

GREATER ST. LOUIS CHAPTER NEWSLETTER



Greater St. Louis Chapter

APRIL 2025

Dear Chapter Members,

We're off to a strong start in 2025, and I want to thank everyone who participated in our recent Advanced Concepts & Case Studies course taught by Rick Carlile. The turnout was excellent with 23 students locally and across the country. The feedback has been overwhelmingly positive. It is a reminder that when we bring high-quality education to our region, our local members show up ready to engage, and for out-of-towners, St. Louis is a great place to visit! Courses like this not only sharpen our skills but also reinforce the value of learning alongside peers who are serious about the profession.



Locally, we're working to strengthen the chapter and expand involvement. The Greater St. Louis Chapter is currently looking for volunteers to help lead that effort. Open roles include Secretary (an Officer position), Directors, a potential partial-term Director (to fill a vacancy if one of our current Directors moves into an Officer role), Committee Chairs, and Committee Members. Per Regulation 8, Designated Members, Candidates for Designation, and Associate Members are eligible to serve in any of these positions. If you've ever thought about getting more involved, now is the time. The work isn't overwhelming, and it gives you a real voice in the direction of our chapter and profession. Applications are due by end of day Thursday, May 1.

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Our first social event of the year is coming up soon. Join us on Tuesday, April 15, at Top Golf in Chesterfield for a chapter membership meeting and a relaxed chance to reconnect with your peers. The event kicks off at 5:00 PM. It's \$25 to attend, and it'll be a good time—no presentations, just networking and a little friendly competition. You can register through the Appraisal Institute website or reach out to Sarah Walsh with questions.

We also have a strong slate of education offerings ahead with the General Appraiser Sales Comparison Approach course on May 5, followed by the Impact of Short-Term Rentals on Real Property Valuation on May 23. Then on June 18, we'll host a virtual offering of Protecting Yourself, Volumes 1 and 2, along with our next chapter membership meeting. These programs are a good opportunity to stay sharp, fulfill licensing requirements, and continue building your skill set.

This chapter strengthens when people step up, stay involved, and keep learning. Whether that means volunteering, attending a course, or showing up to a social event, I encourage you to plug in. Don't hesitate to reach out if you have feedback, questions, or concerns. I appreciate your commitment to the profession, and I look forward to seeing you soon.

Sincerely,

Bradley J. Schopp, MAI
President, Greater St. Louis Chapter
Appraisal Institute



2025 Leadership of the Greater St. Louis Chapter

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Executive Committee

Brad Schopp, MAI
President

John M. Karnes, MAI, SRA, AI-GRS
Vice President

Scott Dixon, Associate Member
Treasurer

Kelly Powell, Candidate for Designation
Secretary

Board Of Directors

John Bader, SRA - Board Member
Drew Finke, SRA - Board Member
Jeffrey Johnson, MAI - Board Member
Douglas Potts, MAI, AI-GRS - Board Member
Kate Spencer, MAI - Board Member
Megan Wood, MAI - Board Member
Robert Voyles, MAI - Immediate Past President

Alternate Region Rep

Christopher G. Powell, MAI, AI-GRS

Congratulations to our Members

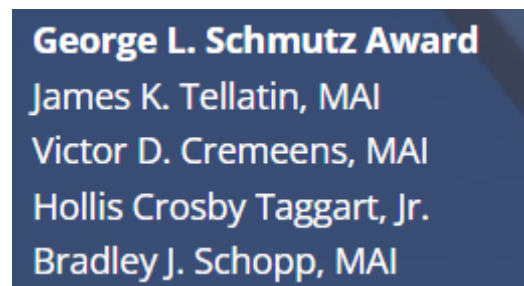
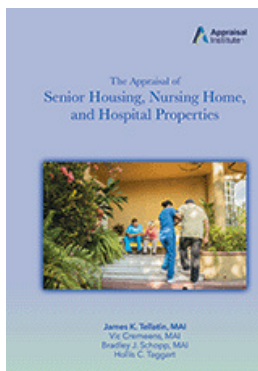


Education and Relief Foundation

Congratulations to a local team from St. Louis who authored this textbook on Healthcare & Senior Housing

The George L. Schmutz Award was established in 1959 by the American Institute of Real Estate Appraisers “to recognize an outstanding technical manuscript or publication on real estate valuation regardless of the author’s occupation, affiliation or publisher.”

