

# 2008 AQB Qualification Criteria Changes

Public Act 414 of 2006, effective September 29, 2006, amends Article 26 of the Michigan Occupational Code to adopt the 2008 AQB Qualification Criteria for all levels of real estate appraiser licensure in Michigan beginning January 1, 2008.

The Department of Labor & Economic Growth is implementing the firm date scenario for the 2008 AQB Qualification Criteria. Under this plan, all applications received by the department beginning January 1, 2008 must meet the new 2008 AQB criteria for education, experience and examination.

Therefore, the following must occur in order to qualify under existing education and experience criteria:

- **Completed** applications must be **received** by the department **on or before December 31, 2007**. The completed application must include all necessary documentation, fulfillment of all education and experience requirements and valid payment to qualify to take the 2008 criteria examination. This means an applicant must meet the current criteria for experience and education by December 31, 2007; **and**, the Department must receive the completed application by December 31, 2007
- The applicant must be approved by the Department as qualifying to take the 2008 criteria examination.
- **An applicant must pass the 2008 criteria examination within one year** from the date the department approves him or her to take the examination. If an applicant fails for any reason to pass the 2008 criteria examination within 12 months of being approved to take the examination, he or she must reapply for licensure and meet all the 2008 AQB education, experience and examination criteria. **No extensions will be granted.**

Please note: Commencing January 1, 2008, the appraiser examination will be based on the new criteria. Therefore, if you plan to take the examination on or after January 1, 2008 based on your approval prior to that date, it may be advisable to obtain further education and or experience prior to taking the examination.

To meet experience requirements in effect prior to January 1, 2008, experience must have commenced by:

- July 2005 for certified general;
- January 2006 for certified residential; and
- January 2007 for state licensed.

In order to take the current examination, applicants approved by the department to take the examination must pass it by December 31, 2007. **If these applicants cannot take the examination and pass by December 31, 2007, they must take and pass the 2008 criteria examination within one year of originally being approved to take an examination.** If these applicants fail to pass the 2008 examination timely they must reapply for licensure and meet all the 2008 AQB criteria.

Appraisal experience may accrue for limited real estate appraisers who obtain their experience under a state licensed appraiser prior to January 1, 2008 and have not completed their required number of experience hours by December 31, 2007. However, beginning January 1, 2008 any balance of experience hours required of a limited appraiser must be obtained under the supervision of a certified general or certified residential real estate appraiser, pursuant to the AQB 2008 Qualification Criteria.

Beginning January 1, 2008, licensees who have allowed their licenses to lapse for more than three years must meet 2008 AQB criteria for education, experience and examination. For example, if a state licensed appraiser allows his or her license to lapse August 1, 2007 and does not apply for relicensure until August 2, 2010, he or she must submit proof of 150 hours or appraisal education meeting core content criteria, 2000 hours of experience obtained in no less than 12 months; and successfully complete the 2008 AQB examination.

### **CURRENT QUALIFICATION CRITERIA EFFECTIVE UNTIL DECEMBER 31, 2007**

<b>Level of Licensure</b>	<b>Education</b>	<b>Experience</b>	<b>Exam</b>
Limited Real Estate Appraiser	75 hours of approved prelicensure appraiser education, including the 15-hour National USPAP	None	None
State Licensed Real Estate Appraiser	90 hours of approved prelicensure appraiser education, including the 15-hour National USPAP	2,000 hours of appraisal experience including at least 1,500 hours of residential experience	State exam
Certified Residential Real Estate Appraiser	120 hours of approved prelicensure appraiser education, including the 15-hour National USPAP and a course covering narrative report writing	2,500 hours of appraisal experience including at least 2,000 hours of residential experience over at least 24 months	State exam
Certified General Real Estate Appraiser	180 hours of approved prelicensure appraiser education, including the 15-hour National USPAP and a course covering narrative report writing (at least 90 hours must cover non-residential appraiser education)	3,000 hours of appraisal experience including at least 1,500 hours of non-residential experience over at least 30 months	State exam

