

## Maryland Real Estate Appraiser Education Requirements

Any credential issued on or after **May 1, 2018** must be in compliance with the following **AQB Real Property Appraiser Qualification Criteria**. MD legislation further establishes a Trainee License and requires that individuals in training to become licensed or certified real estate appraisers obtain that license. Without it, they cannot perform or sign appraisals, even under the direct supervision of a certified appraiser. The three-year license will be granted to applicants who have completed the 75- hour Appraiser Trainee Module as summarized below. The license may be renewed one time for an additional three years (i.e. no career trainees). **All renewals** – trainee, license, and certifications - **are subject to the completion of all 42 hours continuing education**, including the 7-hour National USPAP Update Course, required for the renewal of all categories of licensure. **Trainees should take note that the clock for their experience requirement is not automatically tied to the issue date of the Trainee License as it does not begin until they actually find a mentor and begin working on a regular basis after the Trainee License has been issued. There is no recognition of experience that may have been accumulated before the Trainee License was issued.**

For information on the 2018 revised experience requirements, please call 443-371-7586.

### SUMMARY OF IMPORTANT CHANGES TO APPRAISER QUALIFICATIONS

On February 1, 2018 the AQB adopted changes to the 2015 Real Property Appraiser Qualification Criteria that is **effective as of May 1, 2018**. These changes represent *minimum* national requirements that each state must implement by that date. Following are some of the more significant changes for Maryland Appraisers.

#### LICENSE

**1/1/15 Requirements.....150 Hours**

##### **1/1/15 College-Level Requirements:**

In addition to the required Core Curriculum of appraisal courses noted below, applicants for the Licensed Appraiser credential **must complete 30 semester hours of college level education** from an accredited college, junior college, community college, or university OR hold an Associates Degree (or higher) in any field.

**5/1/18 Requirements..... 150 Hours**

**5/1/18 College-Level Requirements..... None**

#### CERTIFIED RESIDENTIAL

**1/1/15 Requirements.....200 Hours**

**1/1/15 College-Level Requirements:**

In addition to the required Core Curriculum of appraisal courses, to sit for the Certified Residential classification state exam you **must hold a Bachelors Degree or higher** in any field of study from an accredited college or university

**5/1/18 Requirements..... 200 Hours**

**5/1/18 Requirements:**

In addition to the required Core Curriculum of appraisal courses, to sit for the Certified Residential classification state exam you **must hold a Bachelors Degree or higher** in any field of study from an accredited college or university **or satisfy one of 5 options (Please contact our office for a copy of the revised criteria and a chart of these options)**

**CERTIFIED GENERAL**

**1/1/15 Requirements.....300 Hours**

**1/1/15 College-Level Requirements:**

In addition to the required Core Curriculum of appraisal courses, to sit for the Certified General classification state exam you **must hold a Bachelors Degree or higher** in any field of study from an accredited college or university

**5/1/18 Requirements.....300 Hours**

**5/1/18 College-Level Requirements: No Change**

In addition to the required Core Curriculum of appraisal courses, to sit for the Certified General classification state exam you **must hold a Bachelors Degree or higher** in any field of study from an accredited college or university

**IN ADDITION**

1. All qualifying education **must be completed within the five year period prior to the date of submission of an application for any credential, including trainee.**
2. **As of January 1, 2015, both the Trainee Appraiser and Supervisory Appraiser are required to complete a course that, at a minimum, complies with the specifications for course content established by the AQB.** The course will be oriented toward the requirements and responsibilities of Supervisory Appraisers and expectations for Trainee Appraisers. **The course must be completed by the Trainee Appraiser prior to obtaining a Trainee Appraiser license, and completed by the Supervisory Appraiser prior to supervising a Trainee Appraiser.** This course is available through MAA.

**Maryland Association of Appraisers**

**CORE CURRICULUM**

**75 Hour Trainee Module**

Course #

101 Appraisal Principles-I	15 hours
102 Appraisal Principles – II	15 hours
103 Appraisal Procedures – I	15 hours
104 Appraisal Procedures – II	15 hours
105 National USPAP Course	<u>15 hours</u>
	<b>75 hours</b>

**Second 75 Hours for Basic License**

Course #

201 Residential Market Analysis & Highest and Best Use	15 hours
202 Residential Appraiser Site Valuation and Cost Approach	15 hours
203 Residential Sales Comparison	15 hours
204 Residential Report Writing & Case Studies	15 hours
205 Residential Income Approach	<u>15 hours</u>
	<b>150 hours</b>

**Certified Residential Core Curriculum**

**(Same as 75-hour Trainee Module)**

Course #

101 Appraisal Principles-I	15 hours
102 Appraisal Principles – II	15 hours
103 Appraisal Procedures – I	15 hours
104 Appraisal Procedures – II	15 hours
105 National USPAP Course	<u>15 hours</u>
	<b>75 hours</b>

**Remaining 125 Hours for  
Residential Certification**

Course #

201 Residential Market Analysis & Highest and Best Use	15 hours
202 Residential Appraiser Site Valuation and Cost Approach	15 hours
203 Residential Sales Comparison	15 hours
204 Residential Report Writing & Case Studies	15 hours
205 Residential Income Approach	15 hours
301 Statistics, Modeling, & Finance	15 hours
302 Advanced Residential Applications and Case Studies	15 hours
Electives	<u>20 hours</u>
	<b>200 hours</b>

**Electives may be any approved two-day tested course that is not part of the core curriculum for the Certified category being sought.**

**Certified General Core Curriculum (Same as 75-hour Trainee Module)**

Course #

101 Appraisal Principles-I	15 hours
102 Appraisal Principles – II	15 hours
103 Appraisal Procedures – I	15 hours
104 Appraisal Procedures – II	15 hours
105 National USPAP Course	<u>15 hours</u>
	<b>75 hours</b>

**Remaining 225 Hours for General Certification**

Course #

301 Statistics, Modeling, & Finance	15 hours
400 General Appraiser Market Analysis & Highest and Best Use	30 hours
401 General Appraiser Sales Comparison Approach	30 hours
402 General Appraiser Site Valuation and Cost Approach	30 hours
403 General Appraiser Report Writing & Case Studies	30 hours
404 General Appraiser Income Approach**	60 hours
	Electives <u>30 hours</u>
	<b>300 hours</b>

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504 General Appraiser Income Approach – Apartment Building Analysis 15 hours  
505 General Appraiser Income Approach – Office Building Analysis 15 hours

**NOTE:** Course 504 and 505 may be used toward the 60 hour GA Income requirement or as an elective

**Electives may be any approved two-day tested course that is not part of the core curriculum for the Certified category being sought.**

**APPROVED ELECTIVES**

***(May be used for either category of certifications)***

Course #

501 Mastering Unique and Complex Property Appraisal	20 hours
502 Shopping Center Analysis	15 hours
503 Appraising Small Commercial Properties	15 hours
504 General Appraiser Income Approach – Apartment Building Analysis	15 hours
505 General Appraiser Income Approach – Office Building Analysis	15 hours

**NOTE:** Course 504 and 505 may be used toward the 60 hour GA Income requirement or as an elective

**For Further Clarification and Advice on Upgrading, or on what may qualify as an Elective... please call 443 371-7586**