

Becoming a Mentor For A Trainee Appraiser

- (i) Certified Residential or Certified General Real Property Appraisers who have been certified for at least twenty four (24) months may apply to the Board to become a Mentor.
- (ii) Applications for Mentor status must be made and approved by the Board prior to the Mentor engaging a Trainee appraiser.
- (iii) A Mentor may not make an assignment to the Trainee for a subject property located more than fifty (50) miles from the Mentor's office unless the Mentor accompanies the Trainee on the inspection of the subject property and comparable sales and is equally involved with the Trainee in the collection of all data used in the development of the appraisal.
- (iv) The application for Mentor status must be accompanied by two (2) typical sample appraisal assignments which have been completed by the appraiser within six months prior to the application.
- (v) Mentors may supervise a total of three Trainee appraisers.
- (vi) Mentors must attend the Alabama Real Estate Appraisers Board Trainee orientation course and one (1) Board meeting after approval and prior to license renewal. Continuing Education credit is allowed for attendance at this course and the Board meeting for a maximum of seven (7) hours.
- (c) State Registered Real Property Appraiser. Those individuals licensed by the Board as being qualified to perform real estate appraisals on non-federally related properties including:
1. Complex appraisals of 1 to 4 unit non-federally related residential properties having transaction value of \$250,000 or less; other non-federally related non-residential properties having transaction value of \$250,000 or less.
 2. Non-complex appraisals of 1 to 4 unit non-federally related residential properties having transaction value of \$1,000,000 or less.
 3. This classification does not include the appraisal of subdivisions wherein a development analysis/appraisal is necessary and utilized.
 4. All registered real property appraisers are bound by the Competency Provision of the Uniform Standards of Professional Appraisal Practice.
- (d) State Licensed Real Property Appraiser. Those individuals licensed by the Board as being qualified to perform real estate appraisals on properties including:
1. Complex appraisals of 1 to 4 unit residential properties having transaction value of \$250,000 or less; other non-residential properties having transaction value of \$250,000 or less;
 2. Non-complex appraisals of 1 to 4 unit residential properties having transaction value of \$1,000,000 or less.
 3. This classification does not include the appraisal of subdivisions wherein a development analysis/appraisal is necessary and utilized.

4. All licensed real property appraisers are bound by the Competency Provision of the Uniform Standards of Professional Appraisal Practice.

(e) State Certified Residential Real Property Appraiser. Those individuals licensed by the Board as being qualified to perform federally related residential real estate appraisals on 1 to 4 unit residential properties without regard to the complexity or dollar amount. These appraisers are also permitted to appraise non-residential properties having transaction value of \$250,000 or less.

1. The Certified Residential Real Property Classification does not include the appraisal of subdivisions wherein a development analysis/appraisal is necessary and utilized.

2. All certified residential real property appraisers are bound by the Competency Provision of the Uniform Standards of Professional Appraisal Practice.

(f) State Certified General Real Property Appraiser. This classification applies to the appraisal of all types of real property, regardless of transaction value. Appraisals on federally related transactions, which must be done by a State Certified General Real Estate Appraiser, include all non-residential properties having transaction value of \$250,000 or more. All Appraisers are bound by the Competency Provision of the Uniform Standards of Professional Appraisal Practice.