

780-X-6-.03 Qualifying Experience -Licensed Real Property Appraiser. As of the date the application is filed with the Board, a minimum of ~~2,000~~ 1,000 hours ~~or 200 points~~ appraisal experience is necessary for approval of a Licensed Real Property Appraiser 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~~ hours 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.~~ 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) 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 Licensed Real Property Classification. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection.

(b) ~~Two Years~~ Six Months Experience. A minimum of ~~two calendar years~~ six calendar months experience shall be required for this classification. ~~All experience points cannot be earned in one calendar year.~~ Experience credit will be given for appraisals completed within the last five years.

(c) USPAP Compliance. Appraisals must comply with USPAP for ~~points~~ hours 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.

(d) Residential Appraisal ~~Points or~~ Hours.
 Residential maximum appraisal ~~points or~~ hours shall may be awarded as follows:

- | | | |
|-----|--|--|
| 1. | one unit dwelling (including a site) | 1 point or 10 hours |
| 2. | two to four unit dwelling
ours | 2 points or 20 h |
| 3. | residential lot (1-4 family) | ½ point or 5 hours |
| 4. | residential subdivision sites
(NOT TO EXCEED FIVE POINTS) | ½ point or 5 hours
per lot |
| 5. | farm or timber acreage suitable
for a house site less than 10
acres | 1 point or 10 hours |
| | 10-100 acres | 2 points or 20 hours |
| | over 100 acres | 3 points or 30 hours |
| 6. | all other unusual structures,
committee
acreages, which are much larger
or more complex than typical
properties described herein | submitted to

for determination ½
to 5 points or 5 to
50 hours |
| | items 1 to 4 and 6. | |
| 7. | review appraisals shall be worth
20% of the points <u>hours</u> awarded to
the appraisal. | |
| 8. | restricted appraisal reports shall
not exceed 25% of required
experience points <u>hours</u> . | |
| 9. | Rural residence - one unit primary
dwelling, 10 acres or less | 1 point or 10 hours |
| 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 or 30 hours |

~~Points or h~~ Hours for non-residential appraisals shall also be awarded pursuant to section 780-X-6.05 below.

(e) ~~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.

780-X-6-.04 Qualifying Experience -Certified Residential Real Property Appraiser.

As of the date the application is filed with the Board, the equivalent of ~~2500~~ 1500 hours ~~or 250 points~~ appraisal experience is necessary for approval of a license for Certified Residential Real Property Appraiser classification. 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~~ hours 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.~~ In evaluation of experience offered as qualified experience under Code of Ala. 1975, §34-27A-11, the Board will take into consideration the following minimum experience:

(a) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience ~~points or~~ hours necessary for the Certified Residential Real Property Appraiser Classification. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection.

(b) ~~Two Years~~ Twelve Months Experience. A minimum of ~~twenty-four~~ twelve months experience shall be required for this classification. Experience credit will be given for appraisals completed within the last five years.

(c) USPAP Compliance. Appraisals must comply with USPAP for ~~points~~ hours 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.

(d) Residential Appraisal ~~Points~~ Hours. Residential maximum appraisal ~~points or~~ hours shall be awarded as follows:

- | | | |
|----|--|--|
| 1. | one unit dwelling (including a site) | 1 point or 10 hours |
| 2. | two to four unit dwelling | 2 points or 20 hours |
| 3. | residential lot (1-4 family) | ½ point or 5 hours |
| 4. | residential subdivision sites
(NOT TO EXCEED FIVE POINTS) | ½ point or 5 hours
per lot |

- | | | |
|-----|---|---|
| 5. | farm or timber acreage suitable for a house site less than 10 acres | 1 point or 10 hours |
| | 10-100 acres | 2 points or 20 hours |
| | over 100 acres | 3 points or 30 hours |
| 6. | all other unusual structures, committee acreages, which are much larger or more complex than typical properties described herein items 1 to 4 and 6 | submitted to

for determination $\frac{1}{2}$
to 5 points or 5 to
50 hours |
| 7. | review appraisals shall be worth 20% of the points <u>hours</u> awarded to the appraisal. | |
| 8. | restricted appraisal reports shall not exceed 25% of required experience points <u>hours</u> . | |
| 9. | Rural residence - one unit primary dwelling, 10 acres or less | 1 point or 10 hours |
| 10. | Ranchette - Part time rural use 10 to 25 acres with main dwelling and out buildings such as additional residence, barns or other outbuildings | 3 points or 30 hours |

~~Points or h~~ Hours for non-residential appraisals shall also be awarded pursuant to section 780-X-6.05 below.

~~(c) 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.

780-X-6-.05 Qualifying Experience -Certified General Real Property Appraiser. As of the date the application is filed with the Board, the equivalent of three thousand (3000) hours of appraisal experience ~~or 300 points~~ is necessary for approval of a license for the Certified General Real Property classification. 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~~ hours 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.~~ In evaluation of experience credit offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will take into consideration the following:

(a) ~~Points or~~ Hours Required. A total of ~~300 points~~ ~~or~~ 3000 hours is required for general certification.

(b) Residential Experience Limited. ~~No more than one hundred fifty points or 1500 hours shall be applied for credit toward a general certification.~~ Experience for a dwelling

(residential appraisal) will be awarded only if there is an interior and exterior inspection.

(c) At least ~~thirty~~ eighteen months experience. ~~Three hundred points or~~ Three thousand hours obtained within at least ~~thirty~~ eighteen months shall be required for a general certification, of which at least ~~one hundred fifty points or~~ 1500 hours shall be on non-residential property. The quantitative experience requirements must be satisfied by time spent on the appraisal process. The appraisal process consists of: analyzing factors that affect value; defining the problem; gathering and analyzing data; applying the appropriate analysis and methodology; and arriving at an opinion and correctly reporting the opinion in compliance with USPAP. Experience will not be allowed for appraisals that do not demonstrate that the candidate participated in all elements of the appraisal, including the inspection process. Experience credit will be given for appraisals completed within the last five years.

