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**VIRTUAL/TELECONFERENCE  
REAL ESTATE APPRAISERS BOARD  
Virtual, 4822 Madison Yards Way, Madison  
Contact: Tom Ryan (608) 266-2112  
May 7, 2024**

*The following agenda describes the issues that the Board plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a description of the actions of the Board.*

**AGENDA**

**10:00 A.M.**

**OPEN SESSION – CALL TO ORDER – ROLL CALL**

**A. Adoption of Agenda (1-3)**

**B. Approval of Minutes of March 15, 2024 (4-6)**

**C. Reminders: Conflicts of Interest, Scheduling Concerns**

**D. Introductions, Announcements, and Recognition**

- 1) Appraisal Subcommittee Representative(s)

**E. Administrative Matters – Discussion and Consideration**

- 1) Department, Staff, and Board Updates
- 2) Board Members – Term Expiration Dates
  - a. Coates, Jennifer M. – 5/1/2019
  - b. Figurski, Daniel J. – 5/1/2026
  - c. Klanderman, Ryan R. – 5/1/2026
  - d. Krueger, Christopher D. – 5/1/2028
  - e. Myers, Dennis – 5/1/2021
  - f. Rubow, Richard L. – 5/1/2023
  - g. Wagner, David J. – 5/1/2026

**F. Administrative Rule Matters – Discussion and Consideration (7-16)**

- 1) Preliminary Rule Draft for SPS 85, Relating to Appraiser Experience Requirements (PAREA) (7-11)
- 2) Preliminary Rule Draft for SPS 85 to 87, Relating to USPAP (12-15)
- 3) Pending or possible Rulemaking projects (16)

**G. Public Comments**

**CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to**

**consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.).**

**H. Deliberation on Division of Legal Services and Compliance (DLSC) Matters**

- 1) **Proposed Stipulations and Final Decision and Orders**
  - a. 22 APP 013 – Jessica Block (17-22)
  - b. 22 APP 033 – Kelly Pasek (23-28)
- 2) **Case Closings**
  - a. 22 APP 013 – S.S. (29-33)

**I. Deliberation of Items Added After Preparation of the Agenda**

- 1) Education and Examination Matters
- 2) Credentialing Matters
- 3) DLSC Matters
- 4) Monitoring Matters
- 5) Professional Assistance Procedure (PAP) Matters
- 6) Petitions for Summary Suspensions
- 7) Petitions for Designation of Hearing Examiner
- 8) Proposed Stipulations, Final Decisions and Orders
- 9) Proposed Interim Orders
- 10) Administrative Warnings
- 11) Review of Administrative Warnings
- 12) Proposed Final Decisions and Orders
- 13) Matters Relating to Costs/Orders Fixing Costs
- 14) Case Closings
- 15) Board Liaison Training
- 16) Petitions for Assessments and Evaluations
- 17) Petitions to Vacate Orders
- 18) Remedial Education Cases
- 19) Motions
- 20) Petitions for Re-Hearing
- 21) Appearances from Requests Received or Renewed

**J. Consulting with Legal Counsel**

**RECONVENE TO OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION**

**K. Vote on Items Considered or Deliberated Upon in Closed Session if Voting is Appropriate**

**L. Open Session Items Noticed Above Not Completed in the Initial Open Session**

**ADJOURNMENT**

**NEXT MEETING: JULY 30, 2024**

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MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC, AND MAY BE CANCELLED WITHOUT NOTICE.

Times listed for meeting items are approximate and depend on the length of discussion and voting. All meetings are held virtually unless otherwise indicated. In-person meetings are typically conducted at 4822 Madison Yards Way, Madison, Wisconsin, unless an alternative location is listed on the meeting notice. In order to confirm a meeting or to request a complete copy of the board's agenda, please visit the Department website at <https://dps.wi.gov>. The board may also consider materials or items filed after the transmission of this notice. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. Requests for interpreters for the hard of hearing, or other accommodations, are considered upon request by contacting the Affirmative Action Officer, or reach the Meeting Staff by calling 608-267-7213.

**VIRTUAL/TELECONFERENCE  
REAL ESTATE APPRAISERS BOARD  
MEETING MINUTES  
MARCH 15, 2024**

**PRESENT:** Jennifer Coates, Daniel Figurski, Ryan Klanderman, Christopher Krueger, Dennis Myers, Richard Rubow, David Wagner

**STAFF:** Tom Ryan, Executive Director; Joseph Ricker, Legal Counsel; Jacob Pelegrin, Administrative Rule Coordinator; Dialah Azam, Board Administrative Specialist; and other DSPS Staff

**CALL TO ORDER**

Daniel Figurski, Chairperson, called the meeting to order at 9:00 a.m. A quorum was confirmed with seven (7) members present.

