

REAL ESTATE APPRAISER BOARD

MINUTES OF MEETING

March 16, 2026

The Real Estate Appraiser Board met on Monday, March 16, 2026, at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia and through electronic access. The following Board members were present:

Pat Turner (Vice Chair)
Joe Dunn
Heather Fox
Valerie Kelsey
Heather Placer Mull
Michael Small
Taneen Wyche

Board members not in attendance for the meeting:

Joyce Bonilla
Mark Chapin (Chair)
Jason Schmeer

DPOR Staff present for all or part of the meeting included:

Laura McClintock, Director
Anika Coleman, Executive Director
Stephen Kirschner, Director LRPD
Jim Flaherty, Board Counsel
Joseph Haughwout, Regulatory Affairs Manager
Jennifer Plummer, Regulatory Operations Administrator
Shaifali Prajapati, Administrative Coordinator
Stella Stith, Information Technology Project
Manager/Analyst
Free Williams, Director of Adjudication

Turner called the meeting to order at 10:08 A.M.

CALL TO ORDER

Coleman read the emergency evacuation procedures.

EMERGENCY EGRESS

Turner determined that a quorum was present.

**DETERMINATION OF
QUORUM**

Mull moved to approve the agenda with an amendment to the recusal of Board member Heather Fox from File Number 2025-02604 to File Number 2025-02848. Additionally, there was an amendment for the recusal of Board member Mark Chapin on File Number 2025-2604. **Small seconded** the motion, which was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

**APPROVAL OF
AGENDA**

Introductions were made by Board and DPOR Staff. No resolutions were discussed.

Kelsey moved and **Small seconded the motion**, to approve the February 03, 2026, Real Estate Appraiser Board meeting minutes, which was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

**WELCOME,
INTRODUCTIONS, AND
RESOLUTIONS**

**APPROVAL OF
MINUTES**

There were no public comments.

PUBLIC COMMENT

**REAL ESTATE
APPRAISER CASE FILES**

Disciplinary

Chapin was not present in the meeting. Mull was recused for involvement in the following case: **File Number 2025-02421 – Mark Gregoria**

Recusal of Chapin, Mull

In the matter of **File Number 2025-02421 – Mark Gregoria**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Gregoria was not present to address the Board in person, by counsel, or by any other qualified representatives.

**File Number 2025-02421 –
Mark Gregoria**

Dunn moved for a violation on Count One, Small **seconded**. The motion was unanimously approved by

members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Fox moved for a violation on Count Two, **Dunn seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Kelsey moved for a violation on Count Three, **Small seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Fox moved for a violation on **Count Four**, **Small seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Dunn moved for a violation on Count Five, **Kelsey seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Small moved for a violation on Count Six, **Fox seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Fox moved for a violation on Count Seven, **Kelsey seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

The Board adopted the Revised Report of Findings, which contains the facts regarding the regulatory and/or statutory issues in this matter, and adopts the Summary, in part. The Board voted to amend the terms of the probation. In addition, the Board voted to impose monetary penalties to better reflect the seriousness of the violations.

Kelsey moved to amend the recommendation to add four reports in order for the probationary period to be complete, **Dunn seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Fox moved to amend the motion to include Kelsey's report provisions to add a \$250 penalty to each violation with the completion of Continuing Education (CE) course(s) in residential report writing. **Dunn seconded.** The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Chapin was not present in the meeting. Turner was recused for involvement in the following case:

File Number 2025-02423 – Brandon Esparagoza Sison

Recusal of Chapin,
Turner

In the matter of **File Number 2025-02423 – Brandon Esparagoza Sison**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact-Finding Conference, and the Summary. The Complainant Jamey Leonard and representative of the Respondent Jimmy Alvarez were present and addressed the Board.

File Number 2025-02423 –
Brandon Esparagoza
Sison

The Board adopted the Report of Findings, which contains the facts regarding the regulatory and/or statutory issues in this matter, and rejects the Summary. The Board determined that the evidence, including repeated requests for new valuations, threats to refer Leonard for disciplinary action, and Sison's submission of weighted averages with new suggested values, supported a finding that Sison engaged in improper conduct through attempting to influence Leonard's valuation. Therefore, the Board found a violation and imposed the penalties described below.

