

# Real Estate Review

Wyoming Real Estate Commission and Certified Real Estate Appraiser Board

Volume 2015-1

March 2015



## State of Wyoming

### REAL ESTATE COMMISSION RULES FINAL NOTICE

Notice is hereby given, per W.S. 16-3-101, that the Wyoming Real Estate Commission intends to amend all chapters of the Commission's administrative rules for real estate licensees.

An official Statement of Reason and drafts of proposed rule changes may be viewed at the Office of the Wyoming Real Estate Commission during regular business hours, or, via web site at <https://sites.google.com/a/wyo.gov/rec/real-estate-professionals/rules-and-regulations>. Interested persons may submit written comments on the rules any time on or before 5:00 PM (MST) March 25, 2015, to the Real Estate Commission, 2020 Carey Avenue, Suite 702, Cheyenne, Wyoming 82002-0180. A public hearing shall be scheduled on the rules if requested, pursuant to W.S. 16-3-103(a)(ii). For questions, please call 307-777-7141.



#### INSIDE THIS ISSUE

- DIRECTOR'S UPDATE
- DISCIPLINE
- CANCELED REAL ESTATE BROKER AND SALESMAN LICENSES.
- DRAWING WINNER
- WORD FROM THE INVESTIGATOR
- MEETING DATES

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#### LICENSE NUMBERS OCTOBER 1, 2014

##### REAL ESTATE

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SALESPERSON – 1099

ASSOCIATE BROKER – 726

RESPONSIBLE BROKER – 684

INACTIVE – 1089

FIRM – 507

##### APPRAISER

\*\*\*\*\*

CERTIFIED GENERAL – 236

CERTIFIED RESIDENTIAL – 139

**Appraisal Management  
Companies**

\*\*\*\*\*

92

#### LICENSE NUMBERS AS OF MARCH 1, 2015

##### REAL ESTATE

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SALESPERSON – 1171

ASSOCIATE BROKER – 762

RESPONSIBLE BROKER – 697

INACTIVE – 438

FIRM – 525

##### APPRAISER

\*\*\*\*\*

CERTIFIED GENERAL – 242

CERTIFIED RESIDENTIAL – 145

**Appraisal Management  
Companies**

\*\*\*\*\*

99

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## **DIRECTOR'S UPDATE**

### **Director's Report**

Greetings from the Real Estate Commission office in Cheyenne! Here are a few important updates!

Hello Real Estate Licensees and Certified Appraisers! Thanks for reading through this newsletter and staying informed on important topics concerning the Commission and Board.

### **Certified Real Estate Appraiser Board Rules**

The formal public comment period for the amended rules of the Certified Real Estate Appraiser Board ended on February 2, 2015. Comments received did not require a public hearing and were forwarded to the Legislative Service Office and the Governor's Office for official adoption. Once these rules are official, they will be emailed and posted on our agency's web site. To view the new rules, please visit: <https://sites.google.com/a/wyo.gov/rec/appraisers-and-amcs/rules-and-regulations>

### **Real Estate Rules Update—Education**

In reviewing the proposed changes to rules for the Real Estate Commission, you'll notice that there are significant changes to the creation and approval of required courses for licensing. The Commission aims to embrace the new processes outlined in rule in 2016, with hopes that these changes keep required courses fresh, new and relevant to the Wyoming real estate industry. In 2015, the Commission will hold some planning sessions to help guide execution of the new education approval processes, if you are interested in being a part of these planning sessions or would like to contribute comments, please notify me of your interest at [nicole.novotnysmith@wyo.gov](mailto:nicole.novotnysmith@wyo.gov).

### **RFPs for Testing and E&O**

Per State of Wyoming Procurement rules, the Commission and Appraiser Board will need to issue Requests for Proposal through the State of Wyoming Department of Administration and Information to request bids from national testing providers and insurance providers. Currently, the Commission and Board have agreements with AMP for testing services and Williams Underwriting Group for Errors and Omissions Insurance. The RFP process allows other interested companies to come forward and be considered for this work. These RFPs will be advertised through the Department of Administration and Information and circulated to companies that have already expressed interest in submitting a bid/proposal. Ideally, contracts will be awarded on or before July 1, 2015. If you have questions concerning the RFP process, please contact the Commission office.

