

780-X-16-.04 Application For Reciprocal Appraiser License.

Alabama Real Estate Appraisers Board

P.O. Box 304355
Montgomery, AL 36130-4355

Application for Reciprocal Appraiser License
Trainee Real Property Appraiser
Licensed Real Property Appraiser
Certified Residential Real Property Appraiser
Certified General Real Property Appraiser

INSTRUCTIONS

This application is for use ONLY by persons licensed or certified as a real estate appraiser by another state or US Territory or the District of Columbia.

Include Check for all fees (\$485 Trainee; \$650 Licensed Real Property Appraiser; \$650 Certified Residential Real Property Appraiser; \$650 Certified General Real Property Appraiser) made payable to Alabama Real Estate Appraisers Board.

1. Complete Sections I, II, and III on back of this form. (Caution: Any incomplete or incorrect application will be returned unprocessed).
2. **Application must be typed.** Attach the following:
 - a. If you are not listed on the National Registry, attach a certified copy (not more than 30 days old) of your history from the state regulatory agency(s) issuing such classification.
 - b. A NON-REFUNDABLE application fee, check or money order payable to Alabama Real Estate Appraisers Board: Trainee application fee of \$150 plus annual license fee of \$335; Licensed Real Property Appraiser application fee of \$275 plus annual license fee of \$375; Certified Residential application fee of \$275 plus annual license fee of \$375; Certified General application fee of \$275 plus annual license fee of \$375. Initial annual license fees cover the first year or any portion thereof and are payable during September of each year thereafter.

Each classification of appraiser reflects the scope of work, which the appraiser may undertake, and accordingly each has differing qualifications. The scope of work for each type may change if the federal government adjusts its guidelines. At the present time the classifications in Alabama are:

1. The Trainee Real Property Appraiser is an entry-level classification, which requires the trainee to work under the direct supervision of an experienced, licensed appraiser. The scope of activity is the appraisal of those properties, which the supervising appraiser is permitted to appraise.

2. The Licensed Real Property Appraiser classification includes those individuals who may perform real estate appraisals on properties involved in federally-related transactions including: (a) Complex appraisals of 1 to 4 unit residential properties having transaction value of \$250,000 or less; (b) Non-complex appraisals of 1 to 4 unit non-federally related residential properties having transactions value of \$1,000,000 or less; (c) appraisals of other types of real estate having transaction value of \$250,000 or less.
3. The Certified Residential Real Property Appraiser classification refers to 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 a transaction value of \$250,000 or less.
4. The Certified General Real Property Appraiser classification shall consist of those persons certified by the Board as qualified to perform appraisals on all types of real estate, regardless of transaction value.

EDUCATION AND EXPERIENCE REQUIREMENTS:

1. The **"Trainee Real Property Appraiser"** - no experience required. Applicant must provide proof of a high school diploma or its equivalent and 75 hours of appraisal education as set out in §780-X-3-.06(a) completed during last five years, including a 15-hour Uniform Standards of Professional Appraisal Practice during last two years. USPAP courses taken to meet this requirement must be taught by an instructor certified by the AQB. Trainee's appraisal experience must be under the direct supervision of a Licensed or Certified Real Property appraiser who has been approved by the Board as a Mentor. If the Trainee plans to use these experience hours as part of the experience needed for licensure, the work must be included in the Trainee's assignment log, and the appraisal report must be signed by the Mentor.
2. The **"Licensed Real Property Appraiser"** - Applicant must have been an appraiser for six (6) months and have a minimum of 1000 hours of actual appraisal experience. Experience credit will be given for appraisals completed within the last five years. Applicant must provide proof of a high school diploma or its equivalent and satisfactorily completion of at least one hundred fifty (150) hours of appraisal education as set out in §780-X-3-.06(c) completed during last ten years, including a 15-hour Uniform Standards of Professional Appraisal Practice during the last two years. USPAP courses taken to meet this requirement must be taught by an instructor certified by the AQB.
3. The **"Certified Residential Real Property Appraiser"** - Applicant must have been an appraiser and appraising real property for no less than twelve (12) months with a minimum of 1500 hours of actual appraisal experience. Experience credit will be given for appraisals

completed within the last five years. Applicant must provide a transcript of college education and proof of satisfactory completion of at least two hundred (200) hours of appraisal education as set out in §780-X-3-.06(d). Appraisal education must be completed during last ten years and the 15-hour Uniform Standards of Professional Appraisal Practice course must be completed during the last two years. USPAP courses taken to meet this requirement must be taught by an instructor certified by the AQB.

4. The **"Certified General Real Property Appraiser"** - Applicant must have been an appraiser and appraising real property for no less than 18 months with a minimum of 3000 hours of actual appraisal experience. At least 1500 of the 3000 hours of experience must be in non-residential appraisals. Experience credit will be given for appraisals completed within the last five years. Applicant must provide proof of satisfactory completion of a Bachelor degree or higher from an SEC accredited college or university and at least three hundred (300) hours of appraisal education as set out in §780-X-3-.06(e) completed during last ten years, including a 15-hour Uniform Standards of Professional Appraisal Practice course during the last two years. USPAP courses taken to meet this requirement must be taught by an instructor certified by the AQB.

You are not officially licensed or certified until the Board approves your application and it is mailed to you. You must not engage in, advertise, or hold yourself out as engaging in the business of a real estate appraiser in Alabama until you receive your certificate.

APPLICATION FOR RECIPROCAL APPRAISER LICENSE

SECTION I

- yes no 1. Are you a resident of Alabama? If so, how long? _____
- yes no 2. Have you ever been licensed or certified (or otherwise classified) as an appraiser in Alabama or in another state? If your answer is yes, obtain from each state a certified history, not more than 30 days old, and attach it to this application.) If yes, what state or states? _____

If yes, under what name(s) and number(s)? _____
- yes no 3. Are you a high school graduate or the holder of a General Education Development (G.E.D.)? Certificate? (If your answer to this question is no, attach proof of education equivalency.)
- yes no 4. Have you ever been convicted of any criminal offense (other than minor traffic violations), 2) pled nolo contendere to any criminal offense, or 3) been granted first offender treatment upon being charged with any criminal offense? (Attach full explanation if "yes" response)
- yes no 5. Have you ever been disciplined by the Alabama Real Estate Appraisers Board or any state or federal licensing agency or authority, which regulates any profession? (Disciplinary actions include but are not limited to such actions as a reprimand, a suspension, a revocation, a fine, or any restriction or special requirements placed on your right to operation as a licensee.)
- yes no 6. Are there any criminal charges or licensing disciplinary proceedings pending against you at this time?
- yes no 7. Have you ever done an appraisal in the state of Alabama? If so, when.

I agree that I am bound by all the provisions of the state of Alabama Real Estate Appraisers Act. The undersigned applicant also certifies that all information given on this application is true, correct, and complete.

Signed _____
NAME DATE

Author:

Statutory Authority: Code of Ala. 1975,

History: New Rule: Filed February 27, 1996; effective April 3, 1996.

Amended: Filed January 16, 1997; effective February 20, 1997. **Amended:**

Filed February 23, 1998; effective March 30, 1998. **Amended:** Filed

June 7, 2006; effective July 12, 2006. **Amended:** Filed November 18, 2011;

effective December 23, 2011. **Amended:** Filed March 25, 2014; effective

April 29, 2014. **Amended:** Filed August 29, 2014; effective

October 3, 2014. **Amended:** Filed May 20, 2016; effective July 4, 2016.

Repeal and New Rule: Filed September 25, 2018; effective November 9, 2018.

Repeal and New Rule: Filed March 25, 2019; effective May 10, 2019.