

APA-1

TRANSMITTAL SHEET FOR NOTICE  
OF INTENDED ACTION

Control: 780

Department or Agency: Alabama Real Estate Appraisers Board

Rule No.: 780-X-6-.06

Rule Title: Qualifying Experience Given For Review Appraisals

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, December 13, 2024

REC'D & FILED

DEC 13, 2024

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-.06 Qualifying Experience Given For Review  
Appraisals

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:  
To add PAREA as experience option

TIME, PLACE AND MANNER OF PRESENTING VIEWS:  
written views may be sent to P.O. Box 304355, Montgomery, Alabama by March 13,  
2025.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:  
Thursday, March 13, 2025

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 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** ; effective .