APA-1

TRANSMITTAL SHEET FOR NOTICE OF INTENDED ACTION

Control: 780

Department or Agency: Alabama Real Estate Appraisers Board

Rule No.: 780-X-6-.02

Rule Title: Qualifying Experience - State Registered 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

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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: Serena Cronier Grayson

Serena Cronier Grayson

Date: Tuesday, June 16, 2026

REC'D & FILED

JUN 17, 2026

LEGISLATIVE SVC AGENCY

APA-2

ALABAMA REAL ESTATE APPRAISERS BOARD

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-6-.02 Qualifying Experience – State Registered Real Property Appraiser

INTENDED ACTION: Amend

SUBSTANCE OF PROPOSED ACTION:
To provide that practicum courses are an approved method of obtaining experience for licensure

TIME, PLACE AND MANNER OF PRESENTING VIEWS:
Written comments may be mailed to P.O. Box 304355, Montgomery, AL 36130 until 8:00 AM September 3, 2026.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE:
Wednesday, September 9, 2026

CONTACT PERSON AT AGENCY:
Neva Conway, 334-242-11308,
neva.conway@reab.alabama.gov

Serena Cronier Grayson

Serena Cronier Grayson

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

780-X-6-.02 Qualifying Experience - State Registered Real Property Appraiser.

As of the date the application is filed with the Board, a minimum of 100 points of appraisal experience is necessary for approval for this license. In evaluating experience offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will look for the following minimum experience:

(a) Points Required Per Year. One year's experience will require proof of completion of at least 100 points of approved appraisals. A total of 100 points are required for a State Registered License. Experience 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 points is documented. Applicants may claim the full experience credit allowed for an appraisal, regardless of the number of signing appraisers, for all appraisals signed on or after January 1, 2014.

(b) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience points necessary for the State Registered License. Experience ~~for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection~~may be obtained from Practicum courses that are approved by the AQB Course Approval Program and approved by the Board in Alabama. Credit will be granted or the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process.

(c) One Years Experience. A minimum of one calendar years experience shall be required for Licensure. Experience credit will be given for appraisals completed within the last five years.

(d) USPAP Compliance. Appraisals must comply with USPAP for points 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.

(e) State Registered Appraisal Points. State Registered maximum appraisal points shall be awarded as follows:

1.	one-unit dwelling (including a site)	1 point
2.	two to four-unit dwelling	2 points
3.	residential lot (1-4 family)	½ point
4.	residential subdivision sites (NOT TO EXCEED FIVE POINTS)	½ point
5.	farm or timber acreage suitable for a house site less than 10 acres	1 point
	10-100 acres	2 points
	over 100 acres	3 points
6.	all other unusual structures, acreages, which are much larger or more complex than typical properties described herein items 1 to 4 and 6	submitted to committee for determination ½ to 5 points
7.	review appraisals shall be worth 20% of the points or hours awarded to the appraisal.	
8.	restricted appraisal reports shall not exceed 25% of required experience points or hours.	
9.	Rural residence – one unit	1 point

	primary dwelling. 10 acres or less	
10.	Ranchette - Part time rural use 10 to 25 acres with main dwelling and outbuildings such as additional residence, barns or other outbuildings	3 points

Points for non-residential appraisals shall also be awarded pursuant to section 780-X-6-.05 below.

(f) Appraisal Affidavits

1. Proof of appraisal affidavit will be submitted by the applicant as a notarized affidavit to include subject property address (street, lot square, subdivision, county) date of appraisal report, property type (including units, lots, acres), gross building area, client (name, contact person, address and telephone number), purpose of report with a tally of the points or hours being required by the applicant, description of work performed by the applicant and scope of the review and supervision of the supervising appraiser; number of actual work hours by the applicant on the assignment, signature and state certification number of the supervising appraiser if applicable and any other information deemed appropriate by the committee.

2. Verification of experience can include any or all of:

(a) client verification of report at discretion of the committee.

(b) Submission of selected reports to the committee upon request as part of certification process where the report remains the property of the appraiser.

(c) Field inspection of all reports identified by the applicant at their offices during normal business hours.

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:** Published September 30, 2020, effective November 14, 2020. **Amended:** Published _____; effective _____.