

**CERTIFICATION OF ADMINISTRATIVE RULES  
FILED WITH THE LEGISLATIVE SERVICES AGENCY  
OTHNI LATHRAM, DIRECTOR**

(Pursuant to Code of Alabama 1975, §41-22-6, as amended).

I certify that the attached is/are correct copy/copies of rule/s as promulgated and adopted on Thursday, March 13, 2025, and filed with the agency secretary on Wednesday, March 19, 2025.

**AGENCY NAME:** Alabama Real Estate Appraisers Board

**INTENDED ACTION:** Amend

**RULE NO.:** 780-X-6-.05

(If amended rule, give specific paragraph, subparagraphs, etc., being amended) **780-X-6-.05, 9a), (b), (c), (d), (e)**

**RULE TITLE:** Qualifying Experience - Certified General Real Property Appraiser

**ACTION TAKEN:** State whether the rule was adopted with or without changes from the proposal due to written or oral comments:

**Adopted without changes.** One comment was received in favor of the changes

NOTICE OF INTENDED ACTION PUBLISHED IN VOLUME XLIII, ISSUE NO. 3, AAM,  
DATED TUESDAY, DECEMBER 31, 2024.

**STATUTORY RULEMAKING AUTHORITY:** 34-27A-5

(Date Filed)  
(For LRS Use Only)

**REC'D & FILED**  
**MAR 19, 2025**  
**LEGISLATIVE SVC AGENCY**

Lisa Brooks

Lisa Brooks

Certifying Officer or his or her  
Deputy

(NOTE: In accordance with §41-22-6(b), as amended, a proposed rule is required to be certified within 90 days after completion of the notice.)

**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. 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	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.	

**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.