



Case Summary: 2022-12

Adjudicating Sub-Committee Hearing Date: June 28 & 29, 2022

General Summary:

File opened: December 13, 2018

This complaint file was reviewed as an issue arising from a withdrawn complaint.

The AACI-designated Member believed that they had an oral agreement with another appraisal firm permitting the Member to issue appraisal reports and correspondence using that firm's name and letterhead. The appraisal firm later contacted the Member to advise them to cease issuing these reports and denied having made this agreement. The Member immediately ceased issuing reports using that firm's name and letterhead.

The Member agreed that relying on an oral agreement and failing to document the agreement in writing fell below the standards expected of a professional appraiser in these circumstances.

The Member further agreed that they should have known at the time that the way the reports were written and the correspondence with clients could be seen to be misleading to the recipients of the reports concerning the nature of the member's relationship with the appraisal firm.

The Member consented to a Reprimand and a fine of \$1,000 as a sanction for this conduct. A Settlement Agreement reached between the Professional Practice Advocate and the Member was submitted to an Adjudicating Sub-Committee Hearing Panel for their consideration and decision.

Complainant Allegations:

None – complaint was withdrawn.

Issues Arising from the Complaint Review:

The Member's actions gave the appearance that they had misrepresented a professional relationship.

Adjudicating Sub-Committee Decision dated October 2, 2022

Agreed Breaches of CUSPAP 2016:

4.1 Preamble

4.1.1 Members of the Institute pledge to conduct themselves in a manner that is not detrimental to the public, the Institute, or the real property appraisal profession. Members' relationships with other Members and the Institute shall portray courtesy and good faith and show respect for the Institute and its procedures

Agreed Discipline:

Section 5.35.1 Reprimand. A Reprimand is a written warning calling the attention of a Member to a breach of the Institute By-Laws, Code of Conduct, Regulations, Policies, or CUSPAP.

Section 5.35.4 Fine. A fine in the amount of \$1,000.

Costs (Section 5.38):

Costs in the amount of \$500 were levied.