

HOW TO ENTER THE APPRAISAL PROFESSION



THE APPRAISAL FOUNDATION
*Authorized by Congress as the Source of Appraisal
Standards and Appraiser Qualifications*

This publication is intended to provide basic information to individuals who are considering a career in the appraisal profession.

This brochure is published as a public service by The Appraisal Foundation, a non-profit educational organization dedicated to the promulgation of professional appraisal standards and appraiser qualifications for all appraisal disciplines. The Foundation accomplishes this mission through the work of two independent Boards, the Appraiser Qualifications Board (AQB) and the Appraisal Standards Board (ASB). In 1989 the U.S. Congress enacted legislation that gave specific responsibilities to these two boards relating to the minimum criteria an appraiser must meet and the minimum performance standards to which they must adhere.



FREQUENTLY ASKED QUESTIONS

What is an appraiser?

An appraiser develops and reports an opinion of value on a specific type of property. Appraisers may opt to specialize in various disciplines such as:

- Real Property Appraisal: the valuation of real estate. Real Property Appraisers can choose specialty practices such as residential, commercial, or agricultural.
- Personal Property Appraisal: encompasses all types of personal property such as fine and decorative arts, antiques, gems and jewelry, and machinery and equipment.
- Business Valuation: valuing businesses including all tangible and intangible assets ranging from the value of equipment to the value of a business name or logo.
- Mass Appraisal: encompasses techniques that are used when valuing multiple types of real property or personal property using generally recognized formulas.

While most appraisers choose to specialize in just one area of practice, many appraisers practice in more than one discipline.

What skills are required to become an appraiser?

All appraisers must have good analytical skills and work well with numbers. In addition, appraisers spend much time interacting with clients and writing reports, so good oral and written communications skills are a must.

Does the government regulate appraisers?

Currently, the government regulates only real property appraisers. The power of regulation currently rests with the individual states and territories that issue licenses and certifications to real property appraisers. In addition, each individual state appraiser regulatory agency is responsible for disciplining appraisers.

At this time, there are no immediate plans for the regulation of appraisers who specialize in other types of property.

How do I become an appraiser?

The process of becoming an appraiser differs according to the various appraisal disciplines. Most appraisers are required to have a certain number of hours of education and experience. In addition, if an appraiser wishes to become state licensed or certified in real property or if an appraiser wishes to become “designated” by an appraiser organization, they must also pass a comprehensive examination.

The Appraiser Qualifications Board (AQB) of The Appraisal Foundation established the following minimum criteria for state licensed/certified real property appraisers:

Category	Education Hour Requirements ^{1, 2}	College-Level Course Requirements ³	Experience Requirement
Licensed Residential	150 hours	None	2,000 hours of experience in no fewer than 12 months.
Certified Residential	200 hours	Associate degree or higher. In lieu of the required degree, twenty-one (21) semester credit hours covering the following subject matter courses: English Composition; Principles of Economics (Micro or Macro); Finance; Algebra, Geometry or higher mathematics; Statistics; Computer Science and Business or Real Estate Law.	2,500 hours of experience in no fewer than 24 months.
Certified General	300 hours	Bachelors degree or higher. In lieu of the required degree thirty (30) semester credit hours covering the following subject matter courses: English Composition, Micro Economics, Macro Economics, Finance, Algebra, Geometry or higher mathematics, Statistics, Computer Science, Business or Real Estate Law, and two (2) elective courses in accounting, geography, agricultural economics, business management, or real estate.	3,000 hours of experience in no fewer than 30 months (of which 1,500 hours must be in non-residential appraisal work).

- 1 Hours required include completion of the 15-hour National USPAP Course (or its equivalent).
- 2 Hours required include specific core curriculum courses and hours – please see the *Real Property Appraiser Qualification Criteria* for details.
- 3 College-level courses and degrees must be obtained from an accredited degree-granting college or university.

Please note that individual states may adopt requirements more stringent than the national requirements above. Therefore, applicants for a real estate appraiser credential should always check with their state appraiser regulatory agency for individual requirements.

For more information, please review the *Real Property Appraiser Qualification Criteria*, which is available on a complimentary basis from The Appraisal Foundation.

The AQB has also established voluntary minimum criteria for Personal Property Appraisers.

	Experience Required	Education Required	Exam Required
Personal Property Appraiser Minimum Qualification Criteria	* 1,800-4,500 Hours	120 hours	Yes

- * Experience requirements range from 1,800 hours of personal property appraisal experience, of which 900 hours must be specialized, to 4,500 hours of market-related personal property non-appraisal experience in areas of specialization.

Do I need college education to become a Real Property Appraiser?

Yes, there are college-level education requirements for the Certified Residential and Certified General classifications. These requirements can be found in the *Real Property Appraiser Qualification Criteria* publication available from The Appraisal Foundation or in the chart shown on the previous page.

What is an appraisal “designation”?

An appraisal designation is awarded by one of many professional trade organizations that represent appraisers (see listing of Appraisal Sponsors on the back panel). Designations are awarded after an individual has completed a specific course of appraiser training through an organization. Each organization offers multiple designations in differing fields or specialties.

How do I become a designated appraiser?

You will need to contact one of the many professional organizations representing appraisers regarding membership and the course of action for membership and designation requirements.

Why should I join a professional appraiser organization?

A professional appraiser organization provides appraisers with the opportunity to network with other professionals, keep abreast of pertinent issues such as regulatory changes, and receive continuing education.

How do I obtain trainee experience?

Trainee experience can be gained by aligning yourself with a certified appraiser as an apprentice or a trainee. Many appraisers work as a trainee while completing the required education and many states have formal trainee programs for real property appraisers.

What is the demand for qualified appraisers?

There is a wide array of clients that use appraisals such as lenders, insurance companies, attorneys, governments, museums and tax assessors.

What is The Appraisal Foundation?

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Why should I be interested in the work of The Appraisal Foundation?

The Foundation, through the ASB, publishes the *Uniform Standards of Professional Appraisal Practice* (USPAP), which is the generally accepted set of performance standards for appraisers. It is these standards that are enforced by state governments and various professional appraiser organizations. In addition, the minimum qualifications for certain appraisal disciplines are established by the AQB.

Who are the Appraisal Sponsors of The Appraisal Foundation?

The organizations listed on the next panel meet certain criteria to be a Sponsor and also provide financial support and advice to the Foundation. Appraisal Sponsors are non-profit appraiser organizations. Affiliate Sponsors are non-profit organizations with an interest in valuation, primarily users of appraisal services. All of our Appraisal Sponsors offer educational programs and represent the interests of appraisers.

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www.realtor.org



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