

## 2015 EDUCATION CRITERIA CHANGES

The Appraiser Qualifications Board of the Appraisal Foundation formally adopted changes to the *Real Property Appraiser Qualification Criteria* that will become effective on January 1, 2015. These changes represent the minimum national requirements that each state must implement for individuals applying for a real estate appraiser license or certification as of January 1, 2015. The changes include increased required education, which is summarized as follows:

Category	Current Requirements <sup>1</sup>	1/1/15 Requirements <sup>1,2</sup>	1/1/15 College-Level Course Requirements <sup>3</sup>
Licensed	150 hours <b>High School Diploma</b>	150 hours	<b>Thirty (30)</b> semester hours of college-level education, from an accredited college, junior college, community college, or university. <b>An Associate degree or higher will satisfy the college education requirement.</b>
Certified Residential	200 hours <b>Associates or Twenty-one (21) semester credit hours</b>	200 hours	Must hold a Bachelor's degree or higher from an accredited college or university.
Certified General	300 hours <b>Associates or Thirty (30) semester credit hours</b>	300 hours	Must hold a Bachelor's degree or higher from an accredited college or university.

<sup>1</sup> Hours required include completion of the 15-hour National USPAP Course (or its equivalent).

<sup>2</sup> Hours required include specific coverage of multiple topics – please see the *Real Property Appraiser Qualification criteria* for details.

<sup>3</sup> College-level courses and degrees must be obtained from an accredited college or university.

Source: The Appraisal Foundation

The full text of the new education criteria can be accessed on the Foundation website at [www.appraisalfoundation.org](http://www.appraisalfoundation.org)

No changes are involved in the education for the *Trainee Real Property Appraiser* classification or the Alabama classification of *State Registered Real Property Appraiser*.

**Applicants who do not have the required college degree must submit completed applications by July 31, 2014 in order for approval process and completion of examination by December 31, 2014. Applications received after January 1, 2015 must comply with college degree requirement.**

For additional information on the required core curriculum effective January 1, 2015 visit [www.appraisalfoundation.org](http://www.appraisalfoundation.org).

**The following is the required Core Curriculum effective January 1, 2015. These courses will be required in addition to the college courses:**

**Trainee Real Property Appraiser classification:**

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours

**Trainee Education Requirements 75 Hours**

**\* NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

**Licensed Real Property Appraiser classification:**

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
Residential Market Analysis and Highest and Best Use	15 Hours
Residential Appraiser Site Valuation and Cost Approach	15 Hours
Residential Sales Comparison and Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours

**Licensed Education Requirements 150 Hours**

**\* NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Licensed Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Residential Market Analysis and Highest & Best Use	15 Hours
Residential Appraiser Site Valuation & Cost Approach	15 Hours
Residential Sales Comparison & Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours

**Total 75 Hours**

**Certified Residential Real Property Appraiser classification:**

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
Residential Market Analysis and Highest and Best Use	15 Hours
Residential Appraiser Site Valuation and Cost Approach	15 Hours
Residential Sales Comparison and Income Approaches	30 Hours
Residential Report Writing and Case Studies	15 Hours
Statistics, Modeling and Finance	15 Hours
Advanced Residential Applications and Case Studies	15 Hours
Appraisal Subject Matter Electives	20 Hours
(May include hours over minimum shown above in other modules)	

**Certified Residential Education Requirements** **200 Hours**

**\* NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Residential Market Analysis & Highest & Best Use	15 Hours
Residential Appraiser Site Valuation & Cost Approach	15 Hours
Residential Sales Comparison & Income Approaches	30 Hours
Residential Report Writing & Case Studies	15 Hours
Statistics, Modeling & Finance	15 Hours
Advanced Residential Applications & Case Studies	15 Hours
Appraisal Subject Matter Electives	20 Hours

**Total** **125 Hours**

Appraisers holding a valid **Licensed Real Property Appraiser** credential may satisfy the educational requirements for the Certified Residential Real Property Appraiser credential by completing the following **additional** educational hours:

Statistics, Modeling & Finance	15 Hours
Advanced Residential Applications & Case Studies	15 Hours
Appraisal Subject Matter Electives	20 Hours

**Total** **50 Hours**

**Certified General Real Property Appraiser classification:**

Basic Appraisal Principles	30 Hours
Basic Appraisal Procedures	30 Hours
The 15-Hour National USPAP course or its equivalent	15 Hours
General Appraiser Market Analysis and Highest and Best Use Statistics, Modeling and Finance	30 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation and Cost Approach	30 Hours
General Appraiser Income Approach	30 Hours
General Appraiser Report Writing and Case Studies	60 Hours
Appraisal Subject Matter Electives	30 Hours
(May include hours over minimum shown above in other modules)	

**Certified General Education Requirements 300 Hours**

**\* NOTICE: Alabama requires that the 15-Hour USPAP with exam must have been completed within 24 months immediately preceding the date the application is filed with the Board.**

Appraisers holding a valid **Trainee Real Property Appraiser** credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis and Highest and Best Use Statistics, Modeling & Finance	30 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation & Cost Approach	30 Hours
General Appraiser Income Approach	30 Hours
General Appraiser Report Writing & Case Studies	60 Hours
Appraisal Subject Matter Electives	30 Hours

**Total 225 Hours**

Appraisers holding a valid **Licensed Real Property Appraiser** credential may satisfy the education requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis and Highest and Best Use Statistics, Modeling & Finance	15 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation & Cost Approach	15 Hours
General Appraiser Income Approach	15 Hours
General Appraiser Report Writing & Case Studies	45 Hours
Appraisal Subject Matter Electives	15 Hours

**Total 150 Hours**

Appraisers holding a valid **Certified Residential Real Property Appraiser** credential may satisfy the educational requirements for the Certified General Real Property Appraiser credential by completing the following **additional** educational hours:

General Appraiser Market Analysis & Highest & Best Use	15 Hours
General Appraiser Sales Comparison Approach	15 Hours
General Appraiser Site Valuation & Cost Approach	15 Hours
General Appraiser Income Approach	45 Hours
General Appraiser Report Writing & Case Studies	10 Hours
<b>Total</b>	<b>100 Hours</b>

**WHEN MOVING FROM ONE LICENSE CLASSIFICATION TO ANOTHER COURSES DO NOT NEED TO BE REPEATED.**