The Board suspended Sison's license for six months, and imposed an eighteen-month probation period, to commence after the suspension is completed.

Fox moved to reject the recommendation and find a violation on Count One, **Dunn seconded.** The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Small motioned for a Sanction recommendation of a 6-month license suspension and 18-month probation following the suspension. **Dunn seconded.** The motion was

unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

This is case was not heard due to the meeting adjourning on account of inclement weather. The case will be heard at the earliest meeting a quorum is set for.

File Number 2025-02064
Mark Gregoria

This is case was not heard due to the meeting adjourning on account of inclement weather. The case will be heard at the earliest meeting a quorum is set for.

File Number 2025-02848
Ronald Scott Pennington

Chapin was not present in the meeting. Turner was recused for involvement in the following case:

Recusal of Chapin,
Turner

File Number 2026-00989 Financial Asset Services Inc.

In the matter of **File Number 2026-00989 Financial Asset Services Inc.**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Complainant Jamey Leonard was present in person and Financial Asset Services Inc appeared at the Board meeting by qualified representative, Alvarez, who appeared by telephone.

File Number 2026-00989
Financial Asset Services
Inc.

The Board adopted the Report of Findings, which contains the facts regarding the regulatory and/or statutory issues in this matter, and rejects the Summary. The Board determined that the evidence, including Financial Asset Services Inc. (FAS)'s repeated requests for new valuations, the review appraiser's submission of weighted averages with new suggested valuations, and threats to refer Leonard for disciplinary action, supported a finding that FAS attempted to influence the development, reporting, result, or review of a real estate appraisal. Therefore, the Board found a violation and imposed the sanctions described below.

The Board suspended Financial Asset Services Inc.'s license for six months, and imposed an eighteen-month probation period, to commence after the suspension is completed.

Small motioned to reject the violation, **Dunn seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

NEW BUSINESS

Haughwout went over regulatory changes to follow USPAP rules in order to comply with national requirements. Haughwout asks board members to adopt the change. No questions from board members. Haughwout requested the Board's approval to adopt the change based on staff recommendations. **Small motioned** to accept the change, **Kelsey seconded**. The motion was unanimously approved by members: Dunn, Fox, Kelsey, Mull, Small, Turner, and Wyche.

Real Estate Appraiser Regulations - 18VAC130- 20-180

Ms. Coleman informed the Board again that staff are embarking on a modernization project for an online Temporary Appraiser application process. Based on discussions from the last meeting, Coleman introduced Stith who presented a demonstration, accessible in-person and through electronic access, which went over both internal and external aspects of the pilot project. The project is still on target for an April 3rd launch date.

Real Estate Appraiser Temporary Application Project Update

Turner spoke about the possibility of new uniform license regulations. Fox, Small, Turner, and Chapin are expected to be the members of the committee. Coleman discussed expected topics and disclosed the expected first meeting date for April 22, 2026. Turner requested anyone in the audience or at the table to share any items they would like the committee to consider.

Discuss AMC Research Committee

Coleman provided the Executive Director's update, introducing new staff members, as well as ASC staff members that were attending virtually in light of the Appraisal Subcommittee Audit coming up at the end of March. Coleman went over the legislative updates/bills that have passed that will affect the board.

Executive Director's Update

OTHER BUSINESS

Coleman provided an update on exam statistics from January 1, 2025, through December 31, 2025, highlighting low pass rates.

Exam Statistics

Kelsey asked why two Board members were listed on some of the disciplinary cases, reasoning if only one Board member was required, quorum could be met. Williams explained the reasoning for having multiple board members involved in disciplinary cases. An option was presented to use a past Board member as a reviewer in the IFF process to assist in preventing a lack of quorum.

