

February 2020 Newsletter

PRESIDENT'S MESSAGE



Happy New Year. I hope all of our members enjoyed a great holiday season.

With the New Year comes new opportunities. For example, we are privileged to have the Appraisal Institute Joint Regions I & VII Meeting in San Diego on January 24th. The regional meeting schedule includes a regional committee happy hour at the downtown Karl Strauss Brewing Company on January 23rd and the Regional Conference on January 24th. In conjunction with the conference, The Cost Approach: Unnecessary or Vital to a Healthy Practice? is being offered.

The San Diego Chapter Education Committee is putting on the new USPAP class on February 5th. Sign up now and get up to speed on the latest USPAP guidance.

Our next chapter lunch meeting will be on February 19th. This is a joint meeting with IRWA and is a great opportunity for our members to expand their professional network and meet new professionals.

The New Year also brings many changes to our profession. Here are just a few of the new laws and regulations going into effect in 2020 that you may want to be aware of.

AB 5 - This bill curbs the classification of service providers and workers as independent contractors by businesses, rather than as employees. The change stems from rulings in *Dynamex Operation West, Inc. v. Superior Court* and may alter taxes, not only for the appraisers acting as independent contractors but for the companies hiring them.

AB 178 - This bill makes the inclusion of solar power systems a required mandate in the construction of new homes. It will be interesting to see how this law impacts sales of new and existing homes.

AB 1482 - Known as the Tenant Protection Act, this bill places an annual cap on rent increases and creates new standards for evictions across California. This marks the most significant policy change for California's rental housing owners and tenants in a quarter-century.

H.R 299 - This bill raises the VA loan limit for most counties. Given the generally higher home values throughout our State, it will be interesting to see if it impacts the sale and refi appraisal world.

New Appraisal Threshold for Residential Real Estate Loans - The FDIC, the Federal Reserve, and the Office of the Comptroller of the Currency (the Agencies) have jointly issued an amended rule (the Appraisal Rule) that increases the threshold for residential real estate transactions requiring an appraisal from \$250,000 to \$400,000.

In related news, the chapter's Government Relations Committee will be meeting soon in Sacramento with the rest of the AI chapters in California to discuss regulatory issues. If you have any questions or comments regarding appraisal regulations, I encourage you to contact the committee for assistance.

Happy New Year,
Jeremy Darner, MAI, SRA, AI-GRS
2020 Chapter President

**GENERAL CHAPTER LUNCH MEETING
JOINT MEETING WITH THE SAN DIEGO CHAPTER OF IR/WA**

Wednesday, February 19, 2020 / 11:45 am to 1:15 pm (check in starts at 11:15)

At the Handlery Hotel, 950 Hotel Circle North, San Diego, CA 92108

Lunch speakers Steve Roach, MAI, SRA, AI-GRS and Bruce Beach, Esq. will discuss what does and doesn't work for appraisers at deposition and trial.

NOTICE OF ELECTION: At the meeting, San Diego Chapter Professionals present will elect two persons to serve on the 2020 Chapter Nominating Committee.

Lunch will be a buffet, and the cost is \$25 for San Diego Chapter Professionals, or \$30 for all others.

NOTE: If you register for the "What Does and Doesn't Work for Appraisers at Deposition and Trial" seminar, you don't have to register for the lunch meeting separately. Lunch is included with the seminar.

[Register Now](#)

NATIONAL USPAP 7-HOUR UPDATE

Wednesday, February 5, 2020 / 8:15 am to 4:15 pm (Check in begins at 8:00 am)

At National University, 705 Palomar Airport Road, Room 207, Carlsbad, CA 92011

This 7-hour update course, copyrighted by The Appraisal Foundation, focuses on recent changes to USPAP requirements for ethical behavior and competent performance by appraisers. The course, which clarifies several commonly misunderstood aspects of USPAP, will aid participants in all areas of appraisal practice seeking updated competency in USPAP, including those subject to state licensing or certification and continuing education requirements imposed by professional organizations, client groups, or employers.

COURSE PRICE DOES NOT INCLUDE A COPY OF THE 2020-2021 USPAP DOCUMENT, WHICH IS REQUIRED FOR COURSE CREDIT. Attendees must bring their own copy of the 2020-2021 USPAP document to class, which can be purchased from The Appraisal Foundation at [2020-2021 USPAP](#).

EDUCATION CREDIT: This course is approved for 35 points of Appraisal Institute education credit, and for 7 hours of BREA continuing education credit (BREA Approval No. 19CP754601397). This course is also approved in most other states for basic and/or continuing education credit. For more information about approval in other states, see [State Approvals](#).

