

Appendix 1. Residential Experience Hours Schedule. The hours shown in the following schedule shall be awarded to form appraisals. Fifteen hours may be added to the hours shown if the appraisal is a narrative appraisal instead of a form appraisal.

## APPENDIX 1

Property Type	Hours that may be earned
(a) one-unit dwelling, above-grade:	
(i) living area less than 4,000 square feet, including a site	5 hours
(ii) living area 4,000 square feet or more, including a site	7.5 hours
(b) multiple one-unit dwellings in the same subdivision or condominium project, which dwellings are substantially similar:	
(i) 1-25 dwellings	5 hours per dwelling, up to a maximum of 30 hours
(ii) over 25 dwellings	50 hours maximum
(c) two to four-unit dwelling	20 hours
(d) employee relocation counsel reports completed on currently accepted Employee Relocation Counsel form	10 hours
(e) residential lot, 1-4 unit	5 hours
(f) multiple lots in the same subdivision, which lots are substantially similar	
(i) 1-25 lots	5 hours per lot, up to a maximum of 30 hours
(ii) Over 25 lots	50 hours maximum
(g) small parcel up to 5 acres	5 hours
(h) vacant land, 20-500 acres	20-40 hours, per board decision
(i) recreational, farm, or timber acreage suitable for a house site:	
(i) up to 10 acres	10 hours
(ii) over 10 acres	15 hours
(j) all other unusual structures or acreage which are much larger or more complex than typical properties	5-35 hours, per board decision
(k) review of residential appraisals with no opinion of value developed as part of the review performed in conjunction with investigations by government agencies	10-50 hours

Appendix 2. General Experience Hours Schedule. All appraisal reports claimed for property types identified in sections (a) through (k) of the following schedule shall be narrative appraisal reports. Experience hours listed in this schedule may be increased by 50% for unique and

complex properties if the applicant notes the number of extra hours claimed on the appraiser experience log submitted by the applicant, and if the applicant maintains in the workfile for the appraisal an explanation as to why the extra hours are claimed.

## APENDIX 2

Property Type	Hours that may be earned
(a) Apartment buildings:	
(i) 5-100 units	40 hours
(ii) over 100 units	50 hours
(b) hotel or motels:	
(i) 50 units or fewer	30 hours
(ii) 51-150 units	40 hours
(iii) over 150 units	50 hours
(c) nursing home, rest home, care facilities:	
(i) fewer than 80 beds	40 hours
(ii) over 80 beds	50 hours
(d) industrial or warehouse building:	
(i) smaller than 20,000 square feet	30 hours
(ii) larger than 20,000 square feet, single tenant	40 hours
(iii) larger than 20,000 square feet, multiple tenants	50 hours
(e) office buildings:	
(i) smaller than 10,000 square feet	30 hours
(ii) larger than 10,000 square feet, single tenant	40 hours
(iii) larger than 10,000 square feet, multiple tenants	50 hours
(f) entire condominium projects, using income approach to value:	
(i) 5- to 30-unit project	30 hours
(ii) 31- or more-unit project	50 hours
(g) retail buildings:	
(i) smaller than 10,000 square feet	30 hours
(ii) larger than 10,000 square feet, single tenant	40 hours
(iii) larger than 10,000 square feet, multiple tenants	50 hours
(h) commercial, multi-unit, industrial, or other nonresidential use acreage:	
(i) 1 to 99 acres	20-40 hours
(ii) 100 acres or more, income approach to value	50-60 hours
(i) all other unusual structures or assignments that are much larger or more complex than the properties described in (a) to (h)	5 to 100 hours per board decision

herein.

(j)entire subdivisions or planned unit developments (PUDs):

- (i) 1- to 25-unit subdivision or PUD
- (ii) over 25-unit subdivision or PUD

30 hours

50 hours

(k) feasibility or market analysis

5 to 100 hours,  
each per board  
decision, up to a  
maximum of 500 hours

(l) farm and ranch appraisals:

Form

Narrative

- (i) separate grazing privileges or permits

20 hours

25 hours

- (ii) irrigated cropland, pasture

other than rangeland:

- (A) 1 to 10 acres

10 hours

15 hours

- (B) 11-50 acres

12.5 hours

20 hours

- (C) 51-200 acres

15 hours

25 hours

- (D) 201-1000 acres

25 hours

40 hours

- (E) more than 1000 acres

40 hours

50 hours

(iii) dry farm:

- (A) 1 to 1000 acres

15 hours

25 hours

- (B) more than 1000 acres

20 hours

40 hours

(m) Improvements on properties other than a rural residence, maximum 10 hours:

- (i) dwelling

5 hours

5 hours

- (ii) shed

2.5 hours

2.5 hours

(n) cattle ranches

- (i) 0-200 head

15 hours

20 hours

- (ii) 201-500 head

25 hours

30 hours

- (iii) 501-1000 head

30 hours

40 hours

- (iv) more than 1000 head

40 hours

50 hours

(o) sheep ranches

- (i) 0-2000 head

25 hours

30 hours

- (ii) more than 2000 head

35 hours

45 hours

(p) dairy, including all improvements except a dwelling

- (i) 1-100 head

20 hours

25 hours

- (ii) 101-300 head

25 hours

30 hours

- (iii) more than 300 head

30 hours

35 hours

(q) orchards

- (i) 5-50 acres

30 hours

40 hours

- (ii) more than 50 acres

40 hours

50 hours

(r) rangeland/timber

- (i) 0-640 acres

20 hours

25 hours

- (ii) more than 640 acres

30 hours

35 hours

(s) poultry

- (i) 0-100,000 birds

30 hours

40 hours

(ii) more than 100,000 birds	40 hours	50 hours
(t) mink		
(i) 0-5000 cages	30 hours	35 hours
(ii) more than 5000 cages	40 hours	50 hours
(u) fish farm	40 hours	50 hours
(v) hog farm	40 hours	50 hours
(w) review of appendix 2 appraisals with no opinion of value developed as part of the review, performed in conjunction with investigations by government agencies	20-100 hours	

Appendix 3. Mass Appraisal Experience Hours Schedule.

**APENDIX 3**

Property Type	Hours that may be earned
(a) one-unit dwelling, above-grade living area less than 4,000 square feet:	
(i) exterior inspection, highest and best use analysis, data collection only	0.5 hours
(ii) interior and exterior inspection, highest and best use analysis, data collection only	1 hour
(iii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	3.75 hours
(b) one-unit dwelling, above-grade living area 4,000 square feet or more:	
(i) exterior inspection, highest and best use analysis, data collection only	0.75 hours
(ii) interior and exterior inspection, highest and best use analysis, data collection only	1.5 hours
(iii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	5 hours
(c) two to four unit dwelling:	
(i) exterior inspection, highest and best use analysis, data collection only	1.5 hours
(ii) interior and exterior inspection, highest and best use analysis, data collection only	3 hours
(iii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	15 hours
(d) commercial and industrial buildings, depending on complexity:	

(i) exterior inspection, highest and best use analysis, data collection only	1-5 hours
(ii) interior and exterior inspection, highest and best use analysis, data collection only	2-10 hours
(iii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	3-37.5 hours
(e) agricultural and other improvements, depending on complexity:	
(i) exterior inspection, highest and best use analysis, data collection only	0.5-2.5 hours
(ii) interior and exterior inspection, highest and best use analysis, data collection only	1-5 hours
(iii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	3.75-20 hours
(f) vacant land, depending on complexity:	
(i) inspection, highest and best use analysis, data collection only	0.5-2.5 hours
(ii) inspection, highest and best use analysis, data collection, valuation analysis, conclusion, report	2.5-25 hours
(iii) land segregation (division) analysis and processing, no field inspection	0.25 hours
(iv) land segregation (division) analysis and processing, field inspection	0.5 hours
(g) data input and review for experience hours claimed under property types(a) through (f)	0.25 hours
(h) land valuation guideline:	
(i) 25 or fewer parcels	10 hours
(ii) 26 to 500 parcels	30 hours
(iii) over 500 parcels	25 additional hours for each 500 parcels, up to a maximum of 125 hours
(i) assessment/sales ratio study, data collection, verification, sample inspection, analysis, conclusion, and implementation:	
(i) base study of 100 reviewed sales	125 hours
(ii) additional increments of 100 sales	25 additional hours for each 100 additional sales, up to a maximum of 375 hours

(j) multiple regression model, development and implementation:	
(i) fewer than 5,000 parcels	100 hours
(ii) additional increments of 500 parcels	5 additional hours for each additional 500 parcels, up to a maximum of 375 hours
(k) depreciation study and analysis	100 hours
(l) reviews of "land value in use" in accordance with U.C.A. Section 59-2-505:	
(i) office review only	0.25 hours
(ii) field review	0.5 hours
(m) natural resource properties, depending on complexity:	
(i) sand and gravel	7.5-20 hours per site
(ii) mine	7.5-110 hours
(iii) oil and gas	1.65-50 hours per site
(n) pipelines and gas distribution properties, depending on complexity	10-40 hours
(o) telephone and electric properties, depending on complexity	5-80 hours
(p) airline and railroad properties, depending on complexity	10-80 hours
(q) appraisal review/audit, depending on complexity	2.5-125 hours
(r) capitalization rate study	80 hours