**ADOPTION OF AGENDA**

**MOTION:** Dennis Myers moved, seconded by Richard Rubow, to adopt the agenda as published. Motion carried unanimously.

**APPROVAL OF MINUTES OF JANUARY 30, 2024**

**MOTION:** Jennifer Coates moved, seconded by Ryan Klanderman, to approve the minutes of January 30, 2024, as published. Motion carried unanimously.

**CLOSED SESSION**

**MOTION:** Dennis Myers moved, seconded by David Wagner, to convene to Closed Session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.). Daniel Figurski, Chairperson, read the language of the motion aloud for the record. The vote of each member was ascertained by voice vote. Roll Call Vote: Jennifer Coates-yes; Daniel Figurski-yes; Ryan Klanderman-yes; Christopher Krueger-yes; Dennis Myers-yes; Richard Rubow-yes; and David Wagner-yes. Motion carried unanimously.

The Board convened into Closed Session at 9:04 a.m.

**DIVISION OF LEGAL SERVICES AND COMPLIANCE (DLSC) MATTERS**

**Proposed Stipulations and Final Decision and Orders**

**MOTION:** Dennis Myers moved, seconded by Richard Rubow, to adopt the Findings of Fact, Conclusions of Law and Order in the matter of disciplinary proceedings of the following cases:

1. 22 APP 010 & 23 APP 027 – Carie Nachreiner
2. 22 APP 011 – Donald Linquist

3. 22 APP 016 – Susan Tranberg
4. 22 APP 017 – Blair Kjetland
5. 22 APP 026 & 22 APP 028 – Jennifer Clary
6. 22 APP 031 – Thomas Schmitt Jr.

Motion carried unanimously.

***22 APP 002 – Christopher Bucholtz***

**MOTION:** Jennifer Coates moved, seconded by David Wagner, to adopt the Findings of Fact, Conclusions of Law and Order in the matter of disciplinary proceedings against Christopher R. Bucholtz, DLSC Case Number 22 APP 002. Reasons for Remedial Education Order: No prior discipline, cooperation with investigation, no evidence that the violation was willful or intentional. Motion carried unanimously.

***22 APP 025 – Mark Sojkowski***

**MOTION:** Jennifer Coates moved, seconded by Daniel Figurski, to adopt the Findings of Fact, Conclusions of Law and Order in the matter of disciplinary proceedings against Mark J. Sojkowski, DLSC Case Number 22 APP 025. Reasons for Remedial Education Order: No prior discipline, cooperation with investigation, additional experience gained after violation occurred. Motion carried unanimously.

**Administrative Warnings**

***22 APP 030 – D.P.***

**MOTION:** Dennis Myers moved, seconded by Richard Rubow, to issue an Administrative Warning in the matter of D.P., DLSC Case Number 22 APP 030. Motion failed.

**MOTION:** Daniel Figurski moved, seconded by David Wagner, to issue an administrative warning to D.D.P. in DLSC Case Number 22 APP 030 with paragraphs 1) b. and 1) c. of the proposed administrative warning on page 74 of the March 15, 2024 meeting agenda removed and to authorize the chair to approve and sign the modified administrative warning. Motion carried.

**RECONVENE TO OPEN SESSION**

**MOTION:** Dennis Myers moved, seconded by Ryan Klanderman, to reconvene into Open Session. Motion carried unanimously.

The Board reconvened into Open Session at 10:06 a.m.

**VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION,  
IF VOTING IS APPROPRIATE**

**MOTION:** Dennis Myers moved, seconded by Daniel Figurski, to affirm all motions made and votes taken in Closed Session. Motion carried unanimously.

*(Be advised that any recusals or abstentions reflected in the Closed Session motions stand for the purposes of the affirmation vote.)*

## **ADJOURNMENT**

**MOTION:** Jennifer Coates moved, seconded by Ryan Klanderman, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 10:08 a.m.

