

Appraisal Institute Education

Starting Your Career

To become a real property appraiser, you will need to obtain [education](#) and [experience](#), and pass a state-administered [licensing or certification exam](#).

Education

The Appraiser Qualifications Board (AQB) set new minimum education criteria that became effective in all states on January 1, 2008. The new criterion includes an increase in the minimum number of hours required to become licensed or certified, and specifies specific topic areas to be covered by these courses. Also, the criterion includes more in-depth topic coverage and increase in hours. There will also be a new uniform state licensing/certification examination, and a college degree requirement for the certified levels. If you are just beginning your education, or were unable to complete your licensing or re-licensing education prior to January 1, 2008, you fall under the new education criteria.

Current & Past Required Minimum Appraisal Education Hours		
	Current (Starting 1/1/08)	Past (Prior to 1/1/08)
Appraiser Trainee	75	75
Licensed Residential Real Property Appraiser	150	90
Certified Residential Real Property Appraiser	200	120
Certified General Real Property Appraiser	300	180

Please note: These are minimum criteria; states have the option requiring more hours than listed. It is imperative that you understand your state requirements. Many states may require more than the minimum required hours. Check with your [state agency](#) for details.

Experience

Trainees looking for a supervisory appraiser should note that effective January 1, 2008, a supervising appraiser must be either a certified residential or certified general appraiser in good standing and not subject to any disciplinary action within the last two years that affect the supervising appraiser's legal eligibility to practice appraisal.

The AQB has set the following minimum criteria for experience:

Level	Hours of Experience Required
Trainee	Subject to direct supervision by a supervising appraiser who is certified in good standing
Licensed Residential	2,000 hours (effective 1/1/08, these hours must be obtained in no fewer than 12 months)
Certified Residential	2,500 hours in no fewer than 24 months
Certified General	3,000 hours in no fewer than 30 months

State Examination

Appraisal Institute courses do an excellent job to prepare you to pass state examinations to become licensed or certified. Our courses reinforce real estate appraisal theory and concepts by presenting and applying them to real-world problems and case studies.

To schedule a state examination, please contact your [state regulatory agency](#) for details.

State Certification Education

Turn to the Appraisal Institute for all your real estate appraisal education needs! Whether you're working toward your real estate appraisal license or certification, you can count on the Appraisal Institute to help you achieve your career goals. In addition, our appraisal education programs are specifically designed to meet the education criteria set by the Appraiser Qualifications Board (AQB).

Please note: To make sure you have the most up-to-date information, [please contact your state appraisal regulatory agency](#) for your state's current real estate appraisal education requirements and approvals.

Appraiser Trainee (A trainee permit may not be required to begin your career)

An Appraiser Trainee is subject to direct supervision by an appraiser who is certified in good standing, and may appraise those properties that his or her supervising appraiser is permitted to appraise.

If you wish to become an Appraiser Trainee, you must take the following courses:

Offering Title	Hours	State Approval
Basic Appraisal Principles	30	State Approval
Basic Appraisal Procedures	30	State Approval
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour	15	State Approval
TOTAL HOURS	75	

Licensed Residential Appraiser

The Licensed Residential Appraiser may appraise 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 \$250,000. This classification does not include the appraisal of subdivisions.

If you wish to become a Licensed Residential Appraiser, you must take the following courses:

Offering Title	Hours	State Approval
Basic Appraisal Principles	30	State Approval
Basic Appraisal Procedures	30	State Approval
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour	15	State Approval
Residential Market Analysis and Highest & Best Use	15	State Approval
Residential Site Valuation and Cost Approach	15	State Approval
Residential Sales Comparison and Income Approaches	30	State Approval
Residential Report Writing and Case Studies	15	State Approval
TOTAL HOURS	150	

Certified Residential Appraiser

The Certified Residential Appraiser may appraise 1-4 residential units without regard to transaction value or complexity. This classification does not include the appraisal of subdivisions.

If you wish to become a Certified Residential Appraiser, you must take the following courses:

Offering Title	Hours	State Approval
Basic Appraisal Principles	30	State Approval
Basic Appraisal Procedures	30	State Approval
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour	15	State Approval
Residential Market Analysis and Highest & Best Use	15	State Approval
Residential Site Valuation and Cost Approach	15	State Approval
Residential Sales Comparison and Income Approaches	30	State Approval
Residential Report Writing and Case Studies	15	State Approval
Real Estate Finance, Statistics, and Valuation Modeling	15	State Approval
Advanced Residential Applications and Case Studies/ Part 1	15	State Approval
Advanced Residential Report Writing (elective) / Part 2	30	State Approval
TOTAL HOURS	210	

Certified General Appraiser

The Certified General Appraiser may appraiser all types of real property.

If you wish to become a Certified General Appraiser, you must take the following courses:

Offering Title	Hours	State Approval
Basic Appraisal Principles	30	State Approval
Basic Appraisal Procedures	30	State Approval
National Uniform Standards of Professional Appraisal Practice (USPAP) Course, 15-hour	15	State Approval
Real Estate Finance, Statistics, and Valuation Modeling	15	State Approval
General Appraiser Market Analysis and Highest & Best Use	30	State Approval
General Appraiser Sales Comparison Approach	30	State Approval
General Appraiser Site Valuation and Cost Approach	30	State Approval
General Appraiser Income Approach/ Part 1	30	State Approval
General Appraiser Income Approach/ Part 2	30	State Approval
General Appraiser Report Writing and Case Studies	30	State Approval
Electives	30	State Approval
TOTAL HOURS	300	

Check Appraisal Institute Education Schedules.