

REQUIREMENTS FOR REAL ESTATE APPRAISERS

- I. Three categories of appraiser licensure/certification
 - A. Licensed
 - B. Certified Residential
 - C. Certified General

- II. Basic requirements for each category:
 - A. Appraisal education hours
 - B. Pass state appraiser's exam
 - C. Obtain required real estate appraisal experience hours, working for a state certified appraiser.

- III. Individual category requirements and types of properties eligible to appraise (if competent).
 - A. State License

State-licensed real estate appraisers may perform appraisals of real property consisting of one (1) residential unit, if, and only if, performed in compliance with all state and federal laws, rules and regulations pertaining to the appraisal assignment. For all other appraisals, the appraisal report shall be signed by the state-licensed real estate appraiser and a state-certified real estate appraiser.

 1. 150 hours of approved pre-licensure real estate appraisal education
 2. Pass State License examination
 3. 1,000 hours of real estate appraisal experience obtained in no less than 6 months, while working for a State Certified real estate appraiser.

Can appraise: One (1) residential unit property (improved or vacant land)

 - B. Certified Residential

State-certified residential real estate appraisers may perform appraisals on residential real estate of one to four (1-4) residential units without regard to transaction value or complexity and may perform appraisal consulting in the area of the residential real estate, if, and only if, performed in compliance with all state and federal laws, rules and regulations pertaining to the appraisal assignment. This designation permits the appraisal of vacant or unimproved land that may be utilized for one- to four- (1-4) family purposes. This certification does not permit the appraisal of subdivisions or of agricultural real estate. Individual parcels of property located within a residential subdivision shall be considered residential real estate. For all other appraisals, the appraisal report shall be signed by the state-certified residential real estate appraiser and a state-certified general real estate appraiser.

 1. 200 hours of approved pre-licensure real estate appraisal education
 2. Pass Certified Residential examination
 3. 1,500 hours of real estate appraisal experience obtained in not less than 12 months, while working for a State Certified real estate appraiser.

4. Applicants may possess a Bachelor's Degree or an Associate's Degree in a related field of study to business administration, accounting, finance, economics or real estate from an accredited college or university. Other options are to complete thirty semester hours of college that include: English composition, microeconomics, macroeconomics, finance, higher mathematics, statistics, computer science, business or real estate law, and two elective classes. Each class must be a minimum of three (3) semester hours or one can take and pass the CLEP exams or a combination of these classes and CLEP exams. Lastly, if one is a "licensed" appraiser in good standing for at least five years, and successfully completes the additional coursework, experience hours and appraisal exam, one could upgrade to Certified Residential.

Can appraise: 1-4 family residential property (improved or vacant) of any value or complexity (does not include subdivisions).

C. Certified General

1. 300 hours of approved pre-licensure real estate appraisal education
2. Pass Certified General examination
3. 3,000 hours of real estate appraisal experience, gathered while working for a State Certified real estate appraiser - at least 1,500 hours must be non 1-4 residential real estate working for a Certified General real estate appraiser(s), obtained in no less than 18 months.
4. Applicants must hold a Bachelor's Degree or higher.

Can appraise: Residential and non-residential of any value or complexity.