DRAFT

**State of Wisconsin  
Department of Safety & Professional Services**

**AGENDA REQUEST FORM**

|   |   |  |  |
|---|---|--|--|
| <b>1) Name and title of person submitting the request:</b><br>Jake Pelegrin<br>Administrative Rules Coordinator   |   | <b>2) Date when request submitted:</b><br>4/24/24<br>Items will be considered late if submitted after 12:00 p.m. on the deadline date which is 8 business days before the meeting  |  |
| <b>3) Name of Board, Committee, Council, Sections:</b><br>Real Estate Appraisers Board  |   |  |  |
| <b>4) Meeting Date:</b><br>5/7/24   | <b>5) Attachments:</b><br><input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No  | <b>6) How should the item be titled on the agenda page?</b><br><b>Administrative Rule Matters – Discussion and Consideration</b><br><br>1. Board discussion of Preliminary Rule Draft for SPS 85, Relating to Appraiser Experience Requirements (PAREA)<br>2. Board discussion of Preliminary Rule Draft for SPS 85 to 87, Relating to USPAP<br>3. Pending or possible rulemaking projects |  |
| <b>7) Place Item in:</b><br><input checked="" type="checkbox"/> Open Session<br><input type="checkbox"/> Closed Session   | <b>8) Is an appearance before the Board being scheduled?</b> <i>(If yes, please complete <a href="#">Appearance Request</a> for Non-DSPS Staff)</i><br><br><input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <b>9) Name of Case Advisor(s), if required:</b><br><br>N/A   |  |
| <b>10) Describe the issue and action that should be addressed:</b><br><br>Attachments:<br>-Preliminary Rule Draft of SPS 85<br><br>-Preliminary Rule Draft of SPS 85 to 87<br><br>-Rules progress chart   |   |  |  |
| <b>11)</b><br><i>Jake Pelegrin</i>  |   | <b>Authorization</b><br><br>4/24/24  |  |
| Signature of person making this request   |   | Date   |  |
| Supervisor (if required)  |   | Date   |  |
| Executive Director signature (indicates approval to add post agenda deadline item to agenda)  |   | Date   |  |
| <b>Directions for including supporting documents:</b><br>1. This form should be attached to any documents submitted to the agenda.<br>2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director.<br>3. If necessary, provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting. |   |  |  |

STATE OF WISCONSIN  
DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

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|                             |   |                           |
|-----------------------------|---|---------------------------|
| IN THE MATTER OF RULEMAKING | : | PROPOSED ORDER OF THE     |
| PROCEEDINGS BEFORE THE      | : | DEPARTMENT OF SAFETY      |
| DEPARTMENT OF SAFETY AND    | : | AND PROFESSIONAL SERVICES |
| PROFESSIONAL SERVICES       | : | ADOPTING RULES            |
|                             | : | (CLEARINGHOUSE RULE )     |

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PROPOSED ORDER

An order of the Department of Safety and Professional Services to **create** SPS 85.120 (20m), SPS 85.700 (1) (cm), SPS 85.700 (1) (dm), SPS 85.700 (1) (em), and SPS 85.700 (4) relating to Appraiser Experience Requirements.

Analysis prepared by the Department of Safety and Professional Services.

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ANALYSIS

**Statutes interpreted:** Sections 458.06 (3) (e) and (4) (e), and 458.08 (3) (e), Stats.

**Statutory authority:** Sections 458.03 (1) (b) and 458.085, Stats.

**Explanation of agency authority:**

Section 458.03 (1) (b), Stats., provides that the department shall "...promulgate rules establishing criteria for the approval of educational and continuing educational programs and courses of study for appraisers and establishing criteria for the approval of the courses required under ss. 458.06 (2) (d) and 458.08 (2) (d)."

Section 458.085 Stats., provides that "The department shall promulgate rules establishing all of the following: (1) Educational requirements for general and residential appraiser certification and for appraiser licensure under this subchapter. (2) Experience requirements for general and residential appraiser certification and for appraiser licensure under this subchapter. (3) Continuing education requirements for renewal of certificates issued under this subchapter."

**Related statute or rule:** N/A

**Plain language analysis:** The proposed rule implements the Practical Applications of Real Estate Appraisal (PAREA) program to count for some of the experience requirements for applicants seeking a credential to perform residential appraisals in Wisconsin. PAREA is designed to offer practical experience in a virtual environment combining appraisal theory and methodology in real-world simulations. This experience can be provided through a wide range of online and virtual reality technologies. PAREA provides an alternative to the traditional supervisor and trainee model for experience for

licensed and certified residential appraisers. Partial experience credit for certified general appraiser applicants can be awarded.

