charted a thoughtful, balanced, and forward-looking course for the next five years.

The direction is clear.

The commitment is strong.

And the work is already underway. ■



STRENGTHENING PROFESSIONAL COMPETENCY: New Education Requirements for Valuation Bias and Fair Housing Laws and Regulations

Effective January 1, 2026, new education requirements are in effect—including here in California. Adopted by the Appraisal Qualifications Board (AQB), the updated criteria strengthen competency standards in Valuation Bias and Fair Housing Laws and Regulations, reinforcing the profession’s commitment to impartiality, compliance, and public trust.

Why the Change?

The appraisal profession plays a critical role in housing equity, financial stability, and consumer protection. In response to growing national focus on fair housing compliance and valuation bias awareness, the AQB updated its Real Property Appraiser Qualification Criteria to formally integrate these topics into both Continuing Education (CE) for renewing licensees, and Qualifying Education (QE) for new applicants and upgrades.

These requirements ensure that appraisers remain informed about evolving fair housing laws, regulatory expectations, and professional standards related to unbiased valuation practices.

Who is Affected?

The new requirements apply to:

- All California Trainee, Licensed Residential, Certified Residential, and Certified General appraisers renewing on or after January 1, 2026.
- All applicants seeking initial licensure or credential upgrades if their Application for License Issuance is submitted on or after January 1, 2026.
- If your renewal or license issuance falls in 2026 or later, these requirements will apply to you.

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What Renewing Licensees Must Complete

Beginning January 1, 2026:

- A Valuation Bias and Fair Housing Laws and Regulations course must be completed every two years as part of CE.
- The first course must be seven hours. Every two years thereafter, a four-hour course is required.

Importantly, the seven-hour or four-hour course satisfies California's separate two-hour Elimination of Bias requirement. However, the one-hour Cultural Competency requirement remains separate and must still be completed.

What New Applicants Must Complete

For initial licenses or credential upgrades issued on or after January 1, 2026:

- An eight-hour Valuation Bias and Fair Housing course must be completed as part of Qualifying Education.
- The eight-hour QE course includes seven hours of instruction plus a one-hour examination.

Even if an applicant's education and experience were previously approved, the eight-hour course must be completed before license issuance if the application for issuance is filed on or after January 1, 2026.



A Strategic Tip for Those Considering an Upgrade

Current licensees completing their first seven-hour CE course may wish to consider enrolling in the eight-hour QE version instead. Because it includes the required one-hour exam, it can satisfy the CE requirement now and count toward QE if the licensee later chooses to upgrade credentials.

Planning ahead may prevent duplication of coursework later.

Now in Effect: Plan Accordingly

With the new requirements in place, licensees and applicants should ensure timely completion of the required coursework to avoid renewal or issuance delays.

1. Select an approved course provider.
2. Retain documentation for course completion.
3. Align course timing with renewal or application submission dates.

Planning in advance will help ensure compliance and avoid delays in license renewal or issuance.

Upholding Public Trust

These changes reflect a broader national commitment to strengthening public confidence in the appraisal profession. By formally embedding valuation bias awareness and fair housing education into licensure standards, the AQB and state regulators are reinforcing core professional principles: Impartiality, competence, and adherence to law.

BREA remains committed to supporting California's appraisers through clear guidance, timely communication, and accessible educational resources as these requirements take effect.

For detailed information, licensees and applicants are encouraged to review AQB Criteria 2026 and BREA guidance materials available on the Bureau's website.

With the new requirements now in place, proactive compliance remains key. ■



Enforcement Actions

Enforcement actions are based on the totality of the circumstances and the merits of each matter on a case-by-case basis, including the nature and severity of the offenses involved, prior disciplinary actions (if any), and circumstances that support a finding that the offender has been rehabilitated. Violation descriptions may be partial and summarized due to space limitations. For these reasons, cases may appear similar on its face, yet warrant different sanctions.

