ALABAMA REAL ESTATE APPRAISERS BOARD
ADMINISTRATIVE CODE

CHAPTER 780-X-6
EXPERIENCE

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780-X-6-.01 Qualifying Experience - Trainee Real Property Appraiser.

No appraisal experience is required before an applicant is approved for this classification.
Author: Alabama Real Estate Appraisers Board
Statutory Authority: Code of Ala. 1975, §34-27A-11(d).
History: Emergency adoption filed February 15, 1991; effective February 18, 1991. Permanent adoption filed April 8, 1991; effective May 15, 1991. Proposed **New Rule:** Filed April 21, 1994 Emergency adoption: Filed May 5, 1994; effective June 1, 1994. **Repealed and Replaced:** Filed June 22, 1994; effective July 27, 1994. **Repealed and Replaced:** February 23, 1998; effective March 30, 1998. **Amended:** Filed May 18, 2007; effective June 22, 2007.

780-X-6-.02 Qualifying Experience – State Registered Real Property Appraiser.

As of the date the application is filed with the Board, a minimum of 100 points of appraisal experience is necessary for approval for this license. In evaluating experience offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will look for the following minimum experience:

(a) Points Required Per Year. One year's experience will require proof of completion of at least 100 points of approved appraisals. A total of 100 points are required for a State Registered License. Experience 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 points is documented. Applicants may claim the full experience credit allowed for an appraisal, regardless of the number of signing appraisers, for all appraisals signed on or after January 1, 2014.

(b) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience points necessary for the State Registered License. Experience may be obtained from Practicum courses that are approved by the AQB Course Approval Program and approved by the Board in Alabama. Credit will be granted or the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process.

(c) One Years Experience. A minimum of one calendar years experience shall be required for Licensure. Experience credit will be given for appraisals completed within the last five years.

(d) USPAP Compliance. Appraisals must comply with USPAP for points 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.

(e) State Registered Appraisal Points. State Registered maximum appraisal points shall be awarded as follows:

1.	one-unit dwelling (including a site)	1 point
2.	two to four-unit dwelling	2 points
3.	residential lot (1-4 family)	½ point

4.	residential subdivision sites (NOT TO EXCEED FIVE POINTS)	½ point
5.	farm or timber acreage suitable for a house site less than 10 acres	1 point
	10-100 acres	2 points
	over 100 acres	3 points
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 ½ to 5 points
7.	review appraisals shall be worth 20% of the points or hours awarded to the appraisal.	
8.	restricted appraisal reports shall not exceed 25% of required experience points or hours.	
9.	Rural residence - one unit primary dwelling. 10 acres or less	1 point
10.	Ranchette - Part time rural use 10 to 25 acres with main dwelling and outbuildings such as additional residence, barns or other outbuildings	3 points

Points for non-residential appraisals shall also be awarded pursuant to section 780-X-6-.05 below.

(f) Appraisal Affidavits

1. Proof of appraisal affidavit will be submitted by the applicant as a notarized affidavit to include subject property address (street, lot square, subdivision,

county) date of appraisal report, property type (including units, lots, acres), gross building area, client (name, contact person, address and telephone number), purpose of report with a tally of the points or hours being required by the applicant, description of work performed by the applicant and scope of the review and supervision of the supervising appraiser; number of actual work hours by the applicant on the assignment, signature and state certification number of the supervising appraiser if applicable and any other information deemed appropriate by the committee.

2. Verification of experience can include any or all of:

(a) client verification of report at discretion of the committee.

(b) Submission of selected reports to the committee upon request as part of certification process where the report remains the property of the appraiser.

(c) Field inspection of all reports identified by the applicant at their offices during normal business 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, 2013. **Amended:** Published September 30, 2020, effective November 14, 2020. **Amended:** Published September 30, 2026; effective November 14, 2026.

780-X-6-.03 Qualifying Experience - Licensed Real Property Appraiser.

As of the date the application is filed with the Board, a minimum of 1,000 hours appraisal experience or its PAREA equivalent obtained while licensed as a Trainee Real Property Appraiser is necessary for approval of a Licensed Real Property Appraiser license. 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 evaluating experience offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will look for 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 State Licensed Real Property Classification. Experience for a dwelling (residential appraisal) will be awarded even if there is no inspection. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit. Appraisal Experience may be obtained from Practicum courses that are approved by the AQB Course Approval Program and approved by the Board in Alabama. Credit will be granted or the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process. This paragraph does not apply to experience obtained through an AQB approved PAREA Program.

(b) Experience credit claimed by an applicant for any AQB approved PAREA Program will only be recognized if the applicant is licensed by the Alabama Real Estate Appraisers Board prior to beginning the training. No credit will be allowed for partial completion of a PAREA Program.

(c) Six Months Experience. A minimum of six calendar 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.

