

**5/2018**

### **AQB Qualification Criteria Changes May 1, 2018**

The Appraiser Qualifications Board of The Appraisal Foundation (AQB) establishes minimum qualifications for real property appraisers in the United States. To become a real property appraiser, candidates must obtain qualifying education hours, and, as applicable, obtain college-level education and experience hours, and successfully pass the National Uniform Licensing and Certification Examination. The State Board of Certified Real Estate Appraisers is required, under Federal law, to adopt minimum AQB Qualification Criteria.

On February 1, 2018, the AQB adopted changes to the Real Property Appraiser Qualification Criteria that will become effective May 1, 2018. These changes represent minimum qualifications for real property appraisers in the United States. The link below is a Summary of Changes which summarizes the changes to the May 1, 2018, AQB Qualification Criteria for post-secondary education and experience requirements.

[Real Property Appraiser Qualification Criteria - Summary of Changes - Effective May 1, 2018 \(PDF\)](#)

### **Pennsylvania State Board of Certified Real Estate Appraisers Adopts the May 1, 2018, AQB Changes**

At its March 29, 2018, board meeting, the State Board of Certified Real Estate Appraisers voted to adopt and implement the May 1, 2018, AQB Qualification Criteria changes relating to post-secondary education requirements for the Certified Residential Appraiser certification and experience requirements for the Certified Residential Appraiser and Certified General Appraiser certifications. The Board has drafted regulations that reflect the AQB Qualification Criteria changes for post-secondary education and experience, and will post the regulations on the Board's website when the regulations are published.

The changes to the AQB Qualification Criteria, as described below and as reflected in the Summary of Changes, are effective May 1, 2018. Therefore, the Board will utilize the May 1, 2018, AQB Qualification Criteria changes relating to post-secondary education and experience requirements for Pennsylvania Certified Residential Appraiser and Certified General Appraiser applicants beginning May 1, 2018.

You may review the AQB Qualification Criteria at The Appraisal Foundation website, and through the following link: [May 1, 2018, Real Property Appraiser Qualification Criteria Opens In A New Window.](#)

### **Changes to Certified Residential Appraiser Qualifications**

Post-secondary education

The AQB Qualification Criteria changes, as reflected above in the Summary of Changes, for post-secondary education are effective in Pennsylvania on May 1, 2018. Therefore, beginning May 1, 2018, individuals applying for the **Certified Residential Appraiser** certification must satisfy the postsecondary education requirements set forth in the AQB Qualification Criteria. While the new AQB Qualification Criteria continues to recognize a Bachelor's degree from an accredited college or university, beginning May 1, 2018, the AQB Qualification Criteria provides five additional options to satisfy the post-secondary education requirements. For specific qualification criteria, please review Summary of Changes and the May 1, 2018, AQB Qualification Criteria for Certified Residential Real Property Appraisers at section III, pages 21-23.

#### Experience Requirements

The AQB Qualification Criteria changes for experience, as reflected above in the Summary of Changes, are effective in Pennsylvania on May 1, 2018. Therefore, beginning May 1, 2018, individuals applying for the **Certified Residential Appraiser certification** must satisfy the experience requirements set forth in the AQB Qualification Criteria (**1,500 hours in no fewer than twelve (12) months**). For specific qualification criteria, please review the Summary of Changes and the May 1, 2018, AQB Qualification Criteria for Certified Residential Real Property Appraisers at section IV, page 23.

**PLEASE NOTE:** The Board's current regulations require 1,250 hours of experience in the "actual preparation of real estate appraisal reports, which includes physical inspections of the interior and exterior of the subject properties." See 49 Pa. Code § 36.11(e)(1). The required 1,250 hours of experience in actual preparation of real estate appraisal reports represents 50 percent of the total hours required under the Board's current regulations (2,500 experience hours in no fewer than 24 months) and under the January 1, 2015, AQB Qualification Criteria (2,500 experience hours in no fewer than 24 months). Because the Board is now adopting and implementing the May 1, 2018, AQB minimum criteria, which only requires 1,500 experience hours in no fewer than 12 months, beginning May 1, 2018, the Board will only require 750 hours of experience in actual preparation of real estate appraisal reports, which represents 50 percent of the 1,500 hours required by the May 1, 2018, AQB Qualification Criteria.

### Changes to Certified General Appraiser Qualifications

#### Post-secondary education

There are not any changes to the post-secondary education requirements for the Certified General Appraiser certification. The AQB Qualification Criteria requires applicants to hold a Bachelor's degree or higher from an accredited college or university. For specific qualification criteria, please review the Summary of Changes and the AQB Qualification Criteria for Certified General Real Property Appraisers at section III, pages 24-25.

#### Experience Requirements

The AQB Qualification Criteria changes for experience, as reflected above in the Summary of Changes, are effective in Pennsylvania on May 1, 2018. Therefore, beginning May 1, 2018, individuals applying for the **Certified General Appraiser certification** must satisfy the experience requirements set forth in the AQB Qualification Criteria **(3,000 hours in no fewer than eighteen (18) months, of which one thousand five hundred (1,500) hours must be in non-residential appraisal work)**. For specific qualification criteria, please review the Summary of Changes and the May 1, 2018, AQB Qualification Criteria for Certified Residential Real Property Appraisers at section IV, page 25.

**PLEASE NOTE:** The Board's adoption of the AQB Qualification Criteria does not impact the Board's current regulatory requirement which requires at least 1,500 hours of experience in actual preparation of real estate appraisal reports, which includes physical inspections of the interior and exterior of the subject properties. See 49 Pa. Code § 36.12(e). Therefore, Certified General Appraiser applicants experience must include 1,500 hours in the actual preparation of real estate appraisal reports, which includes physical inspections of the interior and exterior of the subject properties.

Please note that neither the Board/Commission, nor its staff or counsel, are permitted to provide legal advice or advisory opinions, including interpretations of the law or regulations, or any indication as to how the Board would vote on any given case or scenario. You are invited to contact a private attorney or professional organization for advice or guidance.