



Appraisal Institute
of Canada

Institut canadien
des évaluateurs

CASE SUMMARY SPRING-2009-01

Summary of Complaint:

A candidate registered in the non-fee category in the insurance program, issued an appraisal report which was not co-signed by an accredited member of the AIC.

The member became an inactive member of the Appraisal Institute of Canada in 2008 and was subsequently removed from the roster of members for non-payment of dues. The hearing proceeded by written submission without the participation of the inactive member in accordance with AIC Regulation 5.45.2. The Decision is to remain on his file to be considered should he apply for membership in the future.

Summary of Infractions:

The member, prepared and signed an appraisal report which was not co-signed by an accredited member. The member did not cooperate with the investigation and failed to pay membership dues. He was not registered in the Candidate Registry and was registered in the non-fee category in the insurance program. He did not acknowledge his membership in AIC when signing the report in question.

Canadian Uniform Standards of Professional Appraisal Practice (2006 Edition)

- Regulation 5.20.1
- Ethic Rule 4.2.1: It is unethical for a member to knowingly fail to comply with Bylaws, Regulations and Standards, and the Professional Liability Insurance Program, of the Institute.
- Ethics Rule 4.2.2: It is unethical for a member to knowingly engage in conduct that will prejudice his/her professional status, the reputation of the Institute, the appraisal profession, or any other member.
- - Ethics Rule Comment: 4.2.6: It is unethical for a member to claim qualifications, including Continuing Professional Development credits, improperly.
- Ethics Rule Comment: 4.2.7: It is unethical for a member to undertake an assignment lacking the necessary competence.

Summary of Outcome:

The Adjudicating Panel reviewed the known facts and deemed all allegations as proven. The Adjudicating Panel imposed the discipline of Expulsion and a fine of \$10,000.00 payable upon re-instatement. The member shall not be considered for re-instatement of Membership for a period of not less than five (5) years.

Recommendations for Improving Appraisal Practice:

It is recommended that all Candidate members be registered in the Candidate Registry. It is recommended that an appraiser performing appraisal reports for a fee be registered in the fee appraiser category in order to ensure appropriate insurance coverage. When signing a report it is recommended that an appraiser acknowledge his designation and/or association with the AIC.