



Case Summary: 2023-01

Sanction Consent Agreement Implementation Date: January 20, 2023

General Summary:

File Opened: October 25, 2022

An inquiry to the Appraisal Institute of Canada did not evolve into a formal written complaint. The inquiry included concerns that the Member co-signed an appraisal report with a non-member and failed to include their AIC designation on a report.

The matter was referred to a Counsellor for review to determine if there was conduct that may be deserving of a Sanction that may otherwise not have been submitted to the AIC in accordance with AIC Consolidated Regulation 5.3.1.

The Counsellor determined that there were issues arising from the complaint inquiry and an AIC complaint was opened.

The Complaint review confirmed that the Member had co-signed an Appraisal Report with a non-member and failed to include their CRA designation and Membership status in the Appraisal Report.

Report Details:

Property Type: Residential

Purpose: To estimate market value

Use: division of assets

Certification: signed by: Non-Member Co-signed by: CRA designated member

Complainant Allegations:

The complaint involves the following concerns:

- The AIC Member co-signed the Appraisal Report:
 - with a non-member, and
 - using a designation from another Appraisal Association
- The AIC Member failed to include their CRA designation and Membership status in the Appraisal Report.

Sanction Consent Agreement Terms

Agreed Breaches of CUSPAP 2020:

Ethics Standard Rule 4.2.1: It is unethical for a Member to knowingly fail to comply with Bylaws, Regulations, Standards and the Professional Liability Insurance Program of the Institute.

Ethics Standard Rule 4.2.2: It is unethical for a Member to knowingly engage in conduct that would prejudice his/her professional status, the reputation of the Institute, the appraisal profession, or any other Member.

Ethics Standard Comment 5.4 Qualifications

5.4.1: A Member must identify their designation (CRA or AACI) or Membership status (AIC Candidate Member) wherever their name appears in an CUSPAP Professional Service and related correspondence including Letters of Transmittal, Reliance Letters, Progress Reports and/or email correspondence.

5.4.10 An AACI or CRA Member cannot co-sign a Report with a (n):

5.4.10.vi non-member unless properly registered in AIC'S Quebec Registry or Non-Member Registry.

Agreed Discipline:

1. **Section 5.35.4:** Fine: a fine in the amount of \$1,000, to be paid within thirty days of the date of implementation of the Sanction Consent Agreement.

Costs (Section 5.38):

No costs were levied.