

APA-1

TRANSMITTAL SHEET FOR NOTICE OF INTENDED ACTION

Control: 780
Department or Agency: Alabama Real Estate Appraisers Board
Rule No.: 780-X-3-.06
Rule Title: Qualifying Education Curricula Approved By The Board For Licensure As A 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, September 12, 2025

REC'D & FILED
SEP 12, 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-3-.06 Qualifying Education Curricula
Approved By The Board For Licensure As A Real
Property Appraiser

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:
To add new education requirements as set out by the AQB

TIME, PLACE AND MANNER OF PRESENTING VIEWS:
Written comments may be made on or by November 4, 2025 at 4:00PM to P.O. Box
304355, Montgomery, AL 36130

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:
Tuesday, November 4, 2025

CONTACT PERSON AT AGENCY:
Neva Conway
334-242-8747 or
neva.conway@reab.alabama.gov

Lisa Brooks

Lisa Brooks

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

Qualifying Education Curricula Approved By The Board For Licensure As A Real Property Appraiser.

In accordance with Code of Ala. 1975, §34-27A-5(b)(13), which provides that the Board shall include in its regulations educational requirements for all classes of licensure of real estate appraisers, the Board will accept applications from individuals who can demonstrate that they have completed the following education requirements:

(1) **Trainee Real Property Appraiser.**

(a) Every applicant for a Trainee Real Property Appraiser license must submit satisfactory evidence of a high school diploma or its equivalent and must demonstrate that he or she has completed 75 classroom hours of education in the following subjects within the five years preceding the submission of the application:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;
3. The 15-hour National USPAP course or its equivalent as determined by the AQB.
4. 8 hours Valuation Bias and Fair Housing Laws and Regulations.
5. In addition to the 7583 hours, a course, that at a minimum, complies with the specifications for course content established by the AQB, which is specifically oriented to the requirements and responsibilities of Supervisory Appraisers and Trainee appraisers.

(2) **State Registered Real Property Appraiser.**

(a) Every applicant for a State Registered Real Property Appraiser license must submit satisfactory evidence of a high school diploma or its equivalent and must demonstrate that he or she has completed 75 classroom hours of appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;
2. 30 Hours Basic Appraisal Procedures;

3. The 15-hour National USPAP course or its equivalent as determined by the AQB.

(b) The 75 hours of appraisal education submitted with an Alabama Trainee Real Property Appraiser application may be used in meeting the education requirements set out herein.

(3) **Licensed Real Property Appraiser.**

(a) Every applicant for a Licensed Real Property Appraiser license must submit proof of a high school diploma or its equivalent and that he or she has completed 150 classroom hours of appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;

2. 30 Hours Basic Appraisal Procedures;

3. The 15-hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;

4. 15 Hours Residential Market Analysis and Highest and Best Use;

5. 15 Hours Residential Appraiser Site Valuation and Cost Approach;

6. 30 Hours Residential Sales Comparison and Income Approaches;

7. 15 Hours Residential Report Writing and Case Studies.

8. 8 hours Valuation Bias and Fair Housing Laws and Regulations if not taken for a Trainee license.

(b) The ~~75~~83 hours of appraisal education submitted with an Alabama Trainee Real Property Appraiser or Alabama State Registered Real Property Appraiser application may be used in meeting the education requirements set out herein.

(4) **Certified Residential Real Property Appraiser.**

(a) Every applicant for a Certified Residential Real Property Appraiser license must have a high school diploma or its equivalent and have completed at least one of the following five options:

1. Proof of a Bachelor's Degree in any field of study from a university or college accredited by SACS or an equivalent United States organization; or

2. Proof of an Associate's Degree from a community or junior college accredited by SACS or an equivalent United States organization in a field of study related to Business Administration, Accounting, Finance, Economics or Real Estate; or

3. Successful completion of the following college-level courses for a total of thirty (30) semester hours:

(i) three (3) hours English Composition;

(ii) three (3) hours Micro Economics;

(iii) three (3) hours Macro Economics;

(iv) three (3) hours Finance;

(v) three (3) hours Algebra, geometry, or higher mathematics;

(vi) Business or real estate law;

(vii) three (3) hours Statistics;

(viii) three (3) hours Computer Science; and

(ix) two elective courses (of three semester hours each) in any of the topics listed above or in accounting, geography, agricultural economics, business management, or real estate.