**Summary of, and comparison with, existing or proposed federal regulation:**

The Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), 12 U.S.C. 3331 et seq., (Title XI) was enacted in 1989. As outlined in Section 1116 or 12 U.S.C. 3345, every state certified appraiser must meet the minimum criteria for certification issued by the Appraisal Qualifications Board which is empowered by the Appraisal Subcommittee. The criteria and guide for Practical Applications of Real Estate Appraisal (PAREA) was adopted by the Appraisal Qualification Board in October 2020. All PAREA programs must follow the PAREA Implementation Policies which were adopted by the Appraisal Qualification Board in December 2020.

**Summary of public comments received on statement of scope and a description of how and to what extent those comments and feedback were taken into account in drafting the proposed rule: N/A**

**Comparison with rules in adjacent states:**

**Illinois:** Rules of the Illinois Department of Financial and Professional Regulation address the practice of real estate appraisal in Illinois (68 Ill. Adm. Code 1455). The rules do not currently include PAREA to count as experience for certification.

**Iowa:** Rules of the Iowa Real Estate Appraiser Examining Board address the practice of real estate appraisal in Iowa [193F IAC 1 to 17]. The rules include PAREA to be used as experience for certification as residential and general appraisers, under the criteria of the Appraisal Qualifications Board [193F IAC 5.8(543D) and 6.8(543D)].

**Michigan:** Rules of the Michigan Department of Licensing and Regulatory Affairs address the practice of real estate appraisal in Michigan [Mich Admin Code, R 339.23101 to R 339.23405]. The rules include PAREA to be used as experience for certification as appraisers [Mich Admin Code, R 339.23203 (b)].

**Minnesota:** The Minnesota Statutes, Sections 82B.021 to 82B.24, address the practice of real estate appraisal in Minnesota. The statutes adopt all education, examination, and experience requirements established by the federal Appraiser Qualifications Board to apply to certified appraisers in Minnesota (Minnesota Statutes, Section 82B.095, Subd. 3). PAREA is an option to be fully certified within those requirements. The applicant must complete the required Qualifying Education prior to starting the PAREA program, and must also pass the national licensing and certification exam for the appropriate credential level.

**Summary of factual data and analytical methodologies:**

The proposed rules were developed, in consultation with the Real Estate Appraisers Board, by reviewing the education, examination, and experience requirements established

by the Appraiser Qualifications Board as they relate to PAREA. SPS 85 to 87 were reviewed to determine the appropriate method to incorporate PAREA.

**Analysis and supporting documents used to determine effect on small business or in preparation of economic impact analysis:**

The proposed rules will be posted for a period of 14 days to solicit public comment on economic impact, including how the proposed rules may affect businesses, local government units, and individuals.

**Fiscal Estimate and Economic Impact Analysis:**

The Fiscal Estimate and Economic Impact Analysis will be attached upon completion.

**Effect on small business:**

These rules do not have an economic impact on small businesses, as defined in s. 227.114 (1), Stats. The Department’s Regulatory Review Coordinator may be contacted at Jennifer.garrett@wisconsin.gov or (608) 266-2112.

**Agency contact person:**

Jake Pelegrin, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Policy Development, 4822 Madison Yards Way, P.O. Box 8366, Madison, Wisconsin 53708; telephone 608-267-0989; email at DSPSAdminRules@wisconsin.gov.

**Place where comments are to be submitted and deadline for submission:**

Comments may be submitted to Jake Pelegrin, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Policy Development, 4822 Madison Yards Way, P.O. Box 8366, Madison, WI 53708-8366, or by email to DSPSAdminRules@wisconsin.gov. Comments must be received on or before the public hearing, held on a date to be determined, to be included in the record of rule-making proceedings.

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TEXT OF RULE

SECTION 1. SPS 85.120 (20m) is created to read:

**SPS 85.120 (20m)** “PAREA” means Practical Applications of Real Estate Appraisal, an educational program approved by the Appraiser Qualifications Board. It is designed to give practical experience in a virtual environment combining appraisal theory and methodology in real-world simulations. It can be provided through a wide range of online and virtual reality technologies.

SECTION 2. SPS 85.700 (1) (cm) is created to read:

**SPS 85.700 (1) (cm)** For experience claimed under s. SPS 85.310, an applicant who has completed an AQB-approved Licensed Residential PAREA program may receive 33

percent of the required experience hours toward the certified general credential. An applicant who has completed an AQB-approved Certified Residential PAREA program may receive 50 percent of the required experience hours toward the certified general credential. In both of these cases, these hours are not eligible toward the nonresidential property required experience hours.

