

# AQB Education Requirements Increasing for Licensing and Certification January 1, 2008

## Highlights of the New Education Criteria

### • Licensing and Certification Requirements

Classification	Current Credit Hours Including Exam	2008 Credit Hours
Appraiser Trainee	75	75
Licensed Real Property Appraiser	90	150
Certified Residential Appraiser	120	200
Certified General Appraiser	180	300

See [Appendix, Appraisal Foundation's Real Property Appraiser Qualification Criteria](#), effective January 1, 2008, for detailed information on required licensing and certification topics and hours.

### • College Degree or Coursework Requirements

Residential Certification: Two-year associate's degree or 21 semester hours in specified topics.

General Certification: Four-year bachelor's degree or 30 semester hours in specified topics.

### • Continuing education requirements have not changed.

## Experience and Examination Requirements

- The hours of experience required for the licensed residential (2000 hours), certified residential (2500 hours) and certified general (3000 hours) classifications will remain the same.
- New state certification exams will be implemented in 2008. The exams are expected to be segmented by topic and focus on application-oriented questions.

## Implementation of the New Criteria

Whether you are taking your first appraisal course or are well on your way to completing the requirements in all of the three components, *it is essential to find out as soon as possible how your state is implementing the new criteria*. Each state will select one of two implementation options:

**Firm Date Scenario:** Any credential issued by a state appraiser regulatory body on or after January 1, 2008, must be in compliance with the new AQB *Real Property Appraiser Criteria* for **all** components.

*Under this scenario, it would not matter when an applicant completed his or her education, examination or experience; if the credential is issued after January 1, 2008, the applicant must meet the requirements of the new criteria in each component.*

**Segmented Scenario:** An applicant would have to meet the criteria in effect at the time he or she completes a particular component. Any *component* completed before January 1, 2008, would satisfy the current criteria, while any component not completed by January 1, 2008, would have to conform to the new *criteria for that component*.

- Contact your [state appraiser regulatory agency](#) to find out the requirements for each appraiser classification, their effective date, and the "scenario" for implementing them in your state.
- Visit [www.asc.gov](http://www.asc.gov) for a summary of the State Implementation of 2008 AQB Criteria Changes.

## Meeting Current or New Criteria

### The Appraisal Institute will meet all of your education needs now and in 2008!

The Appraisal Institute is rolling out an entirely new curriculum, which is based on the new AQB criteria. Some courses are already available and others will be introduced during 2006 and 2007.

### Appraiser Trainee

If you want to become an Appraiser Trainee, you need to take:

<b>Appraiser Trainee</b> Available now (Meets current & future 75-hour education criteria)	
<a href="#"><i>Basic Appraisal Principles</i></a>	30
<a href="#"><i>Basic Appraisal Procedures</i></a>	30
<a href="#"><i>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</i></a>	15
	<b>75</b>

### Licensed Residential Real Property Appraiser

If you are an Appraiser Trainee, and would like to upgrade to Licensed Residential Real Property Appraiser before December 31, 2007, you need to take:

<b>Licensed Residential Real Property Appraiser</b> Available now (Meets current 90-hour education criteria)	
<a href="#"><i>Basic Appraisal Principles</i></a>	30
<a href="#"><i>Basic Appraisal Procedures</i></a>	30
<a href="#"><i>Residential Market Analysis and Highest &amp; Best Use</i></a>	15
<a href="#"><i>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</i></a>	15
	<b>90</b>

If your state has implemented or will be implementing the new criteria before January 1, 2008, you may take courses in the following package:

<b>Licensed Residential Real Property Appraiser</b> Available Now (Meets future 150-hour education criteria)	
<a href="#"><i>Basic Appraisal Principles</i></a>	30
<a href="#"><i>Basic Appraisal Procedures</i></a>	30
<a href="#"><i>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</i></a>	15
<a href="#"><i>Residential Market Analysis and Highest and Best Use</i></a>	15
<a href="#"><i>Residential Site Valuation and Cost Approach</i></a>	15
<a href="#"><i>Residential Sales Comparison and Income Approaches</i></a>	30
<a href="#"><i>Residential Report Writing and Case Studies</i></a>	15
	<b>150</b>

