

Appraiser Qualification Criteria - Effective January 1, 2026

	Educational Prerequisites ^(Note 1 and 3)	Experience Prerequisites	Scope of Practice ^(Note 2)
<u>Trainee Appraiser</u>	83 hours of qualifying appraiser education	None.	Appraisal of those properties within the authorized scope of the supervisory appraiser.
<u>State Licensed</u>	158 hours of qualifying appraiser education	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. ¹
<u>Certified Residential</u>	200 hours of qualifying appraiser education; plus, a Bachelor's degree; (or) an Associate's degree in a focused field of study ² ; (or) successful completion of 30 college semester credit hours in specified topics ³ ; (or) successful completion of CLEP exams equivalent up to 30 semester credit hours.	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
<u>Certified General</u>	300 hours of Core Curriculum qualifying courses; plus, a bachelor's degree or higher from an accredited college or university.	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.
Note 1 For <u>Educational Prerequisites</u> , 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. <u>Trainee Appraisers Note</u> : 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. <u>Also</u> : 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 <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 As an <u>alternative to the Bachelor's Degree</u> requirement, individuals who have held a <u>State Licensed</u> 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.			
AQB Guide Note 3 "...The scope of practice identified herein represents the consensus of the Appraiser Qualifications Board. The Federal Financial Institutions Regulatory Agencies, as well as other agencies and regulatory bodies, permit the Certified Residential (or Licensed) classification to appraise properties other than those identified within these Criteria. Individuals should refer to agency regulations and state law to determine the type of property that may be appraised by the Certified Residential (or Licensed) appraiser. The Real Property Appraiser Qualification Criteria and Interpretations of the Criteria .			
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. <u>Permitted Experience hours</u> : State Licensed – 100%; Certified Residential – 100%; Certified General – 50%.		

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.

CORE CURRICULUM REQUIREMENT

TRAINEE APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
603: Valuations Bias and Fair Housing	8
Total required hours	83

STATE LICENSED APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
603: Valuations Bias and Fair Housing	8
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	158

CERTIFIED RESIDENTIAL APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
603: Valuations Bias and Fair Housing	8
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	12
Total required hours	200

CERTIFIED GENERAL APPRAISER

600: National USPAP Course	15
601: Basic Appraisal Principles	30
602: Basic Appraisal Procedures	30
603: Valuations Bias and Fair Housing	8
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	22
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	12
Total required hours	117

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	22
Total required hours	217

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	12
Total required hours	42

TO CERTIFIED GENERAL APPRAISER

621: Statistics, Modeling and Finance	15
631: General Appraiser Mkt Anal & HBU	15
632: Gen Appraiser Sales Comp Approach	15
633: Gen Appr Site Val & Cost Approach	15
634: Gen Appr Report Writing & Case Studies	15
635: General Appraiser Income Approach	45
Appraisal Subject Matter Electives	22
Total required hours	142

FROM CERTIFIED RESIDENTIAL APPRAISER:

TO CERTIFIED GENERAL APPRAISER

631: General Appraiser Mkt Anal & HBU	15
632: Gen Appraiser Sales Comp Approach	15
633: Gen Appr Site Val & Cost Approach	15
634: Gen Appr Report Writing & Case Studies	10
635: General Appraiser Income Approach	45
Total required hours	100