COURSE FEE: Appraisal Institute Professionals \$179 / All Others \$229

There are only a few seats open in this class.

For more information and to register, [click here](#).

**WHAT DOES AND DOESN'T WORK FOR APPRAISERS
AT DEPOSITION AND TRIAL SEMINAR**

Wednesday, February 19, 2020 / 12:15 pm to 2:30 pm

At the Handlery Hotel, 950 Hotel Circle North, San Diego, CA 92108

Speakers Steve Roach, MAI, SRA, AI-GRS, and Bruce Beach, Esq., will discuss the "do's and don't's" for the nine phases of a litigation support assignment, from the first phone call through trial testimony.

EDUCATION CREDIT: This seminar is approved for 10 points of Appraisal Institute education credit, and for 2 hours of BREA continuing education credit (BREA Approval No. 19CP754601364).

SEMINAR FEE (on or before January 15, 2020): Appraisal Institute Professionals \$79; All others \$99
Seminar fees will increase \$10 on January 16, and an additional \$10 on February 19.

A buffet lunch is included with the seminar fee.

For more information and to register, [click here](#).

SAVE THE DATE FOR:

USING TECHNOLOGY IN RESIDENTIAL APPRAISING

Friday, March 13, 2020 / 9:00 am to 12:00 pm

At National University, 9388 Lightwave Avenue, San Diego, CA 92123

**ARTIFICIAL INTELLIGENCE, AVMs, AND BLOCKCHAIN:
IMPLICATIONS FOR VALUATION**

Friday, March 13, 2020 / 1:00 PM TO 5:00 pm

At National University, 9388 Lightwave Avenue, San Diego, CA 92123

What if you could accomplish more in less time? It may sound crazy, but the idea that appraising is relegated to retrospective analysis is no longer relevant. Within five years, experts predict that 50% of our interactions will involve artificial intelligence ("AI"). That's going to unlock an entirely new workflow for the appraisal profession and a new set of capabilities that will drive the back office to the forefront of business strategy. What is clear is that AI and the technologies associated with it will continue to transform how we interact with information and machines.

INSTRUCTOR: Dan L. Swango, PhD, MAI, SRA

EDUCATION CREDIT: This seminar is approved for 20 points of Appraisal Institute education credit, and for 4 hours of BREA continuing education credit (BREA Approval No. 19CP754601374). This seminar is also approved in most other states for basic and/or continuing education credit. For more information about approval in other states, see [State Approvals](#).

SEMINAR FEE (on or before February 6, 2020): Appraisal Institute Designated Members, Candidates for Designation, Practicing Affiliates, and Affiliates \$119 / All Others \$169
Seminar fees will increase \$20 on February 7, 2020.

RETIRED CHAPTER MEMBERS

The following San Diego Chapter members retired in 2019:

Ross Bouman, SRA
Steve Bowen, MAI
Roger Lopez, MAI
Bill Patterson, MAI, SRA
Lilly Strausberg, SRA

NATIONAL OFFERINGS OF THE 45-HOUR PACKAGE

The National office will be presenting the 45-hour package (the course alternative to the SRA demonstration report, which includes Advanced Residential Applications and Case Studies/Part 1 and Advanced Residential Report Writing/Part 2) two times in 2020:

In Atlanta, GA: Part 1 - February 19-20, 2020 and Part 2 - February 21-25, 2020

In San Diego, CA: Part 1 - October 14-15, 2020 and Part 2 - October 16-20, 2020

CHAPTER LEADERSHIP

President - Jeremy Darnier, MAI, SRA, AI-GRS; jeremy@peoplescompany.com

Vice President - Mark Hendrickson, MAI; mark@hendricksonappraisal.com

Treasurer - Colleen Matthies, MAI; tcmatties@cox.net

Secretary - Chris Alfaro, MAI, AI-GRS; chris.alfaro@homestreet.com

Director - Brent Johnson, SRA, AI-RRS; brent.johnson@cit.com

Director - Alison Roach, MAI; alison@jrcvaluation.com

Director - Lee Stephens, SRA; leensharon@cox.net

Director - Ben Kunkel, MAI; ben@jrcvaluation.com

Director - Kent West; kjwest@kpmg.com

Director - John Morgan, MAI; jmorgan@irr.com

Director - Melissa Lofing, MAI; melissa.lofing@cushwake.com

Past President - Eric Schneider, MAI, SRA, AI-GRS; eric@jrcvaluation.com