The award recipient is recommended by the Appraisal Institute Publications Review Panel to the AIERF Directors for approval.



Get to know AIERF

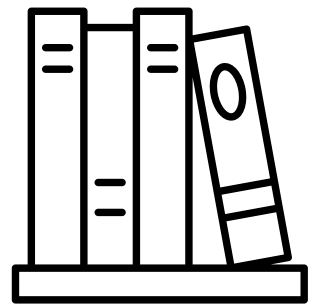
The Appraisal Institute Education and Relief Foundation (AIERF) was born out of the 2018 union of the AI Education Trust and AI Relief Foundation in order to most effectively and efficiently serve real estate appraisal professionals now and into the future.

For more than 50 years, the Appraisal Institute Education Trust (AIET) fostered the advancement of the real estate appraisal profession and played a critical role in supporting valuation education. AIET supported a vast range of initiatives, from world-renowned resources such as the Y.T. and Louise Lee Lum Library, to programs that will help secure the future of the valuation industry, including research grants and scholarships.

Since the formation of the Appraisal Institute Relief Foundation (AIRF) following the 2005 Gulf Coast hurricanes, more than \$300,000 in emergency financial assistance has been provided to appraisers and other individuals in need.

Looking to the future, the AI Education and Relief Foundation will continue to seek opportunities to support and promote the profession of real estate valuation and the individuals who comprise the profession.

For more information, contact AIERF at 312-335-4133 or aierf@appraisalinstitute.org.



The AIERF provides scholarships to members looking to further their education to receive their designation or become certified

In 2005, the AI Relief Foundation was formed out of concerns many AI professionals were expressing soon after Gulf Coast hurricanes as to how they could help their colleagues. Today, the AI Education and Relief Foundation stands ready to provide emergency financial assistance to our colleagues in need.

With its extensive collection of books, journals and other resources and growing database connections, the Lum Library provides support for the research needs of all Appraisal Institute members, as well as the profession at large.

Upcoming Education and Events



Greater
St. Louis Chapter

April 15

Chapter Membership Meeting
and Social

Top Golf - Chesterfield
5 pm

May 5-8

General Appraiser Sales Comparison Approach
St. Louis Association of Realtors

May 23

Impact of Short-term Rentals (on Real Property Valuation)
St. Louis Association of Realtors

Surrounding Chapters

Iowa Chapter

April 14

Valuation Overview of Accessory
Dwelling Units
In-person or Synchronous

Chicago Chapter

April 17

Fundamentals of Appraising
Affordable Housing
Rockford, IL

April 24-25

Real Estate Finance, Statistics, and
Valuation Modeling
Rockford, IL

May 1

Sexual Harassment Prevention
Training
(needed for IL license renewal)
Synchronous

Search Online Education from
the Appraisal Institute

SEARCH TODAY



Highlights from the week 11 Capital Report

License Reciprocity Waivers

The Senate took up and dedicated floor time Monday to debate SB 61, sponsored by Senator Ben Brown (R-Washington). The bill provides that any person with at least 3 years of work experience in an occupation or profession in another state that does not use a license to regulate that occupation or profession may submit an application for licensure in Missouri. Additionally, the relevant oversight body shall require applicants to take a profession-specific exam. If a license is issued, it shall be a one-time, non-renewable temporary license for two years. Finally, upon the temporary license expiring, the person shall be required to apply for a permanent license. During debate, the sponsor offered a floor substitute to modify the title to "reciprocity for professional licensing," modified provisions relating to profession-specific examinations, and included HB 946, which creates a waiver for resident spouses of Missouri law enforcement officers. Senator Tracy McCreery (D-Olivette) then amended the bill to include SB 431, which modifies the requirements for licensure as a speech pathologist or audiologist by providing for completion of a clinical fellowship under the direct supervision of a licensed speech-language pathologist in good standing, rather than under the direct supervision of a person licensed by the state of Missouri in the profession in which the applicant seeks to be licensed. Senator Stephen Webber (D-Columbia) also amended the bill to include the "Money Transmission Modernization Act of 2024" (MTMA) which replaces existing money transmission laws and ensures that states coordinate in areas of regulation and licensing to eliminate unnecessary regulatory burden, protect the public from financial crime, and protect customer funds. Finally, Senator Sandy Crawford (R-Buffalo) amended the bill to include SB 292, which modifies provisions of rulemaking authority for pharmacy services within hospitals and attempts to streamline the process for licensure for physicians. Once modified, the Senate provided its first of two necessary approval votes. On Thursday, the bill was revisited and, after no further debate, the Senate Third Read and Passed the bill by a 28-1 vote. The bill now will be sent to the House for further consideration.

