

Alabama Real Estate Appraisers Board

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-12-.02
Continuing Education Requirements


INTENDED ACTION: Amendment

SUBSTANCE OF PROPOSED ACTION: To make corrections suggested by the Appraisal Subcommittee and specify that credit for USPAP education will only be awarded if at least one instructor is a State certified appraiser.

TIME, PLACE, MANNER OF PRESENTING VIEWS: Interested persons may submit their views regarding the proposed amended rule orally or in writing to the Alabama Real Estate Appraisers Board, P.O. Box 304355, Montgomery, Alabama 36130-4355; 334-242-8747 no later than August 10, 2012.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE: Written or oral comments concerning this change must be received by the Alabama Real Estate Appraisers Board no later than August 10, 2012, 12:00 noon, 100 North Union Street, Suite 370, Montgomery, AL 36104 or 334-242-8747.

CONTACT PERSON AT AGENCY: Neva C. Conway
Assistant Attorney General



Lisa Brooks

780-X-12-.02 Continuing Education Requirements.

(1) As a prerequisite to renewal of a license for any classification of real property appraiser, a licensed real estate appraiser shall on forms prescribed by the Board present evidence satisfactory to the Board of having completed continuing education as follows:

(a) All classes of state licensed real property appraisers seeking renewal of their license shall present evidence to the Board of having completed the equivalent of twenty eight hours of continuing education every two years. For the renewal cycle beginning on September 1, 2003, at least seven of said hours shall be a Board approved USPAP course taken prior to January 1, 2003 or, if taken between January 1, 2003 and the date of renewal, the National USPAP course or its equivalent as determined by the AQB taught by an instructor certified by the AQB and at least one instructor of the class must be a certified appraiser. In all renewal cycles thereafter, at least seven of said hours shall be the National USPAP course or its equivalent as determined by the AQB taught by an instructor certified by the AQB.

1. A classroom hour is defined as fifty minutes out of each sixty minute segment.

2. Credit toward the classroom hour requirement may be granted only where the length of the educational offering is at least two hours.

3. Credit for the classroom hour requirement may be obtained from the following:

- (i) Colleges or Universities
- (ii) Community or Junior Colleges
- (iii) Real Estate Appraisal or Real Estate Related Organizations
- (iv) State or Federal Agencies or Commissions
- (v) Proprietary Schools
- (vi) Other providers approved by the Board

4. Credit may be granted for educational offerings which cover real estate related appraisal topics such as those listed below and which are consistent with the purpose of continuing education stated in subparagraph (3) below.

- (i) Ad Valorem Taxation
- (ii) Arbitrations
- (iii) Business courses related to practice of real estate appraisal
- (iv) Construction estimating
- (v) Ethics and standards of professional practice
- (vi) Land use planning, zoning and taxation
- (vii) Litigation
- (viii) Management, leasing, brokerage, timesharing
- (ix) Property development
- (x) Real property appraisal (valuations/evaluations)
- (xi) Real Estate law
- (xii) Real Estate financing and investment
- (xiii) Real Estate appraisal related computer applications
- (xiv) Real Estate securities and syndication
- (xv) Real property exchange
- (b) (1) Reserved

(c) Continuing Education Requirement for Trainee Real Property Appraisers. To be eligible for renewal of a Trainee Real Property Appraiser License, three and on-half (3.5) hours of the twenty-eight hours of continuing education must be earned from attendance at the Trainee

Orientation Course approved by the Board and attendance at one Board meeting. This requirement applies to each Trainee Real Property Appraiser seeking renewal in every two year cycle regardless of the length of time the Trainee license has been held.

(2) Continuing education credit may be granted for participation, other than as a student, in appraisal educational processes and programs. Examples of activities for which credit may be granted are teaching, program development, authorship of textbooks, or similar activities which are determined to be equivalent to obtaining continuing education.

(3) The purpose of continuing education is to ensure that the appraiser participates in a program that maintains and increases his or her skill, knowledge and competency in real estate appraising.

Author: Alabama Real Estate Appraisers Board

Statutory Authority: Code of Ala. 1975, §§34-27A-5, 34-27A-15, 34-27A-19.