Chapin reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

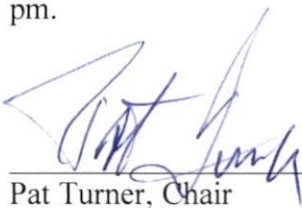
COMPLETION OF PAPERWORK

Director McClintock announced that the meeting needed to end due to inclement weather. **Small moved** to adjourn and **Mull seconded**.

Emergency Weather

Due to inclement weather, the meeting was adjourned at 12:49 pm.

ADJOURN



Pat Turner, Chair

Laura McClintock, Secretary

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Jackson Dyer
(Name of Board Member/Presiding Officer)
2. Title: BPOR Liaison
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
- ☐ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
- ☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

Signature

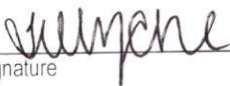
March 16, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Taneen Wyche
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 March 16, 2026
Signature Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Valerie Kelsey
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

Signature

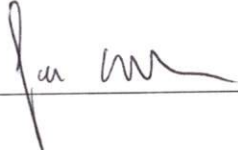
March 16, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Joseph Dunn
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
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☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 March 16, 2026
Signature Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Pat Turner
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
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☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:
Real Estate Appraiser Board
- D. ☒ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:



Signature

March 16, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Michael Small
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
☒ No, I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:


Signature

March 16, 2026
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Heather Placer-Mull
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
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- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
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- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 March 16, 2026
Signature Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Heather Fox
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Appraiser Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: 03/16/2026
5. Do you have a personal interest in the following transaction?
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(Agenda Item)
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- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

Heather Fox March 16, 2026
Signature Date



TO:	REAL ESTATE APPRAISER BOARD
FROM:	ANIKA COLEMAN, EXECUTIVE DIRECTOR FOR REAL ESTATE APPRAISER BOARD
SUBJECT:	BOARD UPDATES
DATE:	MARCH 16, 2026

REGULATORY UPDATES

To be presented by the Regulatory Affairs Manager.

Licensing Statistics

License Type	Jan
Real Estate Appraisers-Certified Residential	1,428
Real Estate Appraisers-Certified General	1,143
Real Estate Appraisers-Residential	296
Real Estate Appraiser Trainees	116
Real Estate Temporary Appraisers	220
RE Inactive Appraisers-Certified Residential	17
RE Inactive Appraisers-Certified General	18
RE Inactive Appraisers-Licensed Residential	12
Real Estate Appraisers Certified Instructors	65
Real Estate Appraiser Businesses	377
Real Estate Appraisal Management Companies	113
Real Estate Appraiser Schools	52
TOTAL	3,857

- Appraisal Subcommittee Audit – 2026 audit is scheduled for March 31 – April 2

2026 Legislative Updates

- **HB 170 (Askew)** **Real estate appraisers; educational requirements for licensure; anti-discrimination training.**

Passed both chambers

Real estate appraisers; educational requirements for licensure; fair housing and appraisal bias course. Requires, in addition to successfully completing an examination, applicants for licensure as a certified residential real estate appraiser or a certified general real estate appraiser to also successfully complete a fair housing and appraisal bias education course administered or approved by the Real Estate Appraiser Board prior to licensure, the specifics of which are provided in the bill.

- **HB 796 (Hayes) Professions and occupations; adjustment of fees by regulatory boards; recovery of disciplinary and monitoring costs.**

Enrolled

Professions and occupations; adjustment of fees by regulatory boards; recovery of disciplinary and monitoring costs. Repeals the provision of law that requires, following the close of any biennium, when the account for any regulatory board within the Department of Professional and Occupational Regulation (DPOR) shows revenue to be a certain percentage greater than expenses, such regulatory board to distribute excess revenue to current regulants and reduce its licensure or certification fees so that fees are sufficient but not excessive to cover expenses. The bill also repeals the provision with respect to the Department of Health Professions (DHP) that requires, following the close of any biennium, when the account for any regulatory board shows expenses allocated to it for the past biennium to be a certain percentage greater than moneys collected by the board, the board to revise its fees so that such fees are sufficient but not excessive to cover expenses. The bill makes it permissive for the regulatory boards within DPOR and DHP to annually revise the fees levied by it for certification, licensure, registration, or permit and renewal so that the fees are sufficient but not excessive to cover expenses. Regulatory boards are also permitted to recover reasonable administrative costs associated with investigation, disciplinary proceedings, monitoring, and confirming compliance with any terms and conditions imposed from any person who is (i) licensed, registered, certified, or issued a multistate licensure privilege by any regulatory or health regulatory board and (ii) issued a finding of a violation of law or regulation from such regulatory or health regulatory board. Such administrative costs shall not exceed \$500 for regulatory boards within DPOR and \$1,500 for health regulatory boards within DHP.