Taxation – Short-Term Rentals

The Senate Committee on Local Government, Elections and Pensions convened Monday afternoon for a public hearing on HB 1086, sponsored by Representative Chris Brown (R-Kansas City). The bill seeks to simplify taxing on short-term rentals. The bill requires that when a single family home is leased, in whole or in part, for thirty consecutive days or less, such a home will not be considered "transient housing". The sponsor's intent with the legislation is to ensure consistency across the state with short-term rentals by ensuring assessors may not modify residential properties to commercial properties. Supporting testimony was presented by a retired veteran who stated Airbnb and VRBO allow him to make ends meet and increases in insurance and fees leave little in the way of profit. Additional supporting testimony was provided by private citizens. Opposing testimony was presented by the Missouri Hotel and Lodging Association who stated this legislation is aimed at those who rent out properties of which they never reside and this levels the playing field. Informational testimony was presented by several private citizens.

For the full report, [click here](#).



Legislative Day 2025

We are excited that the first annual Appraisal Institute Legislative Day will be held in conjunction with LOAC on May 14-15. This is an opportunity for all appraisers to help shape the future of the appraisal profession by engaging in grassroots advocacy on Capitol Hill.

Your Voice. Your Advocacy. Your Impact.

Register Here



Past Events of the Greater St. Louis Chapter



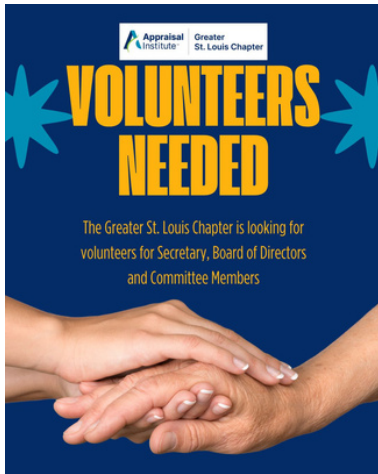
The St. Louis Chapter welcomed 23 students to Commerce Bank for Advanced Concepts and Case Studies.



Missouri State Assessors Association

The Greater St. Louis Chapter would like to thank the Missouri Assessor's Association for trusting us to provide education to local assessors for the past two years.

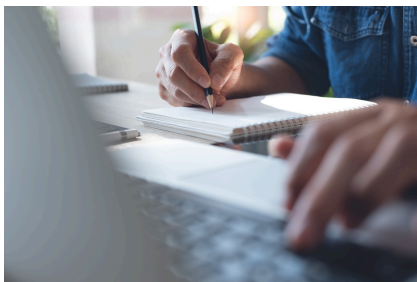
News from the Greater St. Louis Chapter and AI



The Greater St. Louis Chapter is seeking volunteers for the Board of Directors and Committee members. If you are interested, please fill out the [questionnaire](#). If you have any questions, please get in touch with [Sarah Walsh](#) for more information.



We would like to spotlight a few members in future issues of the newsletter. If you are interested in being part of "Meet the Member," please contact [Sarah Walsh](#).



Every first and third Thursday of the month, the Appraisal Institute is gathering experts to share their knowledge and answer your pressing questions in our new webinar series.

This series is designed to empower the appraisal community and curious professionals in related industries, offering diverse perspectives on the topics that matter most to appraisers in the moment.

View this [webinar series here](#) for free.



The Appraisal Institute is thrilled to relaunch its popular podcast, [Face Value](#), hosted by Tonia Vailas. MAI, AI-GRS and Warren Boizot, SRA, AI-RRS. The revamped show boasts a fresh look and sharp sound in both video and audio formats while maintaining Boizot and Vailas' lively banter from the first two seasons. Topics will range from major industry changes, like the NAR settlement, to lighter subjects like the value of artificial grass and how to describe appraisers' sense of humor.