(d) USPAP Compliance. Appraisals must comply with USPAP for ~~points~~ hours 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) General Appraisal Points. General maximum appraisal ~~points or~~ hours shall be awarded as follows:

- | | | |
|----|-------------------|---------------------------------|
| 1. | Apartments | |
| | 5-20 units | 4 points or 40 hours |
| | 21-100 units | 8 points or 80 hours |
| | over 100 units | 10 points or 100 |
| | hours | |
| 2. | Hotels/Motels | |
| | 50 or fewer units | 6 points or 60 hours |
| | 51-150 units | 8 points or 80 hours |

	over 150 units hours	10 points or 100
3.	Meeting, conference or auditorium 20,000 square feet or less over 20,000 square feet	4 points or 50 hours 6 points or 60 hours
4.	Industrial or warehouse building 20,00 square feet or less over 20,000 square feet over 100,000 square feet and hours multiple tenant	4 points or 40 hours 8 points or 80 hours 10 points or 100
5.	Office Buildings 10,000 square feet or less 10,001 square feet or less 10,001 square feet or more and multiple tenants hours	6 points or 60 hours 8 points or 80 hours 10 points or 100
6.	Condominium residences with income Approach to value 5 to 30 units	6 points or 60 hours
7.	Retail Buildings 10,000 square feet or less over 10,000 square feet, single tenant over 50,000 square feet and hours multiple tenants	6 points or 60 hours 8 points or 80 hours 10 points or 100
8.	Acreage of non-residential land for Commercial or multiple family use Less than 10 acres 100 acres or more 100 acres or more with income approach to value	3 points or 30 hours 6 points or 60 hours 8 points or 80 hours
9.	Timber or farm acreage 100 to 200 acres over 200 acres over 200 acres with income approach to value	3 points or 30 hours 6 points or 60 hours 8 points or 80 hours
10.	All other unusual structures or committee which are much larger or more	submitted to for determination

- complete than the typical properties described herein described herein items (1)-(9) ~~1-15 points or~~ 50 to 150 hours
11. Reviews of appraisals shall be worth 20% of the ~~points or~~ hours awarded to the appraisal.
12. Restricted appraisal reports shall not exceed 25% of required experience ~~points~~ hours.
13. No more than 40% of the cumulative ~~points or~~ hours may be earned from any one category items (1)-(10). The applicant may request the waiver of this requirement for unique depth experience in a single area.
14. Pasture or Grazing Enterprises
- | | |
|---------------------|---------------------------------|
| 25-50 acres | 1 point or 10 hours |
| 50-100 acres | 2 points or 20 hours |
| 100-500 acres | 3 points or 30 hours |
| 500-2,000 acres | 6 points or 60 hours |
| 2,000 acres or more | 8 points or 80 hours |
15. Row Crop Enterprises
- | | |
|------------------------------|---------------------------------|
| 25-50 acres | 2 points or 20 hours |
| 50-100 acres | 3 points or 30 hours |
| 100-500 acres | 4 points or 40 hours |
| 500-2,000 acres | 6 points or 60 hours |
| 2,000 acres or more
hours | 10 points or 100 |
16. Orchard, Vineyard, and Plant Nursery Enterprises
- | | |
|-----------------|---------------------------------|
| 0-50 acres | 2 points or 20 hours |
| 50-100 acres | 4 points or 40 hours |
| 100-500 acres | 5 points or 50 hours |
| 500-2,000 acres | 8 points or 80 hours |
17. Aquaculture Enterprises
- | | |
|--------------------------|---------------------------------|
| 0-50 acres | 4 points or 20 hours |
| 50-100 acres | 6 points or 60 hours |
| 100-500 acres | 8 points or 80 hours |
| 500-2,000 acres
hours | 10 points or 100 |
18. Truck Farm Enterprises
- | | |
|--------------|---------------------------------|
| 0-50 acres | 2 points or 20 hours |
| 50-100 acres | 4 points or 40 hours |

- | | | |
|-----|--|---------------------------------------|
| | 100-500 acres | 6 points or 60 hours |
| | 500-2,000 acres | 8 points or 80 hours |
| 19. | Dairy Enterprises | |
| | 0-50 cow milking herd | 4 points or 40 hours |
| | 50-100 cow milking herd | 6 points or 60 hours |
| | 100 and over cow milking herd | 8 points or 80 hours |
| 20. | Diversified agricultural operations of over 500 acres involving two or more of the above enterprises; assuming multiple disciplines are exhibited in the report. | 10 points or 100 hours |
| 21. | Specialized agricultural committee properties | submitted to

for determination |
| 22. | Timber and Timber Land Appraisals | |
| | 40-100 acres | 2 points or 20 hours |
| | 100-500 acres | 3 points or 30 hours |
| | 500-2,000 acres | 5 points or 50 hours |
| | 2,000-10,000 acres | 7 points or 70 hours |
| | Over 10,000 acres committee | submitted to

for determination |
| 23. | No more than 40% of the cumulative points or hours may be earned from any one category (items 16-24). The applicant may request a waiver of this requirement for unique depth of experience in a single area. | |

~~(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:** Filed May 29, 2015; effective July 3, 2015.

780-X-6-.06 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) ~~Points or~~ Hours Associated With Review. Twenty percent of the ~~points~~ 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 Points or Hours For Review.~~ No more than ~~20 points or~~ 200 hours in reviewing in any one year shall be awarded as experience credit.

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.