

TRAINEE EXPERIENCE CREDITS DISALLOWED

Recently, the Board is finding deficient appraisals submitted for experience credit. Statements such as “Trainee contributed to the report” result in a report that is not USPAP compliant and will not be counted for experience credit.

The Board would like to emphasize to both Trainees and Mentors the of complete compliance with the Alabama Code and Uniform Standards of Professional Appraisal Practice. You should consider refresher education to help improve your skills.

Standards Rule 2-2(a)(ix), states that there must be a summary of the contributions in the report. Standards Rule 2-3(c) requires that your name appear in the certification and in the comment to SR 2-3, clarifies that a summary of the extent of the assistance can be in any part(s) of the appraisal report.

Any attempt to correct this by altering the reports previously transmitted to clients to include the summary is ineffective and would run afoul of §34-20(a)(1), Alabama Real Estate Appraisers and Appraisal Management Company Registration and Regulation Act, a ground for disciplinary action.