



**Appraiser Qualifications Board**  
***Real Property Appraiser Qualification Criteria***  
**Interpretation – Qualifying Education In Lieu of**  
**College Degrees**

**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:     October 9, 2009**

**Effective Date:   July 1, 2010**

**Interpretation of Criteria Section(s):**

***Criteria Applicable To the Certified Residential Real Property Classification  
Criteria Specific to Qualifying Education Section III (B)***

***Criteria Applicable To the Certified General Real Property Classification  
Criteria Specific to Qualifying Education Section III (B)***

**Issue(s):**

Individuals seeking to become state-certified appraisers are required to either obtain an Associate degree (Certified Residential) or a Bachelors degree (Certified General) or, in lieu thereof, are required to obtain college credit in specific subject matter courses from accredited, degree-granting institutions. The in lieu of education equates to 21 credit hours covering seven (7) subject matter course topic areas for the Certified Residential credential, and 30 hours covering ten (10) subject matter course topic areas for the Certified General credential. Questions have arisen regarding the distribution of hours across these required subject matter course topic areas.

**Background:**

The intent of the AQB is for students to earn at least three (3) semester credit hours in each subject matter course topic area required in lieu of the degree. The overall intent of the requirement for post-secondary degrees as qualifying education is to ensure candidates for appraiser certifications have a broad educational background. Thus, if candidates for these credentials seek the education in lieu of the degree alternative, the AQB intends to ensure candidates have a substantial exposure to the specific subject matter courses as demonstrated by the amount of credit earned in each.

**Criteria Section(s) Affected and New Interpretation*****Criteria Applicable to the Certified Residential Real Property Appraiser Classification***

## III. Criteria Specific to Qualifying Education

B. In lieu of the Associate degree, an applicant for the Certified Residential license shall successfully pass all of the following collegiate subject matter courses from an accredited college, junior college, community college or university:

1. English Composition;
2. Principles of Economics (Micro or Macro);
3. Finance;
4. Algebra, Geometry, or higher mathematics;
5. Statistics;
6. Computer Science; and
7. Business or Real Estate Law.

Total hours of equivalent college courses in lieu of an Associate degree: 21 semester credit hours or its equivalent for the certified residential appraiser. If an accredited college or university (accredited by the Commission on Colleges, a regional or national agency that is recognized by the U.S. Secretary of Education) accepts the College-Level Examination Program<sup>®</sup> (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

***Criteria Applicable to the Certified General Real Property Appraiser Classification***

## III. Criteria Specific to Qualifying Education

B. In lieu of the Bachelors degree, an applicant for the Certified General credential shall successfully pass all of the following collegiate subject matter courses from an accredited college, junior college, community college or university:

1. English Composition;
2. Micro Economics
3. Macro Economics;
4. Finance;
5. Algebra, Geometry, or higher mathematics;
6. Statistics;
7. Computer Science;

8. Business or Real Estate Law; and
9. Two elective courses in accounting, geography, agricultural economics, business management or real estate.

Total hours of equivalent college courses in lieu of a Bachelors degree: 30 semester credit hours or its equivalent for the certified general appraiser. If an accredited college or university (accredited by the Commission on Colleges, a regional or national agency that is recognized by the U.S. Secretary of Education) accepts the College-Level Examination Program<sup>®</sup> (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

### **New Interpretation Language**

*The in lieu of education shall include at least three (3) semester credit hours (or equivalent) in each subject matter area noted in section III. (B).*