

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES



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STATE OF WISCONSIN
BEFORE THE REAL ESTATE APPRAISERS BOARD

IN THE MATTER OF THE DISCIPLINARY :
PROCEEDINGS AGAINST :
: FINAL DECISION AND ORDER
RENEE C. HESS, :
RESPONDENT. : ORDER 0001047

Division of Enforcement Case Nos. 10 APP 066 and 11 APP 015

The parties to this action for the purposes of Wis. Stats. § 227.53 are:

Renee C. Hess
2015 Monroe Street
New Holstein, WI 53061

Wisconsin Real Estate Appraisers Board
P.O. Box 8935
Madison, WI 53708-8935

Division of Enforcement
Department of Regulation and Licensing
P.O. Box 8935
Madison, WI 53708-8935

The parties in this matter agree to the terms and conditions of the attached Stipulation as the final disposition of this matter, subject to the approval of the Real Estate Appraisers Board (Board). The Board has reviewed this Stipulation and considers it acceptable.

Accordingly, the Board in this matter adopts the attached Stipulation and makes the following Findings of Fact, Conclusions of Law and Order.

FINDINGS OF FACT

1. Respondent Renee C. Hess (dob 12/21/1966) is licensed in the State of Wisconsin as a Certified Residential Appraiser and Licensed Appraiser, having license number 9-1656, first issued on 1/10/2008 and current through 12/14/2011. Renee C. Hess' most recent address on file with the Wisconsin Department of Regulation and Licensing (Department) is 2015 Monroe Street, New Holstein, WI 53061.

2. On or about 11/29/2010, the Department received a complaint alleging violations of the Uniform Standards of Professional Appraisal Practice (USPAP) in an appraisal of real property located at 545 Meadow Lane, Sheboygan Falls, WI (Sheboygan Falls Appraisal). The

Sheboygan Falls Appraisal was prepared by Ms. Hess on or about 8/26/2010. Department Case No. 10 APP 066 was opened to investigate the allegations raised by the complainant.

3. On or about 4/7/2011, the Department received a complaint alleging violations of USPAP in an appraisal of real property located at 2218 S. 10th Street, Manitowoc, WI (Manitowoc Appraisal). The Manitowoc Appraisal was prepared by Ms. Hess on or about 11/19/2007. Department Case No. 11 APP 015 was opened to investigate the allegations raised by the complainant.

4. The investigation and review of the Sheboygan Falls Appraisal and the Manitowoc Appraisal identified several USPAP violations.

5. Ms. Hess, for personal reasons, elected to resign from the field of real estate appraisal in September, 2010 and has not practiced as a real estate appraiser since that time.

6. Ms. Hess wishes to resolve the complaints filed in Division of Enforcement Case Nos. 10 APP 066 and 11 APP 015 pursuant to the voluntary surrender of her appraiser license and the right to renew her appraiser license (license no. 9-1656).

7. Ms. Hess does not admit to any of the USPAP violations alleged in the complaints filed in Case Nos. 10 APP 066 and 11 APP 015, but she does not wish to contest them.

CONCLUSIONS OF LAW

1. The Wisconsin Real Estate Appraisers Board has jurisdiction to act in this matter pursuant to Wis. Stat. § 458.26, and is authorized to enter into the attached Stipulation pursuant to Wis. Stat. § 227.44(5).

2. By the conduct described in paragraph 4 of the Findings of Fact, Ms. Hess violated Wis. Admin. Code § RL 86.01(1) and (2), thereby subjecting herself to discipline pursuant to Wis. Stat. §§ 458.26(3)(b), (c) and (i).

ORDER

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The attached Stipulation is hereby accepted.
2. The VOLUNTARY SURRENDER of:
 - a. the Wisconsin Certified Residential Appraiser and Licensed Appraiser credential of Renee C. Hess (license no. 9-1656), and
 - b. the right to renew the Wisconsin Certified Residential Appraiser and Licensed Appraiser credential of Renee C. Hess (license no. 9-1656)

is hereby ACCEPTED. Ms. Hess shall return all indicia of her Wisconsin Certified Residential Appraiser and Licensed Appraiser credential to the

Department Monitor, P.O. Box 8935, Madison, WI 53709-8935, within ten (10) days following the effective date of this Order.

3. In the event that Ms. Hess ever seeks to apply for any credential regulated by the Department, then she shall pay the Department's costs of this matter in the amount of \$750.00 before any such renewal or application may be considered.

4. In the event that Ms. Hess seeks to apply for a real estate appraiser credential following the effective date of this Order, she shall submit a new application for licensure or certification and meet all then-existing requirements for licensure or certification.

5. In the event that Ms. Hess seeks to apply for a real estate appraiser credential following the effective date of this Order, the Department may determine whether and under what terms and conditions such request may be granted.

6. Ms. Hess shall not practice real estate appraisal in the State of Wisconsin without being licensed as a real estate appraiser in Wisconsin.

7. Violation of any of the terms of this Order may be construed as conduct imperiling public health, safety and welfare and may result in further action against the Respondent.

8. This Order is effective on the date of its signing.

WISCONSIN REAL ESTATE APPRAISERS BOARD

by:  _____
A Member of the Board

 _____
Date