

Appraiser Qualification Criteria Effective January 1, 2015

	Educational Prerequisites <small>(Note 1 and 3)</small>	Experience Prerequisites	Scope of Practice <small>(Note 2)</small>
<u>Trainee Appraiser</u>	75 hours of qualifying courses approved by the Board including 15 hour National USPAP course.	None.	Appraisal of those properties within the authorized scope of practice of the supervisory appraiser.
<u>State Licensed</u>	150 hours of qualifying courses approved by the Board including 15 hour National USPAP course; plus 30 semester credit hours of college-level education from an accredited college, junior college, community college, or university OR an Associate's degree or higher (in any field).	2,000 hours obtained during no fewer than 12 months.	Complex 1-4 residential units up to \$250,000 & non-complex 1-4 res. units transaction value up to \$1,000,000. <i>*See AQB Guide Note 3</i>
<u>Certified Residential</u>	200 hours of qualifying courses approved by the Board including 15 hour National USPAP course; plus a Bachelor's degree or higher (in any field) from an accredited college or university.	2,500 hours obtained during no fewer than 24 months.	1-4 residential units without regard to transaction value or complexity. <i>*See AQB Guide Note 3</i>
<u>Certified General</u>	300 hours of qualifying courses approved by the Board including 15 hour National USPAP course; plus a Bachelor's degree or higher (in any field) from an accredited college or university.	3,000 hours, obtained during no fewer than 30 months, including a minimum 1,500 hours non-residential.	All types of real property with any transaction value.
<small>Note 1</small> For Educational Prerequisites, qualifying courses must be those courses identified on the Core Curriculum set forth by the Appraiser Qualification Criteria promulgated by the Appraiser Qualifications Board of The Appraisal Foundation. With respect to Trainee appraiser applicants, all qualifying education must be completed within the five (5) year period prior to the date of submission of an application for a Trainee Appraiser Credential.			
<small>Note 2</small> For Scope of Practice considerations: A complex residential property is defined as a property consisting of one to four residential units that exhibits one or more atypical factors such as size, design characteristics, locational characteristics, physical condition characteristics, or ownership; or exhibits non-conforming zoning, landmark or historical place designation, lack of appraisal data, or other similar unusual or atypical factors. (OAC 600:10-1-15)			
<small>Note 3</small> Credit towards qualifying education requirements may be obtained via the completion of a degree program in Real Estate from an accredited degree-granting college or university provided the college or university has had its curriculum reviewed and approved by the AQB.			
Continuing Education:	42 hours of courses approved by the Board for continuing education taken during each three-year renewal period. Appraisers licensed by reciprocity must furnish an Original Letter of Good Standing from resident state in lieu of education. <i>NOTE:</i> Appraisers must successfully complete the 7 hour National USPAP Update Course or its equivalent biennially between January 1 of odd numbered years and December 31 of even numbered years. Appraisers may not receive credit for completion of the same continuing education course offering within the appraiser's continuing education cycle.		

[AQB Guide Note 3](#) "... because federally related transactions less than \$250,000 fall below the regulatory de minimus established by the Federal Financial Institution Regulatory Agencies, the scope of practice restrictions placed on individuals below that threshold for financial institutions are few, if any." [The Real Property Appraiser Qualification Criteria and Interpretations of the Criteria](#). Page 22.

CORE CURRICULUM REQUIREMENT

TRAINEE APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	<u>30</u>
Total required hours	75

STATE LICENSED APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
611: Res Market Analysis and HBU	15
612: Res Site Valuation and Cost Approach	15
613: Res Sales Comp and Income Approaches	30
614: Res Report Writing and Case Studies	<u>15</u>
Total required hours	150

CERTIFIED RESIDENTIAL APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
611: Res Market Analysis and HBU	15
612: Res Site Valuation and Cost Approach	15
613: Res Sales Comp and Income Approaches	30
614: Res Report Writing and Case Studies	15
621: Statistics, Modeling and Finance	15
622: Adv Res Applications & Case Studies	15
Appraisal Subject Matter Electives	<u>20</u>
Total required hours	200

CERTIFIED GENERAL APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
621: Statistics, Modeling and Finance	15
631: General Appraiser Mkt Anal & HBU	30
632: Gen Appraiser Sales Comp Approach	30
633: Gen Appr Site Val & Cost Approach	30
634: Gen Appr Report Writing & Case Studies	30
635: General Appraiser Income Approach	60
Appraisal Subject Matter Electives	<u>30</u>
Total required hours	300

ABOUT COLLEGE REQUIREMENTS

Requirements for college education refer to courses taken from an accredited college or university. Accredited means accreditation by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education. If an accredited institution accepts the College-Level Examination Program® (CLEP) examinations and issues a transcript for the exam showing its approval, credit will be accepted for the course.

COURSE REQUIREMENTS FOR UPGRADE

FROM TRAINEE APPRAISER:

TO STATE LICENSED APPRAISER

611: Res Market Analysis and HBU	15
612: Res Site Valuation and Cost Approach	15
613: Res Sales Comp and Income Approaches	30
614: Res Report Writing and Case Studies	<u>15</u>
Total required hours	75

TO CERTIFIED RESIDENTIAL

611: Res Market Analysis and HBU	15
612: Res Site Valuation and Cost Approach	15
613: Res Sales Comp and Income Approaches	30
614: Res Report Writing and Case Studies	15
621: Statistics, Modeling and Finance	15
622: Adv Res Applications & Case Studies	15
Appraisal Subject Matter Electives	<u>20</u>
Total required hours	125

TO CERTIFIED GENERAL

621: Statistics, Modeling and Finance	15
631: General Appraiser Mkt Anal & HBU	30
632: Gen Appraiser Sales Comp Approach	30
633: Gen Appr Site Val & Cost Approach	30
634: Gen Appr Report Writing & Case Studies	30
635: General Appraiser Income Approach	60
Appraisal Subject Matter Electives	<u>30</u>
Total required hours	225

FROM STATE LICENSED APPRAISER:

TO CERTIFIED RESIDENTIAL APPRAISER

621: Statistics, Modeling and Finance	15
622: Adv Res Applications & Case Studies	15
Appraisal Subject Matter Electives	<u>20</u>
Total required hours	50

TO CERTIFIED GENERAL APPRAISER

621: Statistics, Modeling and Finance	15
631: General Appraiser Mkt Anal & HBU	30
632: Gen Appraiser Sales Comp Approach	30
633: Gen Appr Site Val & Cost Approach	30
634: Gen Appr Report Writing & Case Studies	30
635: General Appraiser Income Approach	60
Appraisal Subject Matter Electives	<u>30</u>
Total required hours	225

FROM CERTIFIED RESIDENTIAL APPRAISER:

TO CERTIFIED GENERAL APPRAISER

631: General Appraiser Mkt Anal & HBU	30
632: Gen Appraiser Sales Comp Approach	30
633: Gen Appr Site Val & Cost Approach	30
634: Gen Appr Report Writing & Case Studies	30
635: General Appraiser Income Approach	<u>60</u>
Total required hours	180