



The Appraisal **FOUNDATION**

Authorized by Congress as the Source of Appraisal
Standards and Appraiser Qualifications

You, Me, and the Criteria

May 11, 2023

WELCOME AND INTRODUCTIONS



Brad Swinney
Chair,
Appraiser Qualifications Board



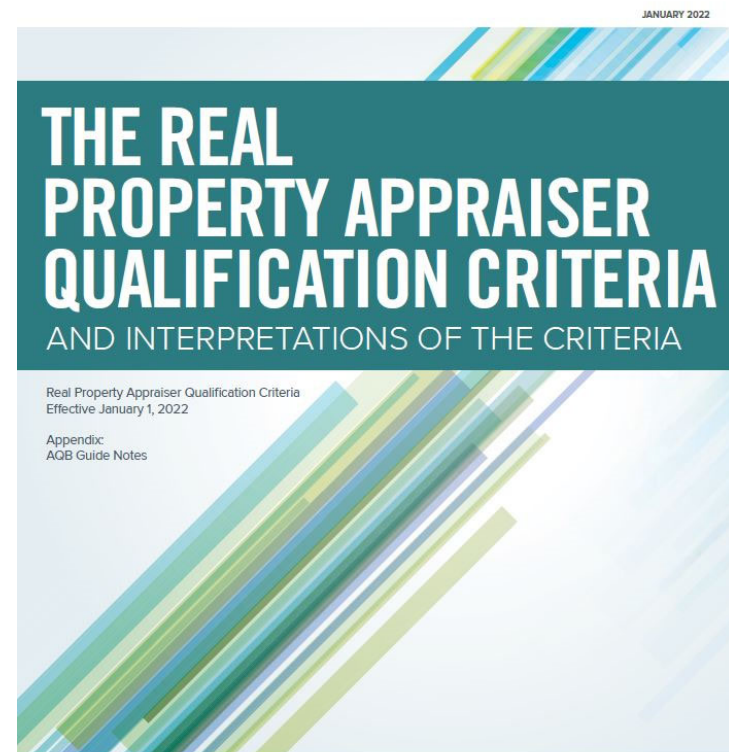
Don Rodgers
Executive Director,
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Kelly Davids
Senior Vice President,
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Criteria

Slide 3



Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA),

- AQB establishes the minimum education, experience, and examination requirements for real property appraisers to obtain a state license or certification as well as Supervisory Appraiser requirements.
- States are required to implement appraiser licensing and certification requirements that are no less stringent than those issued by the AQB in the Real Property Appraiser Qualification Criteria (*Criteria*).

What is inside the *Criteria* booklet?

Four Sections

- Criteria
 - Definitions
 - Interpretations
- Guide Notes

Foundation Website



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How to Become a Real Property Appraiser

[Real Property Appraisal](#) is the valuation of real estate. Real property appraisers can choose specialty practices such as residential, commercial, or agricultural. To learn more about real property appraisal, you may want to contact one of our [sponsors](#). Scroll to view a chart of pathways to gaining a real estate appraisal credential.

Step 1: Read the [Real Property Appraiser Qualification Criteria \(Criteria\)](#). This booklet contains the *minimum* requirements to become a real property appraiser in the United States.

Step 2: Contact your state regulatory agency to determine if your state's requirements are more stringent than the minimum requirements. A list of state contact information can be found on our [State Appraiser Regulatory Agencies](#) page.

Step 3: Find qualifying education in the Required Core Curriculum of the [Criteria](#) (see Guide Note-1 for more guidance).

Foundation Website

Trainee Appraiser

Trainee Appraisers may appraise those properties which the state-certified Supervisory Appraiser is permitted by his/her current credential and is competent to appraise.

Education

75 Hours of qualifying education in the last five (5) years and Supervisory Appraiser/Trainee Appraiser Course.
[Contact your state](#) for a list of approved courses.

Experience

None

Licensed Residential Appraiser

Licensed Residential Appraisers may appraise non-complex one-to-four residential units having a transaction value less than \$1,000,000 and complex one-to-four residential units having a transaction value less than \$400,000.

Education

150 hours of qualifying education.
[Contact your state](#) for a list of approved courses.

Experience

1,000 hours in no fewer than six (6) months **OR** PAREA can replace up to 100% of the required experience hours.

Criteria Q&As



Appraisal Qualifications Board (AQB) Real Property Appraiser Qualification Criteria Q&As

Effective January 10, 2023

The Appraiser Qualifications Board (AQB) of The Appraisal Foundation establishes the minimum education, experience, and examination requirements for real property appraisers to obtain a state license or certification. The AQB Q&As are a form of guidance issued by the AQB to respond to questions raised by appraisers, enforcement officials, users of appraisal services, and the public to illustrate the applicability of the [Real Property Appraiser Qualification Criteria \(Criteria\)](#) and Interpretations of the Criteria in specific situations and to offer advice from the AQB for the resolution of appraisal issues and problems. The AQB Q&As may not represent the only possible solution to the issues discussed nor may the advice provided be applied equally to seemingly similar situations. AQB Q&As do not establish new Criteria. AQB Q&As are not part of the Criteria. AQB Q&As are approved by the AQB without public exposure and comment.



Frequently Asked Questions

Background Check

- I understand the *Criteria* requires applicants for new credentials to undergo a background check. Does this apply to credential holders from other states seeking reciprocal licensure and/or temporary practice permits in my state?

