

Alabama Real Estate Appraisers Board

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-16-.04
Application for Reciprocal License

INTENDED ACTION: Amendment

SUBSTANCE OF PROPOSED ACTION: To correct the application form so that the form correctly states license and application fees as adopted by the Board in Rule 780-X-4-.02.

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 4:30 P.M, July 10, 2014.

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 July 10, 2014, 4:30 p.m., 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-16-.04 Application For Reciprocal Appraiser License.

APPLICATION FOR RECIPROCAL APPRAISER LICENSE BOARD

Trainee Real Property Appraiser, State Registered
Real Property Appraiser, Licensed Real Property Appraiser, Certified Residential
Real Property Appraiser, Certified General
Real Property Appraiser

ALABAMA REAL ESTATE APPRAISERS

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

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 of all fees (~~\$425~~ \$485 Trainee, ~~\$550~~ \$610 State Registered Real Property Appraiser; ~~\$575~~ \$650 Licensed Real Property Appraiser, ~~\$575~~ \$650 Certified Residential Real Property Appraiser; ~~\$575~~ \$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 ~~\$275~~ \$335; State Registered application fee of \$275 plus annual license fee of ~~\$275~~ \$335; Licensed Real Property Appraiser application fee of \$275 plus annual license fee of ~~\$300~~ \$375; Certified Residential application fee of \$275 plus annual license fee of ~~\$300~~ \$375; Certified General application fee of \$275 plus annual license fee of ~~\$300~~ \$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 state "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 "State Registered Real Property Appraiser" classification includes those individuals who may perform real estate appraisals on non-federally related properties (those properties which are the subject of appraisals for non-federally related transactions) including: (a) Complex appraisals of 1 to 4 unit non-federally related residential properties having transaction value of \$250,000 or less; other non-federally related non-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 transaction value of \$1,000,000 or less. (c) This classification does not include the appraisal of subdivisions wherein a development analysis/appraisal is necessary and utilized.
3. The state "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.
4. The state "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.
5. The state "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.

Since you are not officially licensed or certified until the Board approves your application, you must not engage in, or conduct, or advertise, or hold yourself out as engaging in or conduction the business of a real estate appraiser or act in the capacity of licensed or certified appraiser in Alabama until you receive your certificate, which will be mailed to you.

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. _____

If you answer "yes" to questions 4, 5, 6 or 7 above, attach details and a certified copy of any criminal conviction or final order. Obtain certified copies from the clerk of court in the county in which the conviction occurred or, if a license disciplinary action, from the agency issuing the license or certification. You should also attach any explanation of the circumstances surrounding the conviction or sanction, which you think that the board should consider, and if you like, any letters or recommendation. Your application will not be processed without these documents.

SECTION II

- 1. I am applying for an Appraiser: Trainee____; State Registered____; License Certification____; Residential Certification____; General Certification____.

- 2. Male Female

- 3. Date of Birth: Month____ Day____ Year____

- 4. Social Security Number: _____

- 5. Name:

Last First Middle

- 6. Home Address:

Street, Route & Box City County State
Zip

- 7. Home Telephone: _____, Business Name: _____, Business Telephone _____

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 January 21, 2014; effective April 29, 2014.