SECTION 3. SPS 85.700 (1) (dm) is created to read:

**SPS 85.700 (1) (dm)** For experience claimed under s. SPS 85.410, an applicant who has completed an AQB-approved Licensed Residential PAREA program may receive 67 percent of the required experience hours toward the certified residential credential. An applicant who has completed an AQB-approved Certified Residential PAREA program may receive 100 percent of the required experience hours toward the certified residential credential. For experience claimed under s. SPS 85.510, an applicant who has completed an AQB-approved Licensed Residential or Certified Residential PAREA program may receive 100 percent of the required experience hours toward the licensed appraiser credential.

SECTION 4. SPS 85.700 (1) (em) is created to read:

**SPS 85.700 (1) (em)** PAREA programs can be claimed as experience hours that are either non-client or with a client.

SECTION 5. SPS 85.700 (4) is created to read:

**SPS 85.700 (4)** Experience hours claimed from PAREA programs do not need to be included in a roster of appraisal experience submitted to the department, since these will be summarized within the coursework of the program.

SECTION 6. EFFECTIVE DATE. The rules adopted in this order shall take effect on the first day of the month following publication in the Wisconsin Administrative Register, pursuant to s. 227.22 (2) (intro.), Stats.

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(END OF TEXT OF RULE)  
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STATE OF WISCONSIN  
DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

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|                             |   |                       |
|-----------------------------|---|-----------------------|
| IN THE MATTER OF RULEMAKING | : | PROPOSED ORDER OF THE |
| PROCEEDINGS BEFORE THE      | : | DEPARTMENT            |
| DEPARTMENT OF SAFETY AND    | : | ADOPTING RULES        |
| PROFESSIONAL SERVICES       | : | (CLEARINGHOUSE RULE ) |

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PROPOSED ORDER

An order of the department to **amend** SPS 85.115, relating to the Uniform Standards of Professional Appraisal Practice.

Analysis prepared by the Department of Safety and Professional Services.

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ANALYSIS

**Statutes interpreted:** Section 458.24, Stats.

**Statutory authority:** Section 458.24, Stats.

**Explanation of agency authority:**

Section 458.24, Stats.: “The department may promulgate rules establishing standards for appraisal practice. In promulgating rules under this section, the department shall consider including as part or all of the standards part or all of the “Uniform Standards of Professional Appraisal Practice” established by the appraisal standards board of the appraisal foundation. The department shall periodically review the “Uniform Standards of Professional Appraisal Practice” and, if appropriate, revise the rules promulgated under this section to reflect revisions to the “Uniform Standards of Professional Appraisal Practice.””

**Related statutes or rules:**

Section 458.19, Stats., provides requirements for appraisal practice. Specifically, an appraiser is required to include all of the following in each appraisal report prepared by the appraiser:

- If the appraiser has not conducted an on-site inspection of the real estate for which the appraisal report is prepared, a statement must be included that the appraiser has not done so.
- If any buildings or dwelling units are located on the real estate for which the appraisal report is prepared and the appraiser has not conducted an on-site inspection of both the exterior and the interior of each building or dwelling unit, a statement must be included that the appraiser has not done so.
- If the appraisal report pertains to residential real estate, the appraiser’s opinion of the highest and best use of the real estate must be included.

**Plain language analysis:**

Section SPS 85.115 is updated to incorporate by reference into chapters SPS 85 to 87 the Uniform Standards of Professional Appraisal Practice (USPAP), 2024, issued by the Appraisal Standards Board of The Appraisal Foundation.

**Summary of, and comparison with, existing or proposed federal statutes and regulations:**

The Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), 12 U.S.C. 3331 et seq., (Title XI) was enacted in 1989. Under FIRREA, insured financial institutions and insured credit unions are required to obtain the services of a state certified or licensed appraiser for appraisals conducted in connection with “federally related transactions.”

Under FIRREA, all appraisals conducted in connection with federally related transactions must be written appraisals performed in accordance with generally accepted appraisal standards as evidenced by the appraisal standards promulgated by the Appraisal Standards Board of the Appraisal Foundation and subject to appropriate review for compliance with the Uniform Standards of Professional Appraisal Practice. The regulations in the proposed rule will comply with the provisions of FIRREA.

**Comparison with rules in adjacent states:**

**Illinois:**

Rules of the Illinois Department of Financial and Professional Regulation address the practice of real estate appraisal in Illinois [68 Ill. Adm. Code 1455]. The rules incorporate by reference with no later amendments or editions the 2020-2021 Uniform Standards of Professional Appraisal Practice issued by the Appraisal Standards Board of The Appraisal Foundation [68 Ill. Adm. Code 1455.240].

