### Appraiser Qualification Criteria - Effective January 1, 2022

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<th>Educational Prerequisites (Note 1 and 3)</th>
<th>Experience Prerequisites</th>
<th>Scope of Practice (Note 2)</th>
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<td><strong>Trainee Appraiser</strong></td>
<td>None.</td>
<td>Appraisal of those properties within the authorized scope of the supervisory appraiser.</td>
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<tr>
<td>75 hours of qualifying appraiser education</td>
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| **State Licensed**                     | 1,000 hours - no fewer than 6 months. | Non-complex 1 - 4 residential units having a transaction value less than $1,000,000 and complex 1 – 4 residential units having a transaction value less than $400,000.  
  *See AQB Guide Notes and Footnote 1.* |
| 150 hours of qualifying appraiser education |                          |                            |
| **Certified Residential**              | 1,500 hours - no fewer than 12 months. | 1-4 residential units without regard to transaction value or complexity. This includes vacant or unimproved land that is utilized for 1-4 residential units. *See AQB GN 3* |
| 200 hours of qualifying appraiser education; plus, a Bachelor’s degree; (or) an Associate’s degree in a focused field of study; (or) successful completion of 30 college semester credit hours in specified topics; (or) successful completion of CLEP exams equivalent up to 30 semester credit hours. |                          |                            |
| **Certified General**                  | 3,000 hours - no fewer than 18 months, including a minimum 1,500 hours non-residential. | All types of real property with any transaction value. |
| 300 hours of Core Curriculum qualifying courses; plus, a bachelor's degree or higher from an accredited college or university. |                          |                            |

**Note 1** 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. Trainee Appraisers Note: 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. Also: Credit towards qualifying education requirements may be obtained via 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 approved by the AQB.

**Note 2** 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 of atypical factors. *(OAC 600:10-1-15)*

**Note 3** As an alternative to the Bachelor’s Degree requirement, individuals who have held a State Licensed credential for a minimum of five (5) years may qualify for a Certified Residential credential by satisfying all of the following: 1.) no disciplinary action within the past five (5) years which affected the appraiser’s legal eligibility to engage in appraisal practice; completion of all qualifying education; completion of all required experience hours and successful completion of the examination.

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1 Per the 2021 Criteria, for non-federally related transaction appraisals, transaction value shall mean market value.
2 The AQB defines “focused” field of study as a degree in business, finance, accounting, economics, or similar program.
3 The 30 college semester credit hours which is available in lieu of a degree are: English Composition; Micro Economics; Macro Economics; Finance; Algebra, Geometry, or higher mathematics; Statistics; Computer Science; Business or Real Estate Law; and two elective courses in accounting, geography, agricultural economics, business management or real estate.

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**Practical Applications of Real Estate Appraisal (PAREA)** PAREA is an alternative to the traditional Supervisor and Trainee model. Participants must complete all qualifying education prior to beginning a PAREA program. Participants who complete a PAREA program will be considered to have minimally qualified experience upon passing a national examination. **Permitted Experience hours:** State Licensed – 100%; Certified Residential – 100%; Certified General – 50%.
CORE CURRICULUM REQUIREMENT

TRAINEE APPRAISER
600: National USPAP Course 15
601: Basic Appraisal Principles 30
602: Basic Appraisal Procedures 30
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 15
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
615: General Appraiser Income Approach 60
Appraisal Subject Matter Electives 20
Total required hours 200

CERTIFIED GENERAL APPRAISER
600: National USPAP Course 15
601: Basic Appraisal Principles 30
602: Basic Appraisal Procedures 30
611: Res Market Analysis and HBU 30
612: Res Site Valuation and Cost Approach 30
613: Res Sales Comp and Income Approaches 30
614: Res Report Writing and Case Studies 30
615: General Appraiser Income Approach 60
Appraisal Subject Matter Electives 30
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 15
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 20
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 30
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 20
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 30
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 60
Appraisal Subject Matter Electives 30
Total required hours 180