

APA-1

TRANSMITTAL SHEET FOR NOTICE OF INTENDED ACTION

Control: 780
Department or Agency: Alabama Real Estate Appraisers Board
Rule No.: 780-X-6-.04
Rule Title: Qualifying Experience - Certified Residential Real Property Appraiser
Intended Action: Amend

Would the absence of the proposed rule significantly harm or endanger the public health, welfare, or safety? Yes

Is there a reasonable relationship between the state's police power and the protection of the public health, safety, or welfare? Yes

Is there another, less restrictive method of regulation available that could adequately protect the public? No

Does the proposed rule have the effect of directly or indirectly increasing the costs of any goods or services involved? No

To what degree?: N/A

Is the increase in cost more harmful to the public than the harm that might result from the absence of the proposed rule? NA

Are all facets of the rule-making process designed solely for the purpose of, and so they have, as their primary effect, the protection of the public? Yes

Does the proposed action relate to or affect in any manner any litigation which the agency is a party to concerning the subject matter of the proposed rule? No

Does the proposed rule have an economic impact? No

If the proposed rule has an economic impact, the proposed rule is required to be accompanied by a fiscal note prepared in accordance with subsection (f) of Section 41-22-23, Code of Alabama 1975.

Certification of Authorized Official

I certify that the attached proposed rule has been proposed in full compliance with the requirements of Chapter 22, Title 41, Code of Alabama 1975, and that it conforms to all applicable filing requirements of the Administrative Procedure Division of the Legislative Services Agency.

Signature of certifying officer

Lisa Brooks
Lisa Brooks

Date

Thursday, December 12, 2024

REC'D & FILED
DEC 12, 2024
LEGISLATIVE SVC AGENCY

APA-2

ALABAMA REAL ESTATE APPRAISERS BOARD

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-6-.04 Qualifying Experience - Certified
Residential Real Property Appraiser

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:
Allow PAREA experience for licensure

TIME, PLACE AND MANNER OF PRESENTING VIEWS:
Views must be presented in writing to P.O.Box 304355, Montgomery, AL 36130 by
March 13, 2025.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:
Thursday, March 13, 2025

CONTACT PERSON AT AGENCY:
Neva Conway

Lisa Brooks

Lisa Brooks

(Signature of officer authorized
to promulgate and adopt
rules or his or her deputy)

**Qualifying Experience - Certified Residential
Real Property Appraiser.**

As of the date the application is filed with the Board, the equivalent of 1500 hours appraisal experience or its PAREA equivalent obtained while the applicant is licensed as an appraiser is necessary for approval of a license for Certified Residential Real Property Appraiser classification. Experience obtained in a traditional appraiser/supervisor method shall be recorded on the log contained in the application. The log must contain all appraisals the applicant has signed or is entitled to claim for experience credit, beginning with the most recent appraisals (up to and including the date the application is filed with the Board) and going back, up to 5 years, until the required number of experience hours is documented. Evaluation assignment reports shall not be included on the log of appraisal report assignments. Applicants may claim the full experience credit allowed for an appraisal, regardless of the number of signing appraisers. In evaluation of experience offered as qualified experience under Code of Ala. 1975, §34-27A-11, the Board will take into consideration the following minimum experience:

(a) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience hours necessary for the Certified Residential Real Property Appraiser Classification. Experience for a dwelling (residential appraisal) will be awarded ~~only if there is an interior and exterior~~even if there is no inspection. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit. This paragraph does not apply to experience obtained through an AQB approved PAREA Program.

(b) Experience credit claimed by an applicant from any AQB approved PAREA Program will only be recognized if the applicant has first been licensed as an appraiser. No Credit will be allowed for partial completion of a PAREA Program.

(c) Twelve Months Experience. A minimum of twelve months experience shall be required for this classification. The quantitative experience requirements must be satisfied by time spent on the appraisal process. The appraisal process consists of: analyzing factors that affect value; defining the problem; gathering and analyzing data; applying the appropriate analysis and methodology; and arriving at an opinion and correctly reporting the opinion in compliance with USPAP. Experience credit will be given for appraisals completed within the last five years. This paragraph does not apply to experience obtained through an AQB approved PAREA Program.

~~(e)~~ (d) USPAP Compliance. Appraisals must comply with USPAP for hours to be awarded for experience credit. The Board will select a representative sample of appraisals from the logs submitted by the applicant. The applicant will submit the selected sample for the Board to examine for compliance with USPAP. If the sample complies with USPAP the Board will consider that all of the experience submitted by applicant complies with USPAP. A determination by the Board that the sample does not comply with USPAP shall be presumptive that all of the appraisals submitted for experience credit do not comply with USPAP. The applicant then has the burden and shall have the opportunity to demonstrate that the experience claimed is USPAP compliant at a reconsideration hearing held pursuant to Rule 780-X-3-.05. This paragraph does not apply to experience obtained through an AQB approved PAREA Program.

~~(d)~~ (e) Residential Appraisal Hours. Residential maximum appraisal hours shall be awarded as follows:

1.	one-unit dwelling (including a site)	10 hours
2.	two to four-unit dwelling	20 hours
3.	residential lot (1-4 family)	5 hours
4.	residential subdivision sites (NOT TO EXCEED FIVE POINTS)	5 hours per lot
5.	farm or timber acreage suitable for a house site less than 10 acres	10 hours
	10-100 acres	20 hours
	over 100 acres	30 hours
6.	all other unusual structures, acreages, which are much larger or more complex than typical properties described herein items 1 to 4 and 6	submitted to committee for determination 5 to 50 hours
7.	review appraisals shall be worth 20% of the hours awarded to the appraisal.	
8.	restricted appraisal reports shall	

	not exceed 25% of required experience hours.	
9.	Rural residence - one unit primary dwelling, 10 acres or less	10 hours
10.	Ranchette - Part time rural use 10 to 25 acres with main dwelling and out buildings such as additional residence, barns or other outbuildings	30 hours
11.	AQB approved State Licensed PAREA Program Certificate	1000 hours
12.	AQB approved Certified Residential PAREA Program Certificate	500 hours

Author: Alabama Real Estate Appraisers Board

Statutory Authority: Code of Ala. 1975, §34-27A-11.

History: Repealed and Replaced: Filed February 23, 1998; effective March 30, 1998. **Amended:** Filed June 18, 2003; effective July 23, 2003. **Amended:** Filed July 20, 2007; effective August 24, 2007. **Amended:** Filed November 25, 2008; effective December 30, 2008. **Amended:** Filed December 3, 2013; effective January 7, 2014. **Amended:** Filed March 25, 2014, effective April 29, 2014. **Amended:** Filed September 25, 2018, effective November 9, 2018. **Amended:** Published October 31, 2019, effective December 15, 2019. **Amended:** Published September 30, 2020, effective November 14, 2020. [Amended: Published _____; effective _____.](#)