

News From The Director

Nicole Novotny Smith

*Here are a few updates from the Wyoming Real Estate Commission and
Certified Real Estate Appraiser Board!
Best wishes to all of you in 2018!
~ Nicole*

PAPER LICENSES VERSUS DIGITAL LICENSES

We have received a few inquiries at the office concerning the Commission and Board's decision to no longer print and mail paper licenses and certificates. In 2011, Wyoming laws were amended to remove the requirement that paper licenses be displayed in a company office, it is the agency's understanding that this was done to shift agency practices to digital rather than paper. The practice of issuing digital licenses started in 2015, shortly after the agency consolidated license records from two databases, several spreadsheets, and paper files down to one comprehensive system.

The cost of printing and mailing paper licenses for every licensee and company is high, approximately \$8,000 per year (1200 licenses x \$7 each = \$8400). Every license costs about \$7-\$8 in paper, finishing, printing, and postage. These costs do not count the amount of staff time required and the costs related to copier maintenance and materials. In reviewing costs associated with the printing of license and considering future demands for digital licensing over paper, the decision was made to save approximately \$16,000 a biennium and distribute licenses digitally.

Agency staff are currently working on enhancements to the digital license so that it can be easily printable and readable; these changes should be implemented in 2018. The Commission and Board appreciate the cooperation of our licensees as we move into the digital age. If you have questions or concerns, please give our office a call at 307-777-7141.



News From The Director, Continued

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FREE ONLINE CLASS — GET FOUR (4.0) ELECTIVE CREDITS!

Just a reminder that The CE Shop has partnered with the Wyoming Real Estate Commission to provide a Free Online Class:

PROPERTY MANAGEMENT AND TRUST FUNDS IN WYOMING

This class can be completed at your own pace online. It usually costs \$39, however, it will be **FREE** to Wyoming Real Estate Licensees until January 30, 2018!



All you

have to do is visit www.theceshop.com and search for the class: "Property Management and Trust Funds in Wyoming." Once you find the class and add it to your cart, you can pay for it by using this special code:



WREC17



News From The Director, Continued

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Amended Real Estate Commission Rules in 2018

In 2017, the Commission conducted a review of rules as changes to law became effective on July 1st. Senate Enrolled Act 0075, adopted in 2017, changed the license term “Salesman” to “Salesperson” and permitted Responsible Brokers to supervise more than one (1) real estate company. The legislation also included updates regarding disclosures and the refusal of a buyer or seller to sign a disclosure. These legislative changes, the modification of fees including public records requests, and updates reflecting agency practices and protocols, are encompassed in the proposed rule changes filed with the Secretary of State. Rule drafts will be shared with every real estate licensee via email once the public comment period opens on January 2, 2018. Public comments on the proposed real estate rule changes will be accepted through February 16, 2018. Rule changes are not effective until the Governor signs off on the rules as circulated and reviewed. Proposed rule changes can be viewed at: <http://realestate.wyo.gov/real-estate-professionals/rules-and-regulations>

Amended Appraiser Board Rules in 2018

The Certified Real Estate Appraiser Board will also promulgate a few rule changes in 2018. Changes to rules are currently under review by the agency’s attorney and will be filed with the Secretary of State’s Office in January 2018. The changes requested by the Board involve striking the requirement that the most current version of USPAP be taken by April 1 of every year. Other changes to the rule drafts include the addition of the ASC fee for AMC regulation, the adoption of the State of Wyoming’s fees for public records requests, and the formal adoption of the 2018-2019 version of USPAP. Rule changes are not effective until the Governor signs off on the rules as circulated and reviewed. Proposed rule changes, when available for comment, will be distributed to all Wyoming certified appraisers and registered AMCS. They can be viewed at: <http://realestate.wyo.gov/appraisers-and-amcs/rules-and-regulations>



Real Estate Discipline

Ms. Janet R. Reinhart, Salesman, License #10423, Casper Real Estate Today, LLC, Casper, Wyoming, was censured as follows:

Respondent shall be placed on probation for nine (9) months from the effective date of this agreement. Respondent shall complete Commission Approved eight (8) hour “Agency and Contracts” course in person. Probation shall end once Commission receives a completed course certificate. Course hours will not be credited toward renewal education requirements. Cost of course shall be the responsibility of and paid personally by Respondent. Such disciplinary action shall be published in the Wyoming Real Estate Review.

Ms. Janet R. Reinhart violated the following statutes:

W.S. 33-28-305(b)(ii)(E)

Mr. Stephen I. Pence, current Responsible Broker, former Salesman’s License #13102, Re/Max Quality Real Estate, Laramie, Wyoming, was censured as follows:

Respondent shall be placed on probation for nine (9) months from the effective date of this agreement. Respondent shall complete the Commission Approved eight (8) hour “Agency and Contracts” course in person. Probation shall end once the Commission receives a completed course certificate. Course hours will not be credited toward renewal education requirements. Cost of course shall be the responsibility of and paid personally by Respondent. Such disciplinary action shall be published in the Wyoming Real Estate Review.

Mr. Stephen I. Pence violated the following statutes and/or rules:

W.S. 33-28-111 (a)(iii) and (xxviii)

W.S. 33-28-306

Commission Rule and Regulation, Chapter 6, Section 1, (a)(xi)



Appraiser Discipline

NONE



IT'S ALL ABOUT THE NUMBERS

LICENSE NUMBERS AS OF DECEMBER 15, 2017

REAL ESTATE

Salesman	1328
Associate Broker	694
Responsible Broker	618
Inactive	525
Firms	580

LICENSE NUMBERS AS OF DECEMBER 15, 2017

APPRAISER

CERTIFIED GENERAL - 193
CERTIFIED RESIDENTIAL - 136
CERTIFIED TRAINEES - 25
APPRAISAL MANAGEMENT COMPANIES
94

Commission, Board, and Staff

Commission Members

Matthew Mead, Governor
Randall Hall, Casper, Chair
Debbie Gibbs, Rock Springs, Vice Chair
Irma Kerns, Gillette
Rob Pfister, Buffalo
Kim Sutherland, Cheyenne

Staff Members

Nicole Novotny Smith, Executive Director
Rosann David, Business Coordinator
Kamron Ritter, Senior Investigator
BJ Jibben, Licensing Specialist
LeAnne Dingman, Paralegal

Appraiser Board Members

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