

780-X-6-.03 Qualifying Experience -Licensed Real Property Appraiser.

As of the date the application is filed with the Board, a minimum of 1,000 hours 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 hours is documented. Evaluation assignment reports shall not be included on the log of appraisal report assignments. ~~The applicant must attach to the log the engagement letter for each appraisal assignment on the log in the order that the assignment is listed on the log.~~ Applicants may claim the full experience credit allowed for an appraisal, regardless of the number of signing appraisers. 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~~ hours 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. Only appraisals that meet the minimum appraisal requirements of USPAP will be considered for experience credit.

(b) Six Months Experience. A minimum of six calendar months experience shall be required for this classification. 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 credit will be given for appraisals completed within the last five years.

(c) USPAP Compliance. Appraisals must comply with USPAP for 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 be awarded as follows:

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

to
properties described herein | submitted to

for determination

to 5 points or 5
50 hours |
| | items 1 to 4 and 6. | |

7. review appraisals shall be worth 20% of the hours awarded to the appraisal.
8. restricted appraisal reports shall not exceed 25% of required experience hours.
9. Rural residence - one unit primary dwelling, 10 acres or less 10 hours
10. Ranchette - Part time rural use 10 30 hours
to 25 acres with main dwelling and outbuildings such as additional residence, barns or other outbuildings

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

Author: Alabama Real Estate Appraisers Board

Statutory Authority: Code of Ala. 1975, §34-27A-11.

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