**Iowa:**

Rules of the Iowa Real Estate Appraiser Examining Board address the practice of real estate appraisal in Iowa [193F IAC 1 to 17]. The rules adopt the Uniform Standards of Professional Appraisal Practice issued by The Appraisal Foundation [193F IAC 1.1(1)].

**Michigan:**

Rules of the Michigan Department of Licensing and Regulatory Affairs address the practice of real estate appraisal in Michigan [Mich Admin Code, R 339.23101 to R 339.23405]. The rules reference the Uniform Standards of Professional Appraisal Practice, and specifically provide [Mich Admin Code, R 339.23104] the following individuals are exempt from the appraisal review and development requirements of Standard 3:

- A member of the Board of Real Estate Appraisers who is performing an investigation or testifying at an adjudicatory hearing on behalf of the Department.
- A member of the Board of Real Estate Appraisers who is serving in the capacity of a reviewer while reviewing the work experience of an applicant for licensure.

- An investigator employed by or retained by the Department who is performing an investigation or testifying at an adjudicatory hearing.

**Minnesota:**

The Minnesota Statutes, Sections 82B.021 to 82B.24, address the practice of real estate appraisal in Minnesota. The statutes define “standards of professional practice” to mean the Uniform Standards of Professional Appraisal Practice of the Appraisers Standards Board of The Appraisal Foundation in effect as of January 1, 1991, or other versions of the standards designated by the Commissioner of the Department of Commerce [Minnesota Statutes, Section 82B.021, Subdivision 26].

**Summary of factual data and analytical methodologies:**

The proposed rules were developed, in consultation with the Real Estate Appraisers Board, by reviewing the 2024 edition of USPAP.

**Analysis and supporting documents used to determine effect on small business or in preparation of economic impact analysis:**

The proposed rules will be posted for a period of 14 days to solicit public comment on economic impact, including how the proposed rules may affect businesses, local government units, and individuals.

**Fiscal Estimate and Economic Impact Analysis:**

The Fiscal Estimate and Economic Impact Analysis will be attached upon completion.

**Effect on small business:**

These rules do not have an economic impact on small businesses, as defined in s. 227.114 (1), Stats. The Department’s Regulatory Review Coordinator may be contacted at [Jennifer.Garrett@wisconsin.gov](mailto:Jennifer.Garrett@wisconsin.gov) or (608) 266-2112.

**Agency contact person:**

Jake Pelegrin, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Policy Development, P.O. Box 8366, Madison, Wisconsin 53708-8366; telephone 608-267-0989; email at [DSPSAdminRules@wisconsin.gov](mailto:DSPSAdminRules@wisconsin.gov).

**Place where comments are to be submitted and deadline for submission:**

Comments may be submitted to Jake Pelegrin, Administrative Rules Coordinator, Department of Safety and Professional Services, Division of Policy Development, P.O. Box 8366, Madison, WI 53708-8366, or by email to [DSPSAdminRules@wisconsin.gov](mailto:DSPSAdminRules@wisconsin.gov). Comments must be received at or before the public hearing to be included in the record of rule-making proceedings.

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TEXT OF RULE

SECTION 1. SPS 85.115 is amended to read:

**SPS 85.115 Adoption of standards.** The Uniform Standards of Professional Appraisal Practice, ~~2020-2021~~2024, issued by the Appraisal Standards Board of The Appraisal Foundation, are incorporated by reference into chs. SPS 85 to 87.

SECTION 2. EFFECTIVE DATE. The rules adopted in this order shall take effect on the first day of the month following publication in the Wisconsin Administrative Register, pursuant to s. 227.22 (2) (intro.), Stats.

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(END OF TEXT OF RULE)  
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**Real Estate Appraisers Board**

| <b>Clearinghouse Rule Number</b> | <b>Scope #</b> | <b>Scope Expiration</b> | <b>Code Chapter Affected</b> | <b>Relating clause</b>   | <b>Current Stage</b> | <b>Next Step</b>   |
|----------------------------------|----------------|-------------------------|------------------------------|--|----------------------|--|
|                                  | 072-23         | 4/2/2026                | SPS 85                       | Appraiser Experience Requirements (PAREA)  | Rule Drafting        | Board recommends approval of preliminary rule draft for next steps |
|                                  | 006-24         | 7/22/2026               | SPS 85 to 87                 | Relating to the 2024 version of Uniform Standards of Professional Appraisal Practice (USPAP) | Rule Drafting        | Board recommends approval of preliminary rule draft for next steps |