(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.

(e) Residential Appraisal Hours. Residential maximum appraisal points or 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, which are much larger for determination ½ or more complex than typical properties described herein items 1 to 4 and 6	submitted to committee acreages, for determination ½ to 5 points or 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 outbuildings such as additional residence, barns or other outbuildings	30 hours
11.	AQB Approved State Licensed PAREA Program Certificate	1000 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 March 31, 2025; effective May 15, 2025. **Amended:** Published September 30, 2026; effective November 14, 2026.

780-X-6-.04 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 even if there is no inspection. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit. Experience may be obtained from Practicum courses that are approved by the AQB Course Approval Program and approved by the Board in Alabama. Credit will be granted or the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process. 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.

(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.

(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,	30 hours

	barns or other outbuildings	
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 March 31, 2025; effective May 15, 2025. **Amended:** Published September 30, 2026; effective November 14, 2026.

780-X-6-.05 Qualifying Experience – Certified General Real Property Appraiser.

As of the date the application is filed with the Board, the equivalent of three thousand (3000) hours of appraisal experience or its PAREA equivalent obtained while the applicant is licensed as a Trainee appraiser or a certified appraiser is necessary for approval of a license for the Certified General Real Property classification. Experience obtained via the 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 credit offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will take into consideration the following:

(a) Hours Required. A total of 3000 hours is required for general certification. Residential hours may be obtained from AQB approved PAREA programs only if the applicant is licensed

as a Trainee appraiser or a certified appraiser. No credit is allowed for partial completion of any AQB approved PAREA Program.

(b) Residential Experience Limited. Experience for a dwelling (residential appraisal) will be awarded even if there is no inspection. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit. Experience may be obtained from Practicum courses that are approved by the AQB Course Approval Program and approved by the Board in Alabama. Credit will be granted or the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process. This paragraph does not apply to appraisal experience obtained through an AQB approved PAREA Program.

(c) At least eighteen months experience. Three thousand hours obtained within at least eighteen months shall be required for a general certification, of which at least 1500 hours shall be on non-residential property. Residential experience hours may be obtained by completion of the State Licensed PAREA Program for 500 hours and completion of the Certified Residential PAREA Program for 1000 hours of residential experience. 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 will not be allowed for appraisals that do not demonstrate that the candidate participated in all elements of the appraisal, including the inspection process. Experience credit will be given for appraisals completed within the last five years.

(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. The Board will not select and review samples of appraisal assignments from an AQB approved PAREA program.

(e) General Appraisal Hours. General maximum appraisal hours shall be awarded as follows:

1.	Apartments	
	5-20 units	40 hours
	21-100 units	80 hours
	over 100 units	100 hours
2.	Hotels/Motels	
	50 or fewer units	60 hours
	51-150 units	80 hours
	over 150 units	100 hours
3.	Meeting, conference or auditorium	
	20,000 square feet or less	50 hours
	over 20,000 square feet	60 hours
4.	Industrial or warehouse building	
	20,00 square feet or less	40 hours
	over 20,000 square feet	80 hours
	over 100,000 square feet and multiple tenant	100 hours
5.	Office Buildings	
	10,000 square feet or less	60 hours
	10,001 square feet or less	80 hours
	10,001 square feet or more and multiple tenants	100 hours
6.	Condominium residences with income Approach to value	
	5 to 30 units	60 hours
7.	Retail Buildings	
	10,000 square feet or less	60 hours
	over 10,000 square feet, single tenant	80 hours
	over 50,000 square feet and multiple tenants	100 hours

8.	Acreage of non-residential land for Commercial or multiple family use	
	Less than 10 acres	30 hours
	100 acres or more	60 hours
	100 acres or more with income approach to value	80 hours
9.	Timber or farm acreage	
	100 to 200 acres	30 hours
	over 200 acres	60 hours
	over 200 acres with income approach to value	80 hours
10.	All other unusual structures or which are much larger or more complete than the typical properties described herein items (1)-(9)	submitted to committee for determination 50 to 150 hours
11.	Reviews of appraisals shall be worth 20% of the hours awarded to the appraisal.	
12.	Restricted appraisal reports shall not exceed 25% of required experience hours.	
13.	No more than 40% of the cumulative hours may be earned from any one category items (1)-(10). The applicant may request the waiver of this requirement for unique depth experience in a single area.	

