



## Southern California Chapter

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# 4th Quarter 2024 Newsletter & Updates



## President's Letter

**Adam Bogorad, MAI**  
**2024 SCCAI President**

"Coming together is a beginning, staying together is progress, and working together is success." – Henry Ford

As 2024 draws to a close, I want to take a moment to reflect on the accomplishments of our wonderful chapter this past quarter and express my heartfelt gratitude for the privilege of serving as your Chapter President. One of the highlights was our Litigation Seminar in Cerritos, which proved to be an incredibly informative and engaging event. Attendees left with valuable insights into navigating the complexities of various appraisal assignment types, thanks to our excellent presenters and a well-curated program. Equally memorable was our Heritage Night at the Rio Hondo Country Club, where we had the honor of celebrating the career and contributions of Scott Delahooke, MAI. This event was particularly heartwarming, filled with touching tributes and a profound sense of appreciation for Scott's impact on our profession and community. It served as a reminder of the rich legacy within our chapter and the importance of coming together to recognize those who have helped shape it.

As we look ahead to 2025, I am filled with optimism for what the future holds for the Southern California Chapter of the Appraisal Institute. Our chapter is poised for continued growth, innovation, and collaboration, and I have every confidence in the leadership that will carry us forward. We will kick off the new year with an Installation Dinner welcoming in a terrific and qualified new board and then we will host our 33rd Annual LA/OC Market Trends Seminar. Check out the chapter website for details on all future events.

On a personal note, this year has been a truly rewarding experience for me. Serving as Chapter President has been an honor I will always cherish. It gave me the unique opportunity to collaborate with so many talented and dedicated professionals—not just within our chapter but across the country. I am deeply grateful for the support, engagement, and camaraderie that has defined this year. As my term concludes, I encourage all of you to stay active within the chapter and continue to build on the momentum we've achieved together. Your contributions and participation are the foundation of our success.

Thank you for a wonderful year. Wishing you and your families a joyous holiday season and a prosperous New Year!

Warm regards,

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## *End of the Year Mixer 2024*



### **Special Thank you and Happy Holidays to all of our members.**

For this of you that attended our Chapter's 3<sup>rd</sup> annual holiday bowling event, what a fantastic time we all had this past Sunday, December 1st, at the iconic Highland Park Bowl! A big round of applause (and perhaps a celebratory strike) to everyone who attended, making it a truly memorable evening of networking, camaraderie, and of course, bowling!

The venue, nestled in the vibrant neighborhood of Highland Park, this historic bowling alley provided the perfect setting to unwind and connect. From its vintage charm to the lively atmosphere, Highland Park Bowl truly rolled a perfect game for our event. A shoutout to our Sponsors. None of this would have been possible without the generosity and support of our incredible sponsors. Let's give a big thank-you to:

Cogito Realty Partners – <https://www.cogitorp.com/meet-our-team/>

Urban Property Advisors - <https://www.linkedin.com/company/urban-property-advisors>

Angel Valuation - <https://www.angelvaluation.com/>

Apprise, Walker & Dunlop - <https://www.walkerdunlop.com/about/people/casey-merrill>

Worth Valuation - <https://worth-vas.com/team/>





Your contributions are the cornerstone of events like these, and we're beyond grateful for your partnership.

The Highlights: ★ Strikes and smiles as attendees showcased their bowling skills (or lack thereof!) on the historic lanes.★ Lively conversations that turned into invaluable connections over craft pizzas and refreshments.★ A sense of community that reminded us why the Southern California Chapter continues to thrive.

Looking Ahead: This event was just a glimpse of what's to come. Stay tuned for upcoming gatherings, workshops, and opportunities to connect with fellow professionals in the real estate appraisal industry.

Until then, let's keep the momentum going. Follow us on social media for updates.

Thanks again to everyone who joined us—whether you bowled a strike or a gutter ball, your presence made it a success. Here's to more great times ahead!