### **Office Move**

In January, the Commission was informed that it would need to move its office to a new space sometime in 2015. The renovations to the Wyoming State Capitol Building are requiring all agencies housed in the Capitol to find alternate office space for the next two or three years. In order to move some of those agencies to this office building and make efficient use of the space in our office building, our small office will need to relocate. At this juncture, we do not know where our new home will be, but as soon as we know, everyone will be informed of the new address and timelines for the move.

As always, if there is anything the Commission or Board can do to assist you, please let us know! Take care!

**WINNER OF 2014 EARLY BIRD RENEWAL DRAWING!**

# Congratulations!!!



Jerry Asmus of Torrington, WY renewed his real estate license online last October and was the winner of our Kindle Fire Giveaway! After receiving the Kindle, Jerry send us this note:

*“Thank you for the Kindle Fire. It is being hogged by my wife, Julene; she is pretty excited that I won the contest. I am also excited to use it. Thank you very much.”*

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## **CANCELED REAL ESTATE LICENSES**

<b>Name, City, Type of License</b>	<b>S=Salesman</b>	<b>A=Associate Broker</b>	<b>R=Responsible Broker</b>
Cynthia	Hazy	Burns	S
Edwin	Brow	Casper	R
Brice	Carpenter	Casper	R
Douglas	Forsberg	Casper	S
Jim	Hawks	Casper	A
Ashley	Hill-Frederick	Casper	S
Allen	McKenzie	Casper	S
Francis	McVay	Casper	R
Timothy	Ray	Casper	S
Michael	Reid	Casper	S
David	Samuelson	Casper	S
Margaret	Scott	Casper	S
Jane	Slee	Casper	S
Monica	Worley	Casper	S
Scot	Sengelman	Centennial	R
Jacqueline	Brungardt	Cheyenne	A
Tonjah	Andrews	Cheyenne	S
Beth	Boreczky	Cheyenne	S
Leola	Carroccia	Cheyenne	A
Thomas	Cole	Cheyenne	A
Anthony	Erpelding	Cheyenne	A
Robert	Fintus	Cheyenne	S
John	Foley	Cheyenne	S
Daniel	Garza	Cheyenne	S
Lorraine	Grigsby	Cheyenne	S
Colleen	Hill	Cheyenne	S
John	Jeffords	Cheyenne	A
Candace	Karg	Cheyenne	S
Kathleen	Kelley	Cheyenne	S
Rebecca	McClure	Cheyenne	S
Justin	McCurdy	Cheyenne	S
Ashley	Nash	Cheyenne	S
Ronald	Pulse	Cheyenne	S
Emily	Reisdorfer	Cheyenne	S
John	Roberts	Cheyenne	S
Barbara	Short	Cheyenne	A
Beth	Smart	Cheyenne	S
Ethan	Stevens	Cheyenne	S

## CANCELED REAL ESTATE LICENSES

Name, City, Type of License      S=Salesman      A=Associate Broker      R=Responsible Broker

David	Streyle	Cheyenne	A
Camelia	Tolar	Cheyenne	S
Bradford	Verosky	Cheyenne	S
Lauren	Walden	Cheyenne	S
Deborah	Walker	Cheyenne	S
Rhonda	Cortez	Cody	A
Pamela	Feeley	Cody	S
Patricia	McElroy	Cody	S
Thomas	Nave	Cody	R
D	Reese	Cody	S
Constance	Schmidt	Cody	S
Nancy	Mahon	Dayton	S
Chera-Mia	Bailey	Douglas	A
Gene	Pexton	Douglas	S
Katie	Pierce	Douglas	S
Ana	Blake	Gillette	S
Amy	Cunningham	Gillette	R
Lashawn	Foulkes	Gillette	A
Toni	Friedly	Gillette	S
Tara	Graham	Gillette	S
Heather	Gulley	Gillette	S
Robert	Johnson	Gillette	S
Jaime	Kinnear	Gillette	S
Linda	Mann	Gillette	S
Laine	Mitchell	Gillette	S
Kristy	Mollman	Gillette	S
Sherry	Okray	Gillette	A
Alicia	Perry	Gillette	S
Melinda	Reum	Gillette	S
Tammy	Schafer	Gillette	A
Trudi	Wilson	Gillette	S
Zane	Worman	Gillette	R
Ruth	Wunder	Gillette	S
Goldie	Yahnel	Gillette	S
Kent	Allen	Glendo	A
David	Graves	Glendo	A
Diana	Zwalsh-Dorr	Glenrock	R
Maria	Davis	Green River	S