14.	Pasture or Grazing Enterprises	
	25-50 acres	10 hours
	50-100 acres	20 hours
	100-500 acres	30 hours
	500-2,000 acres	60 hours
	2,000 acres or more	80 hours
15.	Row Crop Enterprises	
	25-50 acres	20 hours
	50-100 acres	30 hours
	100-500 acres	40 hours
	500-2,000 acres	60 hours
	2,000 acres or more	100 hours
16.	Orchard, Vineyard, and Plant Nursery Enterprises	
	25-50 acres	20 hours
	50-100 acres	40 hours
	100-500 acres	50 hours
	500-2,000 acres	80 hours
17.	Aquaculture Enterprises	
	25-50 acres	20 hours
	50-100 acres	60 hours
	100-500 acres	80 hours
	500-2,000 acres	100 hours
18.	Truck Farm Enterprises	
	25-50 acres	20 hours
	50-100 acres	40 hours
	100-500 acres	60 hours
	500-2,000 acres	80 hours
19.	Dairy Enterprises	
	0-50 cow milking herd	40 hours
	50-100 cow milking herd	60 hours
	100 and over cow milking herd	80 hours
20.	Diversified agricultural operations of over 500 acres involving two or more of the	100 hours

	above enterprises; assuming multiple disciplines are exhibited in the report.	
21.	Specialized agricultural properties	submitted to committee for determination
22.	Timber and Timber Land Appraisals	
	40-100 acres	20 hours
	100-500 acres	30 hours
	500-2,000 acres	50 hours
	2,000-10,000	70 hours
	Over 10,000 acres	submitted to committee for determination
23.	No more than 40% of the cumulative hours may be earned from any one category (items 16-24). The applicant may request a waiver of this requirement for unique depth of experience in a single area.	

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, 2013. **Amended:** Filed May 29, 2015; effective July 3, 2015. **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 March 31, 2025; effective May 15, 2025. **Amended:** Published September 30, 2026; effective November 14, 2026.

780-X-6-.06 Qualifying Experience Given For Review Appraisals.

Experience credit will be given for reviewing appraisal pursuant to the following guidelines:

(a) Separate Forms For Reviews. Reviews shall be identified on a separate listing all the information in item six plus the purpose of the review and agency supervisor for the unit requesting the review (address and telephone number).

(b) Hours Associated With Review. Twenty percent of the hours associated with the report shall be awarded to the reviewer.

(c) Review Requirements. The review must meet the requirements listed below.

1. In reviewing an appraisal, an appraiser must observe the following specific guidelines:

(a) Identify the report being reviewed, the real estate and real property interest being appraised, the effective date of the opinion in the report being reviewed, and the date of the review;

(b) identify the scope of the review process to be conducted;

(c) form an opinion as to the adequacy and relevance of the data and the propriety of any adjustments to the data;

(d) form an opinion as to the appropriateness of the appraisal methods and techniques used to develop the reasons for any disagreements;

(e) form an opinion as to the correctness and appropriateness of the analyses, opinions, and/or conclusions in the report being reviewed and developed the reasons for any disagreement.

(f) state in the letter of transmittal whether or not exterior or interior building inspections were made and, if so, when and by whom;

(g) the review must be in writing and include items a-f.

2. In reporting the results of an appraisal review, an appraiser must:

(a) disclose the nature, extent, and detail of the review process undertaken;

(b) disclose the information that must be considered in Paragraphs 1, a and b.

(c) set forth the opinions, reasons, and conclusions required in Paragraphs 1, c, d, and e. No pertinent information shall be withheld.

3. In reviewing an appraisal and reporting the results of that review, an appraiser must separate the review function from any other function.

(d) Maximum Hours For Review. No more than 200 hours in reviewing in any one year shall be awarded as experience credit.

(e) This criteria for experience allowed for review appraisals does not apply to experience obtained through an AQB approved PAREA Program.

Author: Alabama Real Estate Appraisers Board
Statutory Authority: Code of Ala. 1975, §34-27A-S
History: Repealed and Replaced: Filed February 23, 1998, effective March 30, 1998. **Amended:** Filed May 18, 2007; effective June 22, 2007. **Amended:** Filed September 25, 2018, effective November 9, 2018. **Amended:** Published September 30, 2020, effective November 14, 2020. **Amended:** Published March 31, 2025; effective May 15, 2025.

780-X-6-.07 Experience Credit Which May Be Claimed By Military Personnel.

(1) An individual who holds an appraiser license and is a member of any branch of a military reserve unit or the national guard may claim credit for experience obtained more than five (5) years immediately preceding an application for upgrade of his or her license under the following circumstances:

(a) The licensee is deployed to active duty for a declared war or conflict or natural disaster;

(b) The deployment results in a loss of experience credit which could be claimed in support of an upgrade of licensure;

(c) The licensee may claim experience for a time period identical to the period of deployment which may be more than 5 years prior to the application date provided the licensee has retained documentation of the experience in the form of reports or file memoranda shall be available to support the experience claim.

Author: Alabama Real Estate Appraisers Board
Statutory Authority: Code of Ala. 1975, §34-27A-S
History: New Rule: Filed May 1, 2008; effective June 5, 2008.