4. Successful completion of at least thirty (30) hours of College Level Examination Program (CLEP) examinations from the following subject matter areas:

(i) College Algebra (3 semester hours);

(ii) College Composition (6 semester hours);

(iii) College Composition Modular (3 semester hours);

(iv) College Mathematics (6 semester hours);

(v) Principles of Macroeconomics (3 semester hours);

(vi) Principles of Microeconomics (3 semester hours);

(vii) Introductory Business Law (3 semester hours);

(viii) Information Systems (3 semester hours);
or

5. Any combination of college level courses and CLEP exams that includes all of the topics identified in section 3 above.

6. An individual who has been licensed as a Licensed Real Property Appraiser for a period of at least five (5) years and who has not had a complaint filed against them which could result in discipline action for five (5) years immediately preceding the date of application is exempt from the college education requirement.

(b) A minimum of 200 classroom hours of Board-approved appraisal education in the following subjects:

1. 30 Hours Basic Appraisal Principals;

2. 30 Hours Basic Appraisal Procedures;

3. The 15-hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;

4. 15 Hours Residential Market Analysis and Highest and Best Use;

5. 15 Hours Residential Appraiser Site Valuation and Cost Approach;

6. 30 Hours Residential Sales Comparison and Income Approaches;

7. 15 Hours Residential Report Writing and Case Studies;

8. 15 Hours Statistics, modeling and Finance;

9. 15 Hours Advanced Residential Applications and Case Studies;

10. 8 Hours Valuation Bias and Fair Housing law and Regulations.

11. 12~~0~~ Hours Appraisal Subject Matter Electives.

(c) Appraisal education submitted with a prior application for an Alabama Real Property Appraiser license may be used in meeting the education requirements set out herein.

(d) Education previously approved by the Board for any licensure classification is deemed to meet the AQB appraiser qualifications for licensure at the level for which an application was submitted provided that applicant successfully passed the state license examination and a license was issued to the applicant. That education need not be repeated to satisfy the education requirements for a higher level of licensure by the applicant.

(5) **Certified General Real Property Appraiser.**

(a) Every applicant for a Certified General Real Property Appraiser license must demonstrate that he or she has completed the following education requirements:

1. A Bachelor's degree or higher from a college or university accredited by the Southern Association of colleges and Schools or a similar recognized entity within the United States; and

2. A minimum of 300 classroom hours of education in the following subjects:

(i) 30 Hours Basic Appraisal Principals;

(ii) 30 Hours Basic Appraisal Procedures;

(iii) The 15-hour National USPAP course or its equivalent as determined by the AQB. The USPAP course which fulfills this requirement must have been completed within 24 months immediately preceding the date the application is filed with the Board;

(iv) 30 Hours General Appraiser Market Analysis and Highest and Best Use;

(v) 30 Hours General Appraiser Site Valuation and Cost Approach;

(vi) 30 Hours General Appraiser Sales Comparison Approach;

(vii) 60 Hours General Appraiser Income Approach;

(viii) 15 Hours Statistics, Modeling and Finance;

(ix) 30 Hours General Appraiser Report Writing and Case Studies;

(x) ~~30~~ [8 Hours Valuation Bias and Fair Housing laws and Regulations](#)

[\(xi\) 22](#) Hours Appraisal Subject Matter Electives.

3. Appraisal education submitted with a prior application for a Real Property Appraiser license may be used in meeting the education requirements set out herein if the applicant was issued a license as a result of that application and that license has been active since it was issued.

4. Education previously approved by the Board for any licensure classification is deemed to meet the AQB appraiser qualifications for licensure at the level for which an application was submitted provided that applicant successfully passed the state license examination and a license was issued to the applicant. That education need not be repeated to satisfy the education requirements for a higher level of licensure by the applicant.

Author: Alabama Real Estate Appraisers Board

Statutory Authority: Code of Ala. 1975, §34-27A-5.

History: New Rule: Filed May 18, 2007; effective June 22, 2007.
Amended: Filed August 24, 2012; effective September 28, 2012.
Amended: Filed August 29, 2014' effective September 3, 2014;
operative January 1, 2015. **Amended:** Filed September 25, 2018;
effective November 9, 2018. **Amended:** Published September 30,
2020; effective November 14, 2020. **Amended: Published** ;
effective .