



Appraiser Qualifications Board

Real Property Appraiser Qualification Criteria Interpretation – Continuing Education Waivers and Deferrals

This communication is for the purpose of issuing an Interpretation of the *Real Property Appraiser Qualification Criteria*. Interpretations are essential to a proper understanding of the requirements set forth in the *Criteria* and as such, are binding upon users of the *Criteria*. Interpretations will be incorporated into the published version of the *Real Property Appraiser Qualification Criteria* at its next printing

Date Issued: May 5, 2006

Effective Date: May 5, 2006

Interpretation of Criteria Section(s):

Trainee Real Property Appraiser Classification (2003 Criteria)

Licensed Real Property Appraiser (2003 Criteria)

Certified Residential Real Property Appraiser (2003 Criteria)

Certified General Real Property Appraiser (2003 Criteria)

Continuing Education Sections 4(a) and 4(f)

Criteria Applicable To All Appraiser Classifications (2008 Criteria)

Criteria Specific to Continuing Education Sections III(G)(8),(9),(10),(11)

Issue(s):

Should a waiver or deferral be granted to individuals who are unable to meet the continuing education requirements of the *Real Property Appraiser Qualification Criteria (Criteria)*?

Background:

Under the *Criteria*, existing credential holders must meet the AQB continuing education requirements.

There are situations when a credential holder is unable to meet the continuing education requirements due to extenuating circumstances (e.g., military service overseas, extended hospitalization, etc.) before the expiration date of his or her credential. These individuals often petition their state appraiser regulatory agencies to request a waiver or deferral of the continuing education requirements so that they may retain their credential.

In September 2005, the AQB adopted an Interpretation prohibiting all waivers and deferrals of continuing education. Since that time, the AQB has become aware of increasing difficulties encountered by individuals returning from active military duty seeking to reactivate their appraisal credentials. The AQB recognizes the numerous challenges faced by men and women returning from active military duty. Active military personnel are often unable to satisfy the continuing education requirements for their state credentials. Therefore, the AQB proposes to modify its prior Interpretation to allow states to defer the continuing education requirements for up to 180 days for credential holders returning from active military duty.

Trainee Real Property Appraiser Classification (2003 Criteria)

Licensed Real Property Appraiser (2003 Criteria)

Certified Residential Real Property Appraiser (2003 Criteria)

Certified General Real Property Appraiser (2003 Criteria)

4. Continuing Education

An appraiser trainee who remains in this classification in excess of two years shall be required in the third and successive years to obtain:

- a. The equivalent of fourteen classroom hours of instruction in the courses or seminars for each year during the period preceding the renewal. (For example, a two year appraiser trainee term would require twenty-eight hours.) Continuing education hours may be obtained anytime during the term...
- f. Appraiser trainees must successfully complete the seven-hour National USPAP Update Course, or its equivalent, at a minimum of every two years. Equivalency shall be determined through the AQB Course Approval Program or by an alternate method established by the AQB.
 - (1) USPAP continuing education credit shall only be awarded when the class is instructed by an AQB Certified Instructor(s); and
 - (2) USPAP continuing education credit shall only be awarded when the class is instructed by at least one residential or general state certified appraiser.

Criteria Applicable To All Appraiser Classifications (2008 Criteria)

III. Generic Education Criteria

G. Criteria Specific to Continuing Education

8. Appraisers must successfully complete the 7-Hour National USPAP Update Course, or its equivalent, every two calendar years. Equivalency shall be determined through the AQB Course Approval Program or by an alternate method established by the AQB.
9. Individuals who are credentialed in more than one jurisdiction shall not have to take more than one 7-Hour National USPAP Update Course within a two calendar year period for the purposes of meeting AQB Criteria.
10. USPAP continuing education credit shall only be awarded when the course is instructed by at least one AQB certified instructor who is also a state certified appraiser.
11. The equivalent of fourteen class hours of instruction in courses or seminars for each year during the period preceding the renewal is required. For example, a two-year continuing education cycle would require twenty-eight hours. The class hour requirement can be fulfilled at any time during the cycle.

New Interpretation Language

Interpretation (for all sections):

Appraiser regulatory agencies with the appropriate authority to do so, may place a credential holder in an “inactive status” in the event that the state determines that a deficiency in continuing education was due to extenuating circumstances.

Prior to reactivation, credential holders in an inactive status must complete all required continuing education hours that would have been required if the credential holder was in an active status. The required hours must also include the most recent edition of a 7-hour National USPAP Update Course.

Waivers may not be granted to credential holders who have failed to meet the continuing education requirements.

Deferrals may not be granted to credential holders, except in the case of individuals returning from active military duty. State appraiser regulatory agencies may allow credential holders returning from active military duty to be placed in active status for a period of up to 180 days pending completion of all continuing education requirements.