Qualifying Education (QE) & CAP

- I am interested in beginning an appraisal career. I found some real estate appraisal courses offered at a local community college, but discovered they are not approved through the AQB's Course Approval Program (CAP). Is it true that the only courses I can take are AQB CAP-approved courses?

Qualifying Education (QE) - Trainee

- I am a Trainee Appraiser preparing to get my Certified Residential credential. For my initial qualifying education to become a Trainee Appraiser, I completed 80 hours of Basic Appraisal Principles and Procedures from a proprietary school that no longer exists. My state appraiser regulatory agency said any courses taken before the current edition of the Criteria were no longer considered valid according to the AQB. Why can't these original hours count toward the qualifying education requirement for my Certified Residential credential?

Qualifying Education within 5 Years

- I see that the Criteria requires all Qualifying Education be taken within five (5) years prior to applying for a Trainee Appraiser credential. I am applying for a Certified Residential credential. Does this requirement apply to me?

Going from CG to LR – Retake courses?

- If an candidate has taken the Certified General courses and then chooses to apply for Licensed Residential or Certified Residential then they are not required to go back and take the corresponding Residential courses?

Supervisory Appraiser/Trainee Appraiser Course – Length?

- I am a state appraiser regulatory official and I have reviewed the AQB course content outline for the required Supervisory Appraiser/Trainee Appraiser Course. Does the AQB require a minimum or maximum length for this course?

Supervisory Appraiser/Trainee Appraiser Course – Used for CE?

- I am a state appraiser regulatory official. A course provider submitted a Supervisory Appraiser/Trainee Appraiser course for Continuing Education (CE) approval. Does the AQB allow this course to be utilized for appraiser CE?

Supervisory Appraiser may not supervise more than three (3) Trainee Appraisers at one time

- Unless a state program in the credentialing jurisdiction provides for progress monitoring, supervisory certified appraiser qualifications and supervision and oversight requirements for Supervisory Appraisers.
- Are there specific examples of what type of oversight the jurisdiction would need to have in place?

Take the 15-Hr in lieu of the 7-Hour course?

- I am a state-certified appraiser and was told by my state appraiser regulatory agency the 15-Hour National USPAP Course would not satisfy my continuing education requirement to complete the 7-Hour National USPAP Update Course. Why can't I take the 15-Hour course in lieu of the 7-Hour course?

Question For You

How do you learn the *Criteria*?

Retake Courses for CE?

- I took some courses as qualifying education in order to obtain my appraiser credential. Am I allowed to re-take these same courses again for continuing education (CE) purposes now that I'm credentialed?

Can I count the same course for recertification in another state?

- I am certified in multiple states. If I attend and successfully complete a continuing education (CE) course in one state, can I use it to count toward my recertification in another state?

How to evaluate the college courses that are submitted “in lieu” of a college degree?

- Course Approval Program (CAP), CAP Policies, & Degree Review Program
- State issues:
 - Titles do not clearly match up with those in Guide Note 10.
 - Limited information (syllabus, text, etc. are long gone)
 - Brief course description.
 - Sometimes the college has ceased operations (but were accredited at the time they took the course)

Question For You

Would you like a workshop as a future session on how to evaluate college courses “in lieu” of a college degree?

Candidate has a Degree Approved by AQB prior to the Approval Letter – What to do?

- How might a jurisdiction go about determining where the candidate's QE is deficient?
- Which traditional QE courses they need to complete the education requirement?
- Do you allow almost all of the education for a candidate who receives a certain degree, but disallow everything for someone who has that same degree with over 80-90% of the same courses?
- What policies should states follow?

Residential Appraiser at the appraisal district

- I am employed by a county appraisal district where we value properties for ad valorem tax purposes. My job requirements include valuing real property using the sales comparison approach, performing on-site inspections of properties, using mass appraisal tools to assign real property values, analyzing sales on an annual basis, etc. Our state requires appraisal experience for state licensure or certification to comply with the Criteria for acceptable experience. Does my position as a Residential Appraiser at the appraisal district meet the Criteria for acceptable experience?

Assessor's Office - Appraisal log?

- I work at an assessor's office and am working towards earning a real property appraiser credential, does the Criteria require my appraisal experience log, which will contain only experience gained by completing mass appraisal work, to include the signature of a supervising appraiser?

Assessor's Office - Experience qualify?

- I am an appraiser in an assessor's office. I participate in mass appraisal assignments. I also perform complete appraisal assignments on individual properties in response to assessment appeals. I wish to obtain a Certified Residential appraiser credential, but my state appraiser regulatory office informed me that my experience working for the assessor does not qualify. When I told my state I understood the AQB allows experience obtained working in an assessor's office, they elaborated that the experience is not eligible because I do not perform USPAP-compliant reports. My appraisals are performed in accordance with assessment standards that, for the most part, are consistent with USPAP. The only difference is in the reporting of our findings: our reports are not in full conformance with STANDARD 2 of USPAP. Does the AQB allow experience working for an assessor? Is there some manner in which I can receive credit for this experience?

What are your state's most frequently asked questions on the *Criteria*?

Question For You

Would you like to have another *Criteria* session in the future?

If so, what *Criteria* topics or questions would you like us to cover?

THANK YOU

Communicating with the Foundation and its Boards is easy

www.appraisalfoundation.org

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