Ernesto Lopez, MAI, AI-GRS2025 SCCAI President

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## MORE PICTURES FROM THE MIXER





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## ***2025 CLASSES / EVENTS***

01/04/2025

93rd Annual Installation Dinner and Program

Los Angeles, CA

[REGISTER HERE](#)

01/23/2025

32 Annual LA/OC Market Trends Seminar

Cerritos, CA

[REGISTER HERE](#)

01/30/2025

2024 - 2025 7-Hour USPAP Update Course

Santa Ana, CA

[REGISTER HERE](#)



## ***EDUCATION COMMITTEE***

***2024 Chair:***

***Michael Comstock, MAI***



The year 2024 is ending and I personally am okay with that fact. This has not been an easy year to navigate for the chapter, National Appraisal Institute, the US political spectrum as well as the world stage. However, 2025 has opportunity on the horizon for all of the SCCAI membership to have positive perspectives. We are an excellent group of professionals that collectively can have impact on the appraisal industry. Taking it back a few steps, we also have influence on our education choices. We should all want our designations to remain valuable in the public eye, and thus, let us collaborate with ideas how to compete with other cheaper, faster (but lower quality) offerings.

I digress. My time as Education Chair is at its end. Alden Katagihara, MAI, MRICS will take over in 2025. Feel free to lose my email and stick Alden's into your contacts. 😊 Just kidding. I'm always available. Back to the issue at hand. Alden and the education committee will continue to be a resource. Please welcome them as they continue to fight the good fight for our educational needs. If you need certain courses offered, email Alden (or me). If you need information on how AI works, email. As always, our Course Listings are [here](#).

I wish everyone a fruitful holiday season and I hope to see everyone at our next event. Take care. Mike

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## ***Appraisal Institute Government Relations Report***

Charles Baker, SRA, AI-RRS

California GRC Chair 2021-2026

December 10, 2024



### **Committee Activity**

The California Government Relations Committee held an in-person meeting on Saturday, October 12th, at the offices of California Advocates. In attendance were Carole Laval, John Maus, Neil Lefmann, Kevin O'Harra, Alex Llu, Brent Johnson, Ben Kunkel, Melissa Bach and Ron Garland. We also held a Zoom call on December 5th of this year to introduce the committee to new members.

### **BREA Update**

As of December 5th, there are 8,063 dues paying licensees, down 20% over the past five years and down 20% since the last license fee increase. In all likelihood, the numbers will decline to below 8,000 in January. According to the ASC roster, about 70 California licenses are being dropped on a monthly basis, most of which are expirations, and about 20 new licensees per month are being added. In the opinion of the committee, the BREA is headed for a "death spiral" if it isn't in one already.

Once every five years, state regulatory boards are subject to a sunset review period. This process allows the Legislature, the Department of Consumer Affairs and the boards themselves to discuss the performance of the boards and make recommendations for improvements.

In 2025, the BREA comes up for sunset review in which it is required to submit information about the bureau's purpose, budget, priorities and programs. To the extent our committee

can provide assistance, statistics, stakeholder input, and advice, we will do so. We've met with bureau chief Angela Jemmott on two occasions and have offered our feedback on everything from PAREA, FRT's, demographic survey, the FAIR Appraisal Act, AB924, etc. We will continue to engage with the bureau chief going forward during this challenging time.

### **SB 1225 – Modifications to the Censure Rule**

On September 30th, the Governor signed into law SB 1225, a bill that was proposed by our committee and inspired by a state certified appraiser who first brought concerns to my attention about almost two years ago.

#### • Summary

Authorizes the Bureau of Real Estate Appraisers (BREA) to, upon petition by a licensee accompanied by a specified fee, remove online posting of disciplinary actions that have been on the BREA's website for at least ten years and for which the licensee provides credible evidence of rehabilitation, subject to certain conditions, and to remove disciplinary actions of any duration that are associated with a deceased licensee, as specified.

#### • Major Provisions

1) Authorize the BREA, upon petition by a licensee accompanied by a fee sufficient to defray administrative costs, to remove the posting of disciplinary actions that meet the following conditions:

a) The action has been on their website for at least ten years, and

b) The licensee has provided evidence of rehabilitation indicating the notice is no longer required to prevent a credible risk to the public.

