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STATE OF NEW JERSEY  
DEPARTMENT OF LAW & PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY STATE  
REAL ESTATE APPRAISER BOARD

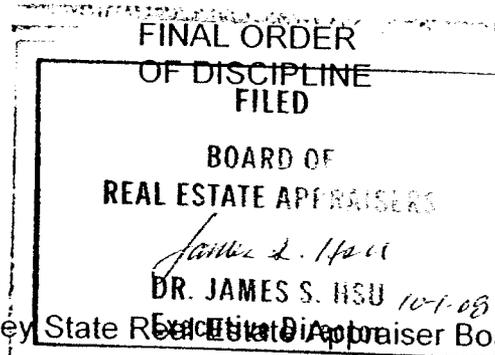
IN THE MATTER OF THE  
LICENSE OF

BARBARA GRIFFIN  
RG 00038300

TO ENGAGE IN REAL ESTATE  
APPRAISING IN THE  
STATE OF NEW JERSEY

Administrative Action

COPY



This matter was opened to the New Jersey State Real Estate Appraiser Board ("the Board") upon receipt of information which the Board has reviewed and on which the following findings of fact and conclusions of law are made:

FINDINGS OF FACT

1. Respondent is a certified general real estate appraiser in the State of New Jersey, and has been a licensee of the Board at all times relevant hereto.
2. On or about February 11, 2008, the Board conducted a continuing education audit, asking a random sampling of its licensees for documentation of having completed the continuing education requirements set forth in N.J.A.C. 13:40A-5.3 and N.J.A.C. 13:40A-5.4 for the 2006-2007 licensing period. The request for information was sent by regular mail to licensees at their address of record.
3. Respondent replied to the audit, indicating that she had only completed ten (24) credit hours of continuing education courses during the 2006-2007 licensing

period, because of an oversight.

4. Respondent certified upon respondent's renewal application for the 2008-2009 licensure renewal period that respondent had completed the continuing education requirements during the previous biennial renewal period.

5. Respondent is required pursuant to N.J.A.C. 13:40A-5.3, -5.4 to have completed the equivalent of fourteen (14) classroom hours of instruction for each year during the period preceding renewal. The continuing education completed must include a seven hour USPAP course, or its equivalent.

6. The Real Property Appraiser Qualification Criteria, issued by the Appraiser Qualifications Board of the Appraisal Foundation, do not recognize any reason apart from military service or inactive status as a justifiable reason for failure to timely complete continuing education requirements.

7. Respondent still has not demonstrated successful completion of the requisite 28 credit hours of continuing education required for the 2006-2007 licensing period.

#### CONCLUSIONS OF LAW

1. Respondent's failure to timely complete continuing education requirements constitutes a violation of N.J.A.C. 13:40A-5.3, -5.4, subjecting respondent to sanctions pursuant to N.J.S.A. 45:1-21(e) and (h).

2. Respondent's certification on her renewal form that she had successfully completed the 2006-2007 continuing education requirements constitutes misrepresentation, in violation of N.J.S.A. 45:1-21(b).

Based on the foregoing findings and conclusions, a Provisional Order of

Discipline was entered on July 18, 2008, provisionally suspending respondent's appraising license, imposing a public reprimand, and a civil penalty in the amount of \$500.00. A copy of the Order was forwarded to respondent by certified and regular mail at her address of record. The Provisional Order was subject to finalization by the Board at 5:00 p.m. on the 30<sup>th</sup> business day following entry unless respondent requested a modification or dismissal of the stated Findings of Fact or Conclusions of Law by submitting a written request for modification or dismissal setting forth in writing any and all reasons why said findings and conclusions should be modified or dismissed and submitting any and all documents or other written evidence supporting respondent's request for consideration and reasons therefor.

Respondent replied to the Order, furnishing payment of the \$500.00 civil penalty imposed by the Provisional Order, and furnishing proof of belated completion of six hours of continuing education. The Board considered this matter, and determined that further proceedings were not necessary, inasmuch as no material discrepancies had been raised, and that the Provisional Order should be made final. Inasmuch as respondent had demonstrated completion of the 2006-2007 continuing education requirement in full, suspension of respondent's appraisal license was no longer applicable.

ACCORDINGLY, IT IS on this 1<sup>st</sup> day of October, 2008,

ORDERED that:

1. The provisional suspension imposed by the Provisional Order filed on July 18, 2008 is hereby rescinded, without having taken effect, inasmuch as respondent has demonstrated successful completion of her 2006-2007 continuing education

requirement. Respondent's appraising license remains in good standing.

2. A public reprimand is hereby imposed upon respondent for her violation of N.J.S.A. 45:1-21(b), (e) and (h).

3. A civil penalty in the amount of \$500.00 is hereby imposed upon respondent. Inasmuch as respondent has already furnished payment of this amount, respondent need take no action with respect to this paragraph.

NEW JERSEY STATE  
REAL ESTATE APPRAISER BOARD

*Cheryle A. Randolph-Sharpe*

Cheryle Randolph-Sharpe  
Board President