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## Wyoming Real Estate Commission and Certified Real Estate Appraiser Board

### CANCELED REAL ESTATE LICENSES

Name, City, Type of License				S=Salesman	A=Associate Broker	R=Responsible Broker	
Michael	Reed	Green River	S	Barbara	Potter	Mills	S
Catherine	Scheer	Green River	S	Katey	Critel	Moorcroft	S
Deone	Wright	Green River	S	Analisa	Eversull	Pinedale	A
Arlene	Morgan	Guernsey	S	Susan	Hanson	Pinedale	A
Mark	Bradley	Jackson	S	Douglas	Robbins	Pinedale	S
Weston	Brown	Jackson	S	James	Rogers	Pinedale	A
Patricia	Davies	Jackson	S	Sherry	Taylor	Pinedale	S
Anne	Fish	Jackson	S	Corrinda	Davis	Powell	S
John	Fixter	Jackson	A	Hal	Dicks	Powell	A
William	Garson	Jackson	S	Pam	Werner	Recluse	R
Kathleen	Guerrieri	Jackson	S	Ella	French	Riverton	S
Brandon	Harrison	Jackson	S	Troi	Larsen	Riverton	S
Sue	Hoffman	Jackson	S	Debra	Steinaker	Rock Springs	A
James	Knoke	Jackson	S	Stephanie	Jasperson	Rock Springs	S
Frances	McNally	Jackson	A	Charlotte	Parker	Rock Springs	S
Geoffrey	Montgomery	Jackson	S	Karla	Wright-Farnsworth	Rock Springs	S
Jeffrey	Prince	Jackson	S	Mark	Gaines	Saratoga	S
Kenton	Sawdy	Jackson	S	Noelle	LaDuke	Saratoga	S
Tricia	Simmons	Jackson	S	Daniel	Pont	Saratoga	S
Glenn	Simon	Jackson	S	William	Heide	Sheridan	A
Dean	Stayner	Jackson	S	Spencer	Wiley	Sheridan	A
Patrick	Thornberry	Jackson	S	Debra	Brown	Sheridan	S
Brian	Van Curen	Jackson	A	Kathy	Coleman	Sheridan	S
Bonnie	Voorhees	Jackson	S	Debora	Lydic	Sheridan	S
Silena	Wheeldon	Jackson	S	Saralee	Voss	Sheridan	S
Dennis	Hacklin	Labarge	R	Bruce	Zimmerschied	Sheridan	S
Karla	Connell	Lander	S	John	Heath	Sheridan	R
Valerie	Hammack	Lander	A			Star Valley	
Gary	Banbury	Laramie	S	Sheldon	Kendall	Ranch	A
Myrtle	Gashler	Laramie	S	Mary	Johnson	Story	A
Isaac	Gordon	Laramie	S	Jo	Elliott	Story	S
Eric	Hill	Laramie	S	Kathy	Loveland	Sundance	A
Donald	Johnson	Laramie	A	Thomas	Pridgeon	Sundance	S
Jeanene	Johnson	Laramie	S	Michael	Morrissey	Teton Village	S
Caitlin	Murphy	Laramie	S	Ruth	Peters	Teton Village	S
Brendan	Murphy	Laramie	R				
Janet	Overman	Laramie	A				
John	Hoffman	Lovell	A				
Jeff	Meier	Lusk	S				

