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MN Dept. Of Commerce Voluntary Discipline Action Matrix (VDAM)

Currently the MN Department of Commerce (DOC) processes complaints against real estate appraisers. There have been numerous inquiries from the public and the MN Real Estate Appraisal Advisory Board (REAAB) regarding what appears to be inconsistent enforcement by DOC. In their defense, DOC cannot comment on the specifics of cases, which gives the appearance of a lack of transparency in the enforcement process.

The VDAM is a rule-based decision matrix that provides a flow chart "if-then" response to any real estate appraisal specific offense. Moreover, the voluntary nature of VDAM allows enforcement the flexibility to deviate from the matrix in special circumstances.

Adoption of the VDAM provides a greater measure of transparency to the enforcement process than currently exists. Parties wanting to see how an enforcement decision is made may refer to the VDAM. Its rule-based procedure allows users to follow the flow chart from the offense to the discipline action.

Proposed Legislation:

- Adoption of use of VDAM by MN DOC

Why it Matters:

- Provides greater transparency on enforcement actions
- Allows consistent outcomes for specific offenses
- Enhances public trust of the DOC