2) Require the BREA, when evaluating a petition for removal, to consider other violations that present a credible risk to the members of the public since the posting of the discipline requested for removal.

3) Authorize the BREA to develop regulations establishing the fee and minimum information that must be included in a petition for removal, including but not limited to, a written justification and evidence of rehabilitation.

4) Authorize the BREA, upon petition by an immediate family member or heir of a deceased licensee that is accompanied by a fee sufficient to defray administrative costs, to remove the posting of disciplinary actions associated with that licensee; authorizes the BREA to develop regulations establishing the associated fee and minimum required information for petition.

5) Require the BREA to maintain a list of all licensees whose disciplinary records are altered as a result of a petition for removal, to make such list accessible to other licensing bodies, and to update this list as often as it modifies records in response to petitions for removal.

6) Prohibits a licensee from petitioning to remove the posting of a license revocation, or the posting of a voluntary license surrender that is the result of a pending investigation.

#### • Legislative Comments

Regulation of Real Estate Appraisal. The Legislature enacted the Real Estate Appraisers Licensing and Certification Law in 1990, which among other things established the BREA to oversee a licensing and certification program in the state. The Licensing Division of the BREA is responsible for applicant compliance with the minimum requirements for licensure in accordance with criteria established by the federally mandated Appraisal Foundation and California law. The Licensing Division also registers Appraisal Management Companies (AMC) in compliance with California law.

The Enforcement Division of the BREA investigates the background of applicants, licensees, and AMC registrants to ensure they meet the standards for licensure. The Enforcement Division also investigates complaints filed against licensed appraisers and registered AMCs, and takes enforcement and/or administrative actions against licensees when it is determined that a violation has occurred.

The Appraisal Subcommittee (ASC) under the Federal Financial Institutions Examination Council (FFIEC) oversees general appraisal standards across the nation, including ensuring state programs meet minimum standards as determined by the Uniform Standards of Professional Appraisal Practice (USPAP) and maintaining a national registrar of appraisers and AMCs throughout the country. The USPAP is maintained by the Appraisal Foundation, which is comprised of leading appraisal organizations including the sponsors of this measure, the Appraisal Institute.

Disciplinary Actions & Public Awareness. Like many other regulatory bodies under DCA, including the DRE, the BREA is responsible for posting up-to-date information on their website regarding licensees and registered AMCs under their jurisdiction. This includes any license suspensions, revocations, or other adverse enforcement actions taken in response to a violation of California law or federal standards maintained by the ASC. This information is critical to informing and protecting the public from potential harm and promotes greater transparency in California's real estate appraisal industry.

In 2016, legislation by then-Assemblymember Bonta (AB 1807, Chapter 558, Statutes of 2016) authorized the Real Estate Commissioner to remove disciplinary actions that have been posted to DRE's website for at least ten years, and for which the respective licensee has proven rehabilitation and otherwise good-standing, so long as the licensee submits a petition requesting removal that is accompanied by a fee to offset the administrative cost. Unfortunately, this authority was not extended to the BREA, who under current law is still required to maintain posting of all disciplinary actions for an indefinite amount of time.

This legislation seeks to resolve this discrepancy and grant the same authority to the BREA that was granted to the DRE in 2016. In addition, upon receipt of a petition and fee by an immediate family member or heir, this bill would allow the BREA to remove postings of disciplinary actions associated with deceased licensees, regardless of duration. Notably, much like current DRE law, the BREA would be responsible for maintaining and internal list of licensees whose records have been altered and make this list available for other licensing bodies.

- According to the Author

"SB 1225 allows the Bureau of Real Estate Appraisers to remove notices of disciplinary action from their website if certain conditions are met. In order to be eligible for removal, the disciplinary information must be at least 10 years old and determined by the Bureau to no longer be necessary to ensure consumer protection. Licensee disciplinary information is a valuable tool in protecting consumers and promoting transparency. However, there is currently no way for the Bureau to remove the information when it is no longer relevant, such as when the licensee has been rehabilitated, the penalty has been removed, and many years have passed. Outdated disciplinary records draw attention away from current ones that are useful in identifying active threats to consumer protection. SB 1225 will allow the Bureau to more effectively and appropriately maintain its disciplinary database."

