



New Qualifications for Appraiser Credentials

	Trainee	Licensed Appraiser	Certified Residential Appraiser	Certified General Appraiser
Previous Credential Required	none	Trainee	Licensed Appraiser	Licensed Appraiser
Evidence of Education or a Degree from an accredited college or university required:	None	None	6 Options - See Pg 2	Bachelors Degree or higher (in any field)
Required Qualifying Education Hours: (see below)	81 total hours	156 total cumulative hrs	206 total cumulative hrs	306 min. cumulative hrs
Basic Appraisal Principals	✓ 30 hours			
Basic Appraisal Procedures	✓ 30 hours			
15-Hour National USPAP Course	✓ 15 hours			
Utah Appraiser Supervisor and Trainee Course	✓ 6 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 *		
Advanced Residential Applications and Case Studies			✓ 15 hours	
Statistics Modeling and Finance			✓ 15 hours	✓ 15 hours
Appraisal Subject Matter Electives (must be QE)			✓ 20 Hours	✓ 30 hours
**General Appraiser Market Analysis and Highest and Best Use		**		✓ 30 hours
**General Appraiser Site Valuation and Cost Approach		**		✓ 30 hours
**General Appraiser Sales Comparison Approach		**		✓ 30 hours
**General Appraiser Report Writing and Case Studies		**		✓ 30 hours
General Appraiser Income Approach				✓ 60 hours
<i>* These four residential courses may be substituted with the equivalent four General courses identified with ** when a candidate provides proof of completion of these courses when applying for a Licensed Appraiser credential. Hours used to gain one license cannot be used as electives to gain another license. (ex. if you took Res Sales Comparison to become an LA and then took General Sales Comparison and applied to become a CG you cannot use the Res Sales Comparison as a Subject Matter Elective on the CG application because it was used previously to become an LA)</i>				
Appraisal Experience Hours	none	1,000 hours total after becoming registered as a trainee	1,500 hours total, 500 after becoming LA (at least 1,125 total residential)	3,000 hours total, 2000 after becoming LA (at least 1,500 commercial)
Appraisal Experience Time Minimums				
Fee Appraisers	none	6 months total after becoming trainee	6 months after becoming Licensed Appraiser (12 total)	12 months after becoming Licensed Appraiser (18 total)
Mass Appraisers	none	12 months total after becoming trainee	12 months after becoming Licensed Appraiser (18 total)	18 months after becoming Licensed Appraiser (30 total)
Exam	none	Yes (after board approval)	Yes (after board approval)	Yes (after board approval)
Criminal Background Check	Yes	Yes (after passing exam)	Yes (after passing exam)	Yes (after passing exam)
Questionnaire	Yes	Yes	Yes	Yes

Certified Residential College Requirement Options

- 1 Bachelor's Degree, from an accredited college, in any field of study
- 2 Associates Degree, from an accredited college, in a Focused Field of Study (Business Administration; Accounting; Finance; Economics; or Real Estate)
- 3 Successful Completion of 30 College Semester Credit Hours in ten, 3 semester hour courses, including: English Composition, Microeconomics, Macroeconomics, Finance, Algebra, Geometry, or Higher Mathematics, Statistics, Computer Science, Business or Real Estate Law, and two elective courses in: Accounting, Geography, Agricultural Economics, Business Management, or Real Estate
- 4 Successful Completion of College Level Examination Program (CLEP) Exams Equivalent to 30 Semester Hours including: College Algebra, College Composition, College Composition Modular, College Mathematics, Principles of Macroeconomics, Principles of Microeconomics, Introductory Business Law, and Computer Science
- 5 Any Combination of options #3 and #4 above That Includes All of The Topics Identified
- 6 Experience "Opt Out" of College Requirements ONLY for Current Licensed Appraisers (if licensed for five (5) years), IF they also meet each of the following additional standards: ● No Disciplinary Action Affecting the License within five (5) years ● Additional Appraisal (non College) Qualifying Education (50 Hours) ● 1,500 Hours of Experience ● Passing the Certified Residential Exam

Other Rules/State Requirements to remember

- Experience hours toward Licensure are only recognized during the time when the individual was registered with the Division as a Trainee
- Certified Residential Appraiser candidates must complete at least 500 experience hours, accumulated over at least 6 months during the time when the applicant is licensed as a State Licensed Appraiser
- The Appraisal Board may not award credit for appraisal experience earned more than five years prior to the date of application
- At least 50% of the appraisals submitted for experience credit shall be appraisals of properties located in Utah

- Experience gained for work without a traditional client may qualify for experience hours but cannot exceed 50% of the total experience requirement
- As to the first 35 residential appraisals or first 20 non-residential appraisals completed, as applicable to the license or certification being sought, the property inspection must include: - Measurement of the exterior of the property that is the subject of an appraisal; and - Inspection of the exterior of a property that is used as a comparable in an appraisal
- An individual applying for certification as a Certified Residential Appraiser shall document at least 75% of the hours submitted from either the residential experience schedule (Appendix 1), or the mass appraisal schedule (Appendix 3)

- An individual applying for certification as a Certified General Appraiser shall document at least 1,500 experience hours from the general experience schedule (Appendix 2); or properties other than 1 – 4 unit residential properties identified in the mass appraisal schedule (Appendix 3)
- A maximum of 50% of required experience hours may be earned from appraisal of vacant land
- Review appraisals shall be awarded experience credit when the appraiser performs technical reviews of appraisals prepared by employees, associates, or others, provided the appraiser complies with USPAP Standards Rule 3 when the appraiser is required to comply with the rule. The following credit shall be awarded for review of appraisals: desk review - 30% of the hours that would be awarded if a separate written review appraisal report were prepared, up to a maximum of 500 hours; and field review - 50% of the hours that would be awarded if a separate written review appraisal report were prepared, up to a maximum of 500 hours.

Please see Rule R162-2g - Real Estate Appraiser Licensing and Certification Administrative Rules, on our website for all for rules and information