

Appraiser Qualification Criteria Effective January 1, 2008

	Educational Prerequisites ^(Note 1)	Experience Prerequisites	Scope of Practice ^(Note 2-3)
<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.	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 an Associate's or higher degree from an accredited institution of higher learning. ^(Note 3)	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 or higher degree from an accredited institution of higher learning. ^(Note 4)	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.
Note 1 For <u>Educational Prerequisites</u> , qualifying courses for each credential must be those courses identified by the Required Core Curriculum set forth by the Appraiser Qualification Criteria promulgated by the Appraiser Qualifications Board of The Appraisal Foundation.			
Note 2 For <u>Scope of Practice</u> 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)			
Note 3 In lieu of an Associate's degree, applicants may provide proof of successful completion of seven specific college courses of three semester hours totaling twenty-one hours. These courses are English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry, or higher mathematics; Statistics; Intro to Computers – Word Processing/Spreadsheets; and Business or Real Estate Law.			
Note 4 In lieu of a Bachelor's degree, applicants may provide proof of successful completion of ten specific college courses of three semester hours totaling thirty hours. These courses are English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry, or higher mathematics; Statistics; Intro to Computers – Word Processing/Spreadsheets; Business or Real Estate Law; and two elective courses from the following disciplines: Accounting, Geography, Agricultural Economics, Business Management, or Real Estate.			
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.		

[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, either degrees or specific courses 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
General Appraiser Mkt Anal & HBU	15
Gen Appraiser Sales Comp Approach	15
Gen Appr Site Val & Cost Approach	15
Gen Appr Report Writing & Case Studies	15
General Appraiser Income Approach	45
Appraisal Subject Matter Electives	<u>30</u>
Total required hours	150

FROM CERTIFIED RESIDENTIAL APPRAISER:

TO CERTIFIED GENERAL APPRAISER

General Appraiser Mkt Anal & HBU	15
Gen Appraiser Sales Comp Approach	15
Gen Appr Site Val & Cost Approach	15
Gen Appr Report Writing & Case Studies	10
General Appraiser Income Approach	<u>45</u>
Total required hours	100