

BREA TOWN HALL SUMMARY NOTES

Date & Time:

September 9, 2025 @ 9:00am

Venue:

Department of Consumer Affairs, Headquarters and via Webex platform

BREA Panel:

Angela Jemmott, Bureau Chief

Mujib Khateer, Deputy Bureau Chief of Licensing and Administration,

Tinna Morlatt, Deputy Bureau Chief of Enforcement

Rich Rios Supervising Property, Appraiser/Investigator; and

Kevin Griffin, Licensing Manager

Overview:

A robust conversation was experienced on the topics of expanding access to licensure, elevating training standards appraisers, and fostering collaboration across the valuation professions. This conversation was led by Bureau Chief Angela Jemmott at the diverse combined virtually and onsite audience of over 300 people from across the nation at the Department of Consumer Affairs Headquarters. Such a large diverse audience underscores the importance of stakeholder input in shaping a stronger, more inclusive appraisal landscape.

Chief Jemmott affirmed the Townhall gathering was BREA effort in engaging stakeholders through a listening session and as an affirmation of BREA desire and commitment in supporting opportunities of advancing California's appraisal industry new entrants into the field by streamlining licensure pathways and enhancing educational opportunities.

Agenda Topics

A. Enhancing Access to Licensure

The discussion centered on various experience models. Noting the traditional supervisor - trainee model remains central experience offering but is limited by low supervisor participation and other significant factors. BREA highlighted two other training routes: approved practicum programs and PAREA (Practical Applications of Real Estate Appraisal).

Stakeholder Input:

- Support for supervisor incentives, structured demo appraisals, and BREA - produced study materials.

- Requests to count experience from assessor offices
- Improve access to affordable PAREA options.
- Calls for statewide consistency and enhanced mentoring tools such as a supervisor - trainee portal.

B. California as a Mandatory vs. Non-Mandatory State

The presenter opened the discussion on whether California should become a mandatory licensure state.

Stakeholder Input:

- Supporters see mandatory licensing as necessary for consumer protection and professional accountability.
- Opponents warn of adverse effects on niche appraisers (e.g., agricultural) and call for exemptions.
- Mixed opinions on feasibility and enforcement capacity; general agreement that the public assumes all appraisers are licensed.

C. Enforcement Statutes/Regulatory Opportunities

Presenter led the discussion on improving statutory alignment, increasing transparency, and the value of corrective education programs.

Stakeholder Input:

- Require AMC transparency on fee structures and hold them co-responsible for violations.
- Ban lowest-bid selection practices and create standard or VA-aligned customary & reasonable fees.
- Develop corrective CE models to rehabilitate appraisers rather than relying solely on punitive measures.

D. Enhancing Communication with Stakeholders and Public

BREA outlined plans for better stakeholder communication through modernized digital platforms, expanded newsletters, and improved access to regulatory guidance.

Stakeholder Input:

- Strong approval for online license renewal improvements and newsletters.
- Requests for more frequent publications, educational case studies, video explainers, and interactive Q&A sessions.
- Recommendation to establish a standing advisory council and quarterly town halls.

E. Comments on Items Not on the Agenda

- Participants raised additional issues including high renewal fees,
- New UAD 3.6 burdens,
- Conflicts between ANSI measurement standards and assessor practices.
- Suggestions included introducing a 'license on hold' status,
- Quality-based GSE ranking for appraisers,
- AMC fee reform and strengthening AMC oversight.
- Enhance trainee pathways through practicum expansion and supervisor incentives.
- Improve transparency and digital communication tools.
- Explore mandatory licensing cautiously with stakeholder input.
- Institutionalize annual town halls and advisory panels for continuous feedback.

Closing Remarks

BREA Chief Angela Jemmott thanked attendees and confirmed that stakeholder feedback will inform the Bureau's five-year strategic plan. The Bureau committed to continued dialogue and encouraged participation in follow-up surveys and advisory roles.