- Arguments in Support

According to the Appraisal Institute of California Government Relations Committee, the sponsors of this legislation: "SB 1225 simply recognizes that after a responsible period of time and with evidence of rehabilitation indicating the lack of any credible threat to the public, permanent online posting is not required. Currently the Bureau Chief of BREA lacks any discretion in this regard, and the bill corrects this omission."

### **Eminent Domain Fee Reimbursement**

California Code of Civil Procedure – CCP S 1263.025 states:

1263.025.

(a) A public entity shall offer to pay the reasonable costs, not to exceed five thousand dollars (\$5,000), of an independent appraisal ordered by the owner of a property that the public entity offers to purchase under a threat of eminent domain, at the time the public entity makes the offer to purchase the property. The independent appraisal shall be conducted by an appraiser licensed by the Office of Real Estate Appraisers.

The \$5,000 reimbursement figure has been in effect for several decades and is significantly deficient to cover actual costs for appraisal services. The committee believes the time is right to push for an increase consistent with a property owner's 5th amendment rights to just compensation.

As member Ron Garland notes, some eminent domain appraisals involve four valuations: the value of the larger parcel in the before condition, the value of the taking in the before condition (which frequently involves both the value of the fee and easement interests), the value of the damages, and the value of the project benefits. So, in many cases an eminent domain appraisal is actually four appraisals, at least three of which are complex.

Therefore, a committee workgroup has been formed to study what current compensation rates should be and craft language for a bill that we hope to get introduced in the next legislative session.

**AMC Fee Disclosure Rule**

As there is no federal guideline on fee disclosure, state regulations vary widely in intent and complexity. For instance, some states merely prevent AMCs from prohibiting appraisers from disclosing their fee, while others require full disclosure of the fee split between the appraiser and the AMC.

Presently, there are about 20 states that have fee disclosure requirements in place. California is not among them. While we would anticipate fairly stiff resistance from AMC's, pushing through a fee disclosure requirement here is not insurmountable.

**Government Relations Committee Budget**

The committee is currently operating in the black with a slight YOY increase from year end 2023. We don't anticipate having to push for an increase in member dues for the next year or two. The number of dues paying Appraisal Institute members declined in 2024 but we don't have the final census for next year. That being said, we don't anticipate a significant decline.

Compensation to our Sacramento lobbyist, Mike Belote with California Advocates, is quite meager compared to many of his clients, which include Apple, Inc., Coca-Cola, See's Candies, California Judges Association, Equifax, among many others. We are fortunate to have him representing the interests of Appraisal Institute members and appraisers throughout the state in legislative and regulatory matters.







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## ***MEET OUR NEWLY DESIGNATED MEMBERS***

***Damian Albrycht, MAI***  
***Ben Selcho, MAI, AI-GRS***  
***Cameron Chehrazi, MAI, AI-GRS***  
***Joseph Manssourian, MAI***  
***Ryne C. Bex, MAI***  
***Alexander Liu, MAI***  
***Yue Wang, MAI***  
***Gazelle Raye Wichner, MAI, AI-GRS***  
***Molly W. Alford, MAI, AI-GRS***  
***Shawn C. Noblin, MAI, SRA***  
***Jeffrey Colton, MAI***  
***Robert J. Willette, MAI***  
***Allen Bergstrom, MAL, AI-GRS***

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### **Scholarship Available**

The Mason – Thornton Scholarship Committee would like to remind our Members that the Chapter offers valuable financial assistance for those pursuing their designations. Namely, the Mason – Thornton Scholarship Fund is available to SCCAI Members who have an active Candidate status and are members in good standing. Scholarships assistance is available for up to 75% of the total course fee. In-person, synchronous, and/or online courses are eligible insofar as the course is required for professional designation. Applications, which are available on the Chapter website, should be submitted to Lianna at least 30 days prior to the class start date. There is no better time to continue and/or resume the quest for your professional designation.

**Application and Information**

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