- **HB 1117 (Nivar) Department of Professional and Occupational Regulation; universal license recognition.**

Enrolled

Department of Professional and Occupational Regulation; universal license recognition. Reduces from three years to one year the number of years an individual is required to have held a professional or occupational license or government certification in another state in order to apply to the regulatory board within the Department of Professional and Occupational Regulation and be issued an occupational license or government certification under the universal license recognition program.

- **HB 1305 (Nivar) Professions and occupations; powers and duties of regulatory boards; disciplinary action; dismissal.**

Professions and occupations; powers and duties of regulatory boards; disciplinary action; dismissal. Permits regulatory boards to take a disciplinary case against a licensee under advisement, defer a finding in such case, and dismiss

such action upon terms and conditions set by the Board for Professional and Occupational Regulation. The bill additionally clarifies that regulatory boards may take such actions as well as other disciplinary actions and monetary penalties by including a reference to such disciplinary actions and monetary penalties among the listed powers of certain regulatory boards.

- **SB 680 (Head) Professions and occupations; adjustment of fees by regulatory boards; recovery of disciplinary and monitoring costs.**

Enrolled

Professions and occupations; adjustment of fees by regulatory boards; recovery of disciplinary and monitoring costs. Repeals the provision of law that requires, following the close of any biennium, when the account for any regulatory board within the Department of Professional and Occupational Regulation (DPOR) shows revenue to be a certain percentage greater than expenses, such regulatory board to distribute excess revenue to current regulants and reduce its licensure or certification fees so that fees are sufficient but not excessive to cover expenses. The bill also repeals the provision with respect to the Department of Health Professions (DHP) that requires, following the close of any biennium, when the account for any regulatory board shows expenses allocated to it for the past biennium to be a certain percentage greater than moneys collected by the board, the board to revise its fees so that such fees are sufficient but not excessive to cover expenses. The bill makes it permissive for the regulatory boards within DPOR and DHP to annually revise the fees levied by it for certification, licensure, registration, or permit and renewal so that the fees are sufficient but not excessive to cover expenses. The bill specifies that each regulatory board must report such revisions to DPOR or DHP and requires each agency to report such revisions to the Chairs of the House Committee on Appropriations and the Senate Committee on Finance and Appropriations by November 1, 2026, and annually thereafter. Regulatory boards are also permitted to recover reasonable administrative costs associated with investigation, disciplinary proceedings, monitoring, and confirming compliance with any terms and conditions imposed from any person who is (i) licensed, registered, certified, or issued a multistate or compact licensure privilege by any regulatory or health regulatory board and (ii) issued a finding of a violation of law or regulation from such regulatory or health regulatory board. Such administrative costs shall not exceed \$500 for regulatory boards within DPOR and \$1,500 for health regulatory boards within DHP.

REAL ESTATE APPRAISER BOARD

VISITOR SIGN-IN SHEET

BOARD MEETING

March 16, 2026 – 10:00 A.M.

NAME

ADDRESS

DO YOU WISH TO SPEAK?

Jamaya Land

PO Box 20166, Roanoke VA

yes



Real Estate Appraiser Board Licensing Modernization Pilot – Target April 3rd, 2026 Launch

DPOR is conducting a pilot project using Microsoft's Low-Code Application Platform (LCAP) to transition the temporary appraiser license application to an online submission process.

Pilot Launch Overview

The new online system will provide:

- **Online licensing application submission and payment**
- **Automated application workflow**
- **Secure document upload**
- **Direct applicant communication through the portal**

System Demonstration by DPOR IT