



Appraisal Institute  
of Canada

Institut canadien  
des évaluateurs

## CASE SUMMARY

**Spring-2010-08**

**Facts:**

The member engaged a non-member to perform the inspection of the subject property.

**Issue:**

The member failed to indicate in the report that there would be no insurance protection under the AIC professional liability insurance program.

**Holding:**

The Adjudicating Committee has decided a Censure with publication on the Institute's website is appropriate. The name of the charged member would not be included in the publication.

The Adjudicating Committee has decided a fine in the amount of \$3,000.00 is appropriate.

No costs have been awarded.

**Reasoning:**

The charged member co-signed a report for a non-member and this fact has not been contested by the charged member. The panel notes that an incorrect Standard number was cited and the Standard Rule relating to the charge wording is 6.2.26. This is believed to be a clerical error and does not impact on the merits of the charge.

The panel agrees that there could potentially be no errors and omissions coverage for the assignment due to the involvement of the non-member.

The charged member knowingly co-signed a report with a non-member and this fact has not been contested by the charged member.

The panel also notes that the charged member submitted a letter to the Advocate dated March 10, 2010 which included a guilty plea.

**Relevant CUSPAP (2008):**

Appraisal Standard 6.2.27

Ethic Standard 4.2.1 and 4.2.2

**Related Claims Prevention Bulletin:**

PP-05- Protecting Yourself from the Errors of Others