

APA-1

TRANSMITTAL SHEET FOR NOTICE  
OF INTENDED ACTION

Control: 780

Department or Agency: Alabama Real Estate Appraisers Board

Rule No.: 780-X-6-.05

Rule Title: Qualifying Experience - Certified General 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

Friday, April 12, 2024 APR 12, 2024

REC'D & FILED

LEGISLATIVE SVC AGENCY

ALABAMA REAL ESTATE APPRAISERS BOARD

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-6-.05 Qualifying Experience - Certified General  
Real Property Appraiser

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:  
To adopt PAREA

TIME, PLACE AND MANNER OF PRESENTING VIEWS:  
Written responses to P.O. Box 304355, Montgomery, Alabama 36130 by July 1, 2024.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:  
Thursday, July 11, 2024

CONTACT PERSON AT AGENCY:  
Neva Conway

*Lisa Brooks*

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Lisa Brooks

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

**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 real property 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.

(b) Residential Experience Limited. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit. 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. Credit for up to 1000 hours of residential appraisal experience may be obtained by completion of a State Licensed PAREA Program and credit for an additional 500 hours of residential appraisal experience may be obtained by completion of a Certified Residential PAREA Program. 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	100 hours

	or more of the 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.	



(f) Experience credit claimed by an applicant from any AQB approved PAREA Program will only be recognized if the applicant is licensed as a Real Property appraiser while completing the program. No credit will be allowed for partial completion of a PAREA program.

**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 ; effective .