For a description of the criteria followed by the Bureau in enforcement matters, refer to Title 10, Article 12 (commencing with section 3721) of the California Code of Regulations. Additional information on individual actions is also available on the Bureau’s website, www.brea.ca.gov. ■

DISCIPLINARY ACTIONS				
Licensee	License No.	City of Business	Order Effective	Discipline
Diane Brown	034869	La Quinta	11/25/2024	Surrendered
Jared Sullivan	039578	Santa Cruz	11/27/2024	Surrendered
Omar Loza	029070	Highland	12/11/2024	Stayed Revocation, Probation, Monetary Fine, and Education
Leslie Ho	005862	Torrance	01/22/2025	Surrendered
Babken Azizyan	039186	Hacienda Heights	01/24/2025	Revocation
Fraydoon Eskandary	032130	Walnut Creek	02/05/2025	Surrendered
Robert Dreyer	008236	Santa Rosa	02/05/2025	Probation
Dieu H. Nguyen	038910	Irvine	04/21/2025	Revocation
Mark Matsushima	025750	Mission Viejo	05/14/2025	Revocation
Joseph Risse	038576	Carlsbad	06/23/2025	Stayed Revocation, Probation, Restricted License, Monetary Fine, and Education

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DISCIPLINARY ACTIONS

Licensee	License No.	City of Business	Order Effective	Discipline
Ryan Wilson	025766	Anaheim	07/28/2025	Stayed Revocation, Probation, Restricted License, Monetary Fine, and Education
Andrew Rice	035669	Upland	08/29/2025	Revocation
Johnathan R. Garcia	035669	Glendora	08/29/2025	Revocation
Jeffrey B. Hamric	033566	Citrus Heights	09/02/2025	Stayed Revocation, Probation, Monetary Fine, and Education
Vincent Ricevuto	001925	Contra Costa	09/10/2025	Stayed Revocation, Probation, Monetary Fine, and Education
Jack Kemper	033219	Lodi	10/01/2025	Stayed Revocation, Probation, Monetary Fine, and Education
Damon Forgahani	3004067	Irvine	10/01/2025	Revocation
Mina Gerges	3002202	Santa Clarita	10/06/2025	Stayed Revocation, Probation, Monetary Fine, and Education
Mehdi Biglary	036532	Irvine	10/19/2025	Surrendered
Gary Young	033542	Auburn	12/15/2025	Surrendered
JaeJune Lee	3008304	Los Angeles	01/09/2026	Revocation
Barton Jordan	008575	Newport Beach	01/09/2026	Surrendered
Elizabeth Y. Sarkisyan	3008057	Panorama City	01/12/2026	Stayed Revocation, Probation, 14-Day Suspension, Restricted License, Monetary Fine, and Education

Reminders: Failure to Notify BREA in a Timely Manner Can Result in License Discipline

1. **Notify BREA of any changes to your contact information.** California Code of Regulations section 3527 requires written notification to BREA **within 10 days** of any change to:

- (1) Name.
- (2) Residence or business phone number.
- (3) Residence, business, or mailing address.
- (4) Out-of-state address.

- (a) Changes to an out-of-state address requires a *Consent to Service of Process* form (REA 3006).

Use the *Change Notification and Miscellaneous Requests* form (REA 3011) available on our website at www.brea.ca.gov. Click on “Forms.” Submit by mail the completed and signed form, the required fee, and any necessary documentation to:

**Bureau of Real Estate Appraisers
3075 Prospect Park Drive, Suite 190
Rancho Cordova, CA 95670**

Note: Although not a requirement, you can also use form REA 3011 to provide or update your email address, which will allow BREA to send you newsletters and other important information.

2. **Notify BREA of any convictions, felony charges, or other license discipline.** Business and Professions Code section 11318 requires all licensees, applicants, and course providers report to BREA in writing **within 30 days** any of the following:

- (1) Felony charges.
- (2) Misdemeanor or felony convictions (including pleas).
- (3) The cancellation, revocation, or suspension of a license, other authority to practice, (or) refusal to renew a license or other authority to practice as an occupational or professional license or course provider, by any other regulatory agency.

If you have questions about these notification requirements, contact BREA at (916) 552-9000. ■



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