## CANCELED REAL ESTATE LICENSES

**Name, City, Type of License      S=Salesman      A=Associate Broker      R=Responsible Broker**

Katherine	Johnson	Thayne	A
Emmett	Mavy	Thayne	A
Shane	McGuire	Torrington	A
Patricia	Hollingsworth	Wheatland	A
Lee	Alley	Wheatland	S
Dan	Artery	Wheatland	S
Robert	Wittman	Wheatland	R
Bettie	Pomeroy	Wilson	A
William	Wagenseil	Wilson	A
Heide	Arguelles	Wilson	S
Jessica	Bender	Wilson	S
David	Jaquith	Wilson	S
Hunter	Wood	Wilson	S
Kerr	Sullivan	Worland	A
Bruce	Lindsey	Worland	S

### OUT OF STATE

Bruce	Scheopner	Chadron	NE	
Michael	Landreth	Eagle	CO	A
Kevin	Ross	MCGrew	NE	R
Wilfred	Carrier	Mesquite	NV	A
Mary	Erickson	Mesquite	NV	A
Clyde	Booth	Miami	OK	S
Lawrence	Smith	Missouri City	TX	S
Pamela	Jackson	Montpelier	ID	S
Evan	Skinner	Montpelier	ID	S
Melanie	McLaurin	Murrells Inlet	SC	S
James	Brophy	Niland	CO	R
Anthony	Hale	Preston	ID	S
Tamala	Stevens	Red Lodge	MT	R
Theresa	Brown	Rexburg	ID	R
Kraig	Erickson	Salt Lake City	UT	S
William	D'Evelyn	Salt Lake City	UT	R
Monica	Barr	Alpine	CO	A
Cynthia	Devos	Alpine	CO	S
Julie	Luchetta	Alpine	FL	S
Donald	Wooden	Alpine	ID	A

### OUT OF STATE—CONTINUED

Carol	Sparks	Basin	ID	S
Melvin	Eaton	Belle Fourche	ID	S
Shannon	Burgad	Beulah	ID	S
Betty	Fear	Big Piney	MT	A
Jody	Fear	Big Piney	MT	S
James	Toth	Bozeman	NE	S
Ashlea	Bassett	Buffalo	OR	S
Jerry	Kaufmann	Buffalo	SD	S
Amanda	Mader	Buffalo	SD	S
Elizabeth	Payne	Buffalo	TX	S
Valerie	Spanos	Buffalo	WA	S
Lionel	Largmann	Sanford	FL	R
Bethany	Rogahn	Selah	WA	S
Jim	Alcorn	Spearfish	SD	R
Randy	Batton	St Anthony	ID	S
Mary	Jones	St. Xavier	MT	S
Stephen	Shepro	Tetonia	ID	S
Cori	Dahl	Victor	ID	S
Kristine	Headrick	Victor	ID	S
Micah	Copeland	West Linn	OR	S
Darren	Reed	Whitney	TX	R



## WORD FROM THE INVESTIGATOR

Since the last newsletter, three issues have come to the Commission's attention that you may need to address in your real estate business.

### **Topic #1 – Municipal Ordinances**

The first issue concerns both real estate agents and appraisers. Across Wyoming some municipalities require real estate agents and appraisers to obtain a business license before conducting any real estate activity and/or offering appraisal services within their town or city limits. The local business license is usually granted for the term of one year and may be required, even if your place of business (brokerage/appraisal office) is not within that town or city. Responsible Brokers and Certified Appraisers can contact their local clerk's office to determine if a municipal business license is required. Remember, the violation of a town or city ordinance could result in a violation of the Real Estate License Act or the Certified Real Estate Appraiser Act, thus requiring a formal investigation (formal citations are referenced below). Please do your best to be informed of town and city laws when you are practicing.

