

APA-1

TRANSMITTAL SHEET FOR NOTICE OF INTENDED ACTION

Control: 780
Department or Agency: Alabama Real Estate Appraisers Board
Rule No.: 780-X-12-.02
Rule Title: Continuing Education Requirements
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

Tuesday, April 15, 2025

REC'D & FILED
APR 15, 2025
LEGISLATIVE SVC AGENCY

ALABAMA REAL ESTATE APPRAISERS BOARD

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-12-.02 Continuing Education Requirements

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:

To add the new name of the USPAP update course and add mandatory CE course requirements.

TIME, PLACE AND MANNER OF PRESENTING VIEWS:

Written comments may be made on or before July 9, 2025 at 4:30 PM by mailing to P.O. Box 304355, Montgomery, AL 36130.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:

Wednesday, July 9, 2025

CONTACT PERSON AT AGENCY:

Neva Conway

Lisa Brooks

Lisa Brooks

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

(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. ~~For the renewal cycle beginning on September 1, 2003, at least seven of said hours shall be a Board approved USPAP course taken prior to January 1, 2003 or, if taken between January 1, 2003 and the date of renewal, the National USPAP course or its equivalent as determined by the AQB taught by an instructor certified by the AQB and at least one instructor of the class must be a state certified appraiser. In all renewal cycles~~ At least seven of said hours shall be a Board approved 7-Hour 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 after January 1, 2026, appraisers also must 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 ~~thereafter, at least seven of said hours shall be the National USPAP course or its equivalent as determined by the AQB taught by an instructor certified by the AQB and at least one instructor of the class must be a state certified appraiser.~~

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 regulation
- (vii) Land use planning, zoning and taxation
- ~~(vii)~~ (viii) Litigation
- ~~(viii)~~ (ix) Management, leasing, brokerage, timesharing
- ~~(ix)~~ (x) Property development
- ~~(x)~~ (xi) Real property appraisal (valuations/evaluations)
- ~~(xi)~~ (xii) Real Estate law
- ~~(xii)~~ (xiii) Real Estate financing and investment
- ~~(xiii)~~ (xiv) Real Estate appraisal related computer applications

~~(xiv)~~ (xv) Real Estate securities and syndication

~~(xv)~~ (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 ; effective** .