

**MINUTES**  
**Charlottesville Area Association of REALTORS®**  
**Public Affairs Committee**  
**Wednesday, February 12, 2025, 9:00 am**  
**VIRTUAL MEETING**

**Attendance**

Present Tony Girard (Chair), Mattias John (Vice Chair), Kyle Olson (Board Liaison), Jim Dickerson, Erin Hall, Sue Plaskon, Tammy Wilt

Excused: Alex Rayfield

Guest: Josh White, 2025 CAAR President

Staff: Neil Williamson

**Welcome and Call to Order**

Chair Tony Girard called the meeting to order at 9:04 am noting a quorum was present. The committee introduced themselves. Vice Chair Matthias John reviewed the CAAR Antitrust Statement.

**Minutes** As this was the first meeting for this group there were no minutes to approve.

**Strategic Plan** Neil Williamson reviewed the work of the Public Affairs Committee and its alignment with the new strategic plan. 2025 CAAR President Josh White provided his perspective on the Strategic Plan and the work ahead.

**Old Business**

**Day on The Hill 2025 Postmortem** – Neil reviewed the day and asked for feedback. Many thought it was the best DOH ever. Several mentioned recognitions in the House and Senate was enjoyed. Neil expressed this was not his cup of tea, but he wanted to recognize the desire of the group. It was suggested that perhaps such recognitions could be every third year (or some other cadence). It was agreed going early in session was key to meeting with legislators rather than staff. Neil was directed to plan DOH 2026 for the first Monday of Session.

**Public Affairs Committee Roles and Responsibilities** - At Chair Girard's request, Neil outlined the roles and responsibilities of the Chair, Vice Chair, Board Liaison, and members.

**RPAC Report** – Neil provided a brief RPAC report. He mentioned that RPAC Chair and Vice Chair had not been invited to the meeting (His error). Neil indicated he would be inviting them in the future.

**VAR Legislative Agenda** – 2025 CAAR President Josh White (and VAR PPC Member) indicated the legislative agenda is quickly working its way to passage without significant issues. Neil promised to share the VAR Legislative Agenda and his Richmond Sunlight tracking links to the committee via e-mail

**Locality Reports** – Neil provided brief reports on Albemarle, Greene and Charlottesville. Chair Girard highlighted that these reports are designed to keep members informed on activities in the localities and understand the issue that CAAR may want to weigh in on.

**New Business**

**Truth in Lending AMC Concept Memo for 2026 VAR Legislative Agenda (attached)**– There was a MOTION, SECOND and Discussion prior to a unanimous vote to be moved forward to the Board of Directors for consideration.

**Brainstorming Topics for August Property Rights Luncheon** – Charlottesville Zoning Ordinance impacts and Solar (industrial and residential) was discussed. Neil will work to flesh out these ideas and will return under old business next meeting.

**Board Update** No update at this time.

**Staff Update**

Neil will be out of the office the first week of May

**Adjourn**

Chair Girard adjourned the meeting at 9:56 am.

Respectfully submitted, Neil Williamson, Staff Liaison

## Legislative Concept Memo

TO: CAAR Public Affairs Committee  
FR: Neil Williamson, Staff Liaison  
RE: 2026 Transparency in Appraisals Legislation  
DT: 7 February 2025

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A CAAR member approached me with an issue regarding Appraisal Management Companies (AMC) drastically marking up the cost of appraiser services. His concern was that the AMC often seeks the lowest price bid without consideration of the quality of the appraisal then marks up the costs in the appraisal line item.

In discussion, it was determined that the Veterans Administration requires the invoice of the appraiser to be the first page of any appraisal report.

The legislative suggestion is that the VA method of including the appraiser invoice as the first page of the report is be mandated for all appraisals conducted in the Commonwealth of Virginia. The consumer will then be better informed regarding the entities involved and who is being paid what.

### **Proposed motion:**

**CAAR's Public Affairs Committee moves this concept memo forward to the CAAR Board of Directors for their consideration and potential action.**