## Certified Residential Real Property Appraiser

**Before 1/01/08:** If you are seeking to obtain your Certified Residential Real Property Appraiser Classification or you are a Licensed Real Property Appraiser seeking to upgrade to Certified Residential Real Property Appraiser Classification by December 31, 2007, you may take courses in the following package:

<b>Certified Residential Real Property Appraiser</b>	
Available Now (Meets current 120-hour education criteria)	
<a href="#"><u>Basic Appraisal Principles</u></a>	30
<a href="#"><u>Basic Appraisal Procedures</u></a>	30
<a href="#"><u>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</u></a>	15
<a href="#"><u>Residential Market Analysis and Highest &amp; Best Use</u></a>	15
<a href="#"><u>Residential Sales Comparison and Income Approaches</u></a>	30
<a href="#"><u>Residential Site Valuation and Cost Approach</u></a>	15
	<b>135</b>

**As of 1/01/08:** If you are planning to obtain your Certified Residential Real Property Appraiser Classification, or you are a Licensed Real Property Appraiser planning to upgrade to Certified Residential Real Property Appraiser Classification after December 31, 2007, you may take courses in the following package:

<b>Certified Residential Real Property Appraiser</b>	
Available Now (Meets future 200-hour education criteria)	
<a href="#"><u>Basic Appraisal Principles</u></a>	30
<a href="#"><u>Basic Appraisal Procedures</u></a>	30
<a href="#"><u>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</u></a>	15
<a href="#"><u>Residential Market Analysis and Highest &amp; Best Use</u></a>	15
<a href="#"><u>Residential Site Valuation and Cost Approach</u></a>	15
<a href="#"><u>Residential Sales Comparison and Income Approaches</u></a>	30
<a href="#"><u>Real Estate Finance, Statistics, and Valuation Modeling</u></a>	15
<a href="#"><u>Residential Report Writing and Case Studies</u></a>	15
<a href="#"><u>Advanced Residential Applications and Case Studies / Part 1</u></a>	15
<a href="#"><u>Advanced Residential Report Writing / Part 2</u></a> (elective)	30
	<b>210</b>

## Certified General Real Property Appraiser

**Before 1/01/08:** If you are seeking to obtain your Certified General Real Property Appraiser Classification by December 31, 2007, you may take courses in the following package:

<b>Certified General Real Property Appraiser</b> Available Now (Meets current 180-hour education criteria)	
<a href="#"><i>Basic Appraisal Principles</i></a>	30
<a href="#"><i>Basic Appraisal Procedures</i></a>	30
<a href="#"><i>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</i></a>	15
<a href="#"><i>Basic Income Capitalization</i></a>	39
<a href="#"><i>General Applications</i></a>	40
<a href="#"><i>Apartment Appraisal: Concepts and Applications</i></a>	16
<a href="#"><i>Sales Comparison Valuation of Small, Mixed-Use Properties</i></a>	16
	<b>186</b>

**After 1/01/08:** If you are planning to obtain your Certified General Real Property Appraiser Classification after December 31, 2007, you will need to take 300 hours of education.

<b>Certified General Real Property Appraiser</b> Available Now or in the Near Future (Meets future 300-hour education criteria)	
<a href="#"><i>Basic Appraisal Principles</i></a>	30
<a href="#"><i>Basic Appraisal Procedures</i></a>	30
<a href="#"><i>National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-Hour</i></a>	15
<a href="#"><i>Real Estate Finance, Statistics, and Valuation Modeling</i></a>	15
<a href="#"><i>General Market Analysis and Highest &amp; Best Use*</i></a>	30
<a href="#"><i>General Appraiser Sales Comparison Approach**</i></a>	30
<a href="#"><i>General Appraiser Site Valuation and Cost Approach**</i></a>	30
<a href="#"><i>General Appraiser Income Approach / Part 1***</i></a>	30
<a href="#"><i>General Appraiser Income Approach / Part 2***</i></a>	30
<a href="#"><i>General Appraiser Report Writing and Case Studies****</i></a>	30
Electives	30
	<b>300</b>
*Available November 2006 **Available August 2007 ***Available July 2007 ****Available October 2007	

If you have any questions, please e-mail: [aqb@appraisalinstitute.org](mailto:aqb@appraisalinstitute.org)