



Appraisal Institute
of Canada

Institut canadien
des évaluateurs

CASE SUMMARY

Spring-2010-07

Facts:

The complainant forwarded a copy of an appraisal report with an Effective Date of July 16, 2007. The subject of the report was a 157 + acre parcel of land, the highest and best use of which was stated by a former Member, to be “Shoreline Residential Waterfront Development”. The report was prepared and signed by the former member, at the time a CRA.

Issue:

The former member, a CRA, performed an appraisal that fell outside the scope of practice for a CRA designation and was not co-signed by an AACI.

Holding:

After a thorough review of all the evidence, the Adjudicating Committee has decided that the most appropriate discipline to be imposed is a **Censure with publication** on the AIC website.

The Adjudicating Committee has decided a fine in the amount of \$2500.00 is appropriate.

Total costs in the amount of \$1500.00 have been awarded.

All outstanding fines and costs are payable prior to the former Member being re-instated for Membership should he chose to apply for re-instatement.

Reasoning:

The former member, at the time, CRA, performed an appraisal on a development property, which is beyond the scope of a CRA, without obtaining the co-signature of an AACI.

The former member, by not having the appraisal report reviewed and co-signed by an AACI has negated the mandatory AIC insurance coverage requirements and has prepared a report that fails to meet the Appraisal Standards of the Institute. As a result, the former member has not completed the assignment in an ethical manner and has engaged in conduct that prejudices his professional status.

Relevant CUSPAP (2007):

Ethic Standard 4.2.1, 4.2.2, 4.2.3, 4.2.6, and 4.2.7