#### **Real Estate Licensees**

##### **Commission Rules and Regulation**

**CHAPTER 6, Section 1. (a) (iv) "Violation or assisting in the violation of local, state or federal law or regulation;"**

#### **Certified Appraisers**

##### **Board Rules and Regulations**

**CHAPTER 4, USPAP, ETHICS RULE, Conduct: "An appraiser: must not engage in criminal conduct;"**

### **Topic #2 – Funds Holder Agreements**

The next issue involves Responsible Brokers. It has come to the Commission's attention that some Funds Holders (Title Companies) may be holding funds (Earnest Money, any funds of another), received from Responsible Brokers, in a financial institution outside the state of Wyoming. Responsible Brokers, it is your responsibility to verify where the Funds Holder is holding your monies. If the funds are being held outside the State of Wyoming, then all persons (Buyer/Seller), that have an interest in the funds, must agree in writing. As required by:

**W.S. 33-28-122. Responsible broker's trust accounts;**

**(a) Every responsible broker licensed in this state shall:**

**(i) Maintain a separate account in a financial institution in this state designated as a trust or escrow account in which all down payments, earnest money deposits, advance listing fees or other trust funds received by him, his associate brokers or his salesmen on behalf of a principal or any other person shall be deposited unless all persons having an interest in the funds have agreed otherwise in writing. The account shall permit immediate withdrawal of the funds deposited therein. In lieu of maintaining a trust or escrow account under this paragraph, a responsible broker may use a funds holder;**



## WORD FROM THE INVESTIGATOR (CONTINUED)

The Commission will be posting and distributing a new “sample” Funds Holder agreement on its website and via email in the near future. Please visit with your Funds Holder and make the necessary changes.

### Topic #3 – E&O Insurance

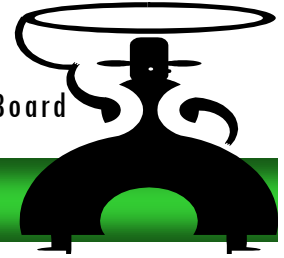
The last issue should be very concerning to Responsible Brokers as well as to all Real Estate Licensee. This issue involves your Errors and Omission Insurance (E&O) and your coverage for the sale of personal property only, which means the transaction does not include Real Estate and or Real Property. For example, the transaction could be a trailer house with no lease space just the trailer or a Business, which does not include lease space or Real Estate. This can be addressed by contacting your E&O provider to determine if you are covered for transactions which do not involve Real Estate or Real Property.

Thank you!

Kamron J. Ritter  
Lead Investigator  
Wyoming Real Estate Commission

## UPCOMING COMMISSION AND BOARD MEETINGS

Commission Meetings	Board Meetings	Upcoming Conferences
<p>April 23, 2015 - Teleconference</p> <p>June 18, 2015 - TBD</p> <p>September 18, 2015 In person, Cheyenne (Day after WAR Convention)</p> <p>December 10, 2015 Teleconference</p>	<p>April 22, 2-15 - Teleconference</p> <p>July 9, 2015 In Person, Cheyenne</p> <p>September - TBD Pending ASC Audit Cheyenne</p> <p>December 17 - Teleconference</p>	<p>April 14-17, 2015 ARELLO Mid Year Conference- Albuquerque, NM</p> <p>April 30-May 5, 2015 AARO Conference—Nashville, TN</p> <p>September 9-14, 2015 ARELLO Conference— Washington, DC</p> <p>October 15-19, 2015 AARO Conference—Washington, DC</p>



**DISCIPLINE**

**REAL ESTATE LICENSEES**

**NONE**

**CERTIFIED APPRAISERS**

**NONE**

**Staff Members**

**Commission Members**

Ray Elser, Jackson-Chair  
Landis Benson, Worland  
Linda Foster, Sundance  
Randall Hall, Casper  
Kim Sutherland, Cheyenne

**Staff Members**

The Honorable Matthew H. Mead,  
Governor  
Nicole Novotny Smith  
Executive Director  
Rosann David, Business Coordinator  
& Licensing Specialist  
Kamron Ritter, Investigator  
BJ Jibben Licensing Specialist  
LeAnne Dingman, Paralegal/Office  
Support Specialist

**Board Members**

John Sherman, Cheyenne -  
Chair  
Marlon Schlup, Douglas -  
Vice Chair  
James Hursh, Riverton  
Kim Frome, Grover  
Jeanne Tomb, Casper  
Wayne Voss, Worland

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