ALABAMA REAL ESTATE APPRAISERS BOARD
ADMINISTRATIVE CODE

CHAPTER 780-X-12
EXPIRATIONS, RENEWALS AND CONTINUING EDUCATION

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780-X-12-.01 Expirations And Renewals.

Stipulations with reference to expiration and renewal of licenses and certifications and the prerequisite to renewal of continuing education are set out in Code of Ala. 1975, §§34-27A-13, 34-27A-15, 34-27A-19.

(1) Any appraiser may elect to place his or her appraiser license in an inactive status by doing all of the following:

(a) Before October 1 of any year, make application to transfer to Inactive status;

(b) Pay an Inactive Status application fee of One Hundred Seventy-Five ($175.00) Dollars each year for inactive status;

(c) Submit all continuing education due for the current year.

Appraisers on inactive status are not licensed to conduct appraisal or engage in any appraisal practice. Inactive status may continue for three (3) renewal cycles at which time, an appraiser may return to an active status or allow the license to close. A closed license cannot be reinstated and the former appraiser must complete a new application for licensure pursuant to 780-X-3 and meet all then existing qualifications for licensure.

(2) An appraiser who has elected to place a license in an inactive status may return to an active status at any time while the license remains in an official inactive status by notifying the Board in writing of the appraiser's intent to return to active status and paying the License fee of Three Hundred Thirty Five Dollars plus any National Registry Fee due for Licensed and Certified appraiser classifications. An appraiser who elects to return to Active Status for a partial year must renew the license before October 1.

Author: Alabama Real Estate Appraisers Board
Statutory Authority: Code of Ala. 1975, §34-27A-13, 34-27A-15, 34-27A-19.
History: Emergency adoption filed February 15, 1991; effective February 18, 1991. Permanent adoption filed April 8, 1991; effective May 15, 1991. **Amended:** Filed May 29, 2015; effective July 3, 2015. **Amended:** Filed May 20, 2016; effective July 4, 2016. **Amended:** Published September 30, 2020; effective November 14, 2020.

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 property 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. At least seven of said hours shall be the National USPAP Continuing Education course or its equivalent as determined by the AQB and taught by an instructor certified by the AQB. At least one instructor of the class must be a state certified appraiser. For any license renewal occurring after January 1, 2026, appraisers must also successfully complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations Outline, every two calendar years. the first time an appraiser completes the continuing education requirement for this course, the course length must be seven (7) hours. If an appraiser successfully completed a seven (7) hour (plus 1 hour exam) course as part of their qualifying education, they have met this requirement. Every two calendar years thereafter, the course length must be at least four (4) hours.

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) Valuation bias and fair housing laws and regulations

(vii) Land use planning, zoning and taxation

(viii) Litigation

(ix) Management, leasing, brokerage, timesharing

(x) Property development

(xi) Real property appraisal (valuations/evaluations)

(xii) Real Estate law

(xiii) Real Estate financing and investment

(xiv) Real Estate appraisal related computer applications

(xv) Real Estate securities and syndication

(xvi) Real property exchange

(b)(1) Reserved

(2) Up to 50 percent of the 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.
History: Emergency adoption filed February 15, 1991; effective February 18, 1991. Permanent adoption filed April 8, 1991; effective May 15, 1991. **Amended:** Filed November 20, 1992; effective December 26, 1992. **Amended:** Filed April 21, 1994. Emergency adoption: Filed May 5, 1994; effective June 1, 1994. **Amended:** Filed June 22, 1994; effective July 27, 1994. **Amended:** Filed February 23, 1998; effective March 30, 1998. **Amended:** Filed December 4, 2003; effective January 8, 2004. **Amended:** Filed July 26, 2005; effective August 30, 2005. **Amended:** Filed July 26, 2010; effective August 30, 2010. **Amended:** Filed April 12, 2011; effective May 17, 2011. **Amended:** Filed August 24, 2012; effective September 28, 2012. **Amended:** Filed May 20, 2016; effective July 4, 2016. **Amended:** Published October 31, 2019; effective December 15, 2019. **Amended:** Published September 30, 2020; effective November 14, 2020. **Amended:** Published November 26, 2025; effective January 10, 2026.