### **2008 AQB QUALIFICATION CRITERIA EFFECTIVE JANUARY 1, 2008**

<b>Level of Licensure</b>	<b>Education</b>	<b>Experience</b>	<b>Exam</b>
Limited Real Estate Appraiser	75 hours of approved prelicensure appraiser education (see specific course requirements in Table I below)	None	None
State Licensed Real Estate Appraiser	150 hours of approved prelicensure appraiser education (see specific course requirements in Table I below)	*2,000 hours of appraisal experience including at least 1,500 hours of residential experience over at least 12 months	2008 AQB exam
Certified Residential Real Estate Appraiser	200 hours of approved prelicensure appraiser education (see specific course requirements in Table I below)	*2,500 hours of appraisal experience including at least 2,000 hours of residential	2008 AQB exam

	<b>and</b> an associate degree or 21 college semester credit hours (see Table II below for in lieu of requirements)	experience over at least 24 months	
Certified General Real Estate Appraiser	300 hours of approved prelicensure appraiser education (see specific course requirements in Table I below) <b>and</b> a bachelor degree or 30 college semester credit hours (see Table II below for in lieu of requirements)	*3,000 hours of appraisal experience including at least 1,500 hours of non-residential experience over at least 30 months	2008 AQB exam

\*Qualifying experience obtained beginning January 1, 2008, by limited real estate appraisers or any other trainee level in another jurisdiction must be obtained under the direct supervision of a properly licensed certified residential or certified general real estate appraiser. Additionally, limited real estate appraisers may obtain experience under more than one supervising appraiser providing that a separate experience log is maintained for each supervisor. However, supervising appraisers may only supervise a maximum of three limited real estate appraisers, or other trainees, at one time.

**Table I**

<b>Limited real estate appraiser license</b>	
Basic appraisal principles	30 hours
Basic appraisal procedures	30 hours
15-hour national USPAP course or 15 hours its equivalent	15 hours
<b>TOTAL</b>	<b>75 hours</b>
<b>State licensed real estate appraiser</b>	
Basic appraisal principles	30 hours
Basic appraisal procedures	30 hours
15-hour national USPAP course or 15 hours its equivalent	15 hours
Residential market analysis and highest and best use	15 hours
Residential appraiser site valuation and cost approach	15 hours
Residential sales comparison and income approaches	30 hours
Residential report writing and case studies	15 hours
<b>TOTAL</b>	<b>150 hours</b>
<b>Certified residential real estate appraiser</b>	
Basic appraisal principles	30 hours
Basic appraisal procedures	30 hours
15-hour national USPAP course or 15 hours its equivalent	15 hours
Residential market analysis and highest and best use	15 hours
Residential appraiser site valuation and cost approach	15 hours
Residential sales comparison and income approaches	30 hours
Residential report writing and case studies	15 hours
Statistics, modeling and finance	15 hours
Advanced residential applications and case studies	15 hours
Appraisal subject matter electives	20 hours
<b>TOTAL</b>	<b>200 hours</b>
<b>Certified general real estate appraiser</b>	
Basic appraisal principles	30 hours

Basic appraisal procedures	30 hours
15-hour national USPAP course or 15 hours its equivalent	15 hours
General appraiser market analysis and highest and best use	30 hours
Statistics, modeling and finance	15 hours
General appraiser site valuation and cost approach	30 hours
General appraiser sales comparison approach	30 hours
General appraiser income approach	60 hours
General appraiser report writing and case studies	30 hours
Appraisal subject matter electives	30 hours
<b>TOTAL</b>	<b>300 hours</b>

**Table 2**

In lieu of an associate degree, an applicant for Certified Residential must successfully pass the following collegiate subject matter courses from an accredited college, junior college, community college or university for a total of 21 semester credit hours:

1. English Composition;
2. Principles of Economics (Micro or Macro);
3. Finance;
4. Algebra, Geometry, or higher mathematics;
5. Statistics;
6. Introduction to Computers—Word Processing/spreadsheets; and
7. Business or Real Estate Law.

In lieu of a bachelor degree, an applicant for Certified General must successfully pass the following collegiate subject matter courses from an accredited college, junior college, community college or university for a total of 30 semester credit hours:

1. English Composition;
2. Micro Economics;
3. Macro Economics;
4. Finance;
5. Algebra, Geometry, or higher mathematics;
6. Statistics;
7. Introduction to Computers—Word Processing/spreadsheets;
8. Business or Real Estate Law; and
9. Two elective courses in accounting, geography, ag-economics, business management, or real estate.