



Alabama Real Estate Appraisers Board

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-6-.05

Qualifying Experience-Certified General Real Property Appraiser

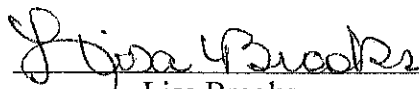
INTENDED ACTION: Amendment

SUBSTANCE OF PROPOSED ACTION: At the suggestion of the ASC, to clarify that published points or hours are the maximum experience that may be claimed by applicant.

TIME, PLACE, MANNER OF PRESENTING VIEWS: Interested persons may submit their views regarding the proposed amended rule orally or in writing to the Alabama Real Estate Appraisers Board, P.O. Box 304355, Montgomery, Alabama 36130-4355; 334-242-8747 no later than 4:30 P.M, April 6, 2015.

FINAL DATE FOR COMMENT AND COMPLETION OF NOTICE: Written or oral comments concerning this change must be received by the Alabama Real Estate Appraisers Board no later than April 6, 2015, 4:30 p.m., 100 North Union Street, Suite 370, Montgomery, AL 36104 or 334-242-8747.

CONTACT PERSON AT AGENCY: Neva C. Conway  
Assistant Attorney General

  
Lisa Brooks

780-X-6-.05      Qualifying Experience -Certified General Real Property Appraiser. As of the date the application is filed with the Board, the equivalent of three thousand (3000) hours of appraisal experience or 300 points is necessary for approval of a license for the Certified General Real Property classification. Experience shall be recorded on the log contained in the application. The log must contain all appraisals the applicant has signed or is entitled to claim for experience credit, beginning with the most recent appraisals (up to and including the date the application is filed with the Board) and going back, up to 5 years, until the required number of experience points is documented. In evaluation of experience credit offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will take into consideration the following:

(a)            Points or Hours Required. A total of 300 points or 3000 hours is required for general certification.

(b)            Residential Experience Limited. No more than one hundred fifty points or 1500 hours shall be applied for credit toward a general certification. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection.

(c)            At least thirty months experience. Three hundred points or three thousand hours obtained within at least thirty months shall be required for a general certification, of which at least one hundred fifty points or 1500 hours shall be on non-residential property. The quantitative experience requirements must be satisfied by time spent on the appraisal process. The appraisal process consists of: analyzing factors that affect value; defining the problem; gathering and analyzing data; applying the appropriate analysis and methodology; and arriving at an opinion and correctly reporting the opinion in compliance with USPAP. Experience will not be allowed for appraisals that do not demonstrate that the candidate participated in all elements of the appraisal, including the inspection process. Experience credit will be given for appraisals completed within the last five years.

(d)            USPAP Compliance. Appraisals must comply with USPAP for points to be awarded for experience credit. The Board will select a representative sample of appraisals from the logs submitted by the applicant. The applicant

will submit the selected sample for the Board to examine for compliance with USPAP. If the sample complies with USPAP the Board will consider that all of the experience submitted by applicant complies with USPAP. A determination by the Board that the sample does not comply with USPAP shall be presumptive that all of the appraisals submitted for experience credit do not comply with USPAP. The applicant then has the burden and shall have the opportunity to demonstrate that the experience claimed is USPAP compliant at a reconsideration hearing held pursuant to Rule 780-X-3-.05.

(e) General Appraisal Points. General maximum appraisal points or hours shall be awarded as follows:

1. Apartments
 

5-20 units	4 points or 40 hours
21-100 units	8 points or 80 hours
over 100 units	10 points or 100 hours
  
2. Hotels/Motels
 

50 or fewer units	6 points or 60 hours
51-150 units	8 points or 80 hours
over 150 units	10 points or 100 hours
  
3. Meeting, conference or auditorium
 

20,000 square feet or less	4 points or 50 hours
over 20,000 square feet	6 points 60 hours
  
4. Industrial or warehouse building
 

20,00 square feet or less	4 points 40 hours
over 20,000 square feet	8 points or 80 hours
over 100,000 square feet and multiple tenant	10 points or 100 hours
  
5. Office Buildings
 

10,000 square feet or less	6 points or 60 hours
10,001 square feet or less	8 points or 80 hours
10,001 square feet or more and multiple tenants	10 points or 100 hours

6. Condominium residences with income Approach to value
- 5 to 30 units 6 points or 60 hours
7. Retail Buildings
- 10,000 square feet or less 6 points or 60 hours
- over 10,000 square feet, single tenant 8 points or 80 hours
- over 50,000 square feet and multiple tenants 10 points or 100 hours
8. Acreage of non-residential land for Commercial or multiple family use
- Less than 10 acres 3 points or 30 hours
- 100 acres or more 6 points or 60 hours
- 100 acres or more with income approach to value 8 points or 80 hours
9. Timber or farm acreage
- 100 to 200 acres 3 points or 30 hours
- over 200 acres 6 points or 60 hours
- over 200 acres with income approach to value 8 points or 80 hours
10. All other unusual structures or which are much larger or more complete than the typical properties described herein submitted to committee for determination 1-15 points or 50 to 150 hours
- described herein items (1)-(9)
11. Reviews of appraisals shall be worth 20% of the points or hours awarded to the appraisal.
12. Restricted appraisal reports shall not exceed 25% of required experience points.
- The prorated number of points or hours each co-signed report, review shall be

awarded to each signer of the report.

13. No more than 40% of the cumulative points or hours may be earned from any one category items (1)-(10). The applicant may request the waiver of this requirement for unique depth experience in a single area.
14. Pasture or Grazing Enterprises
- |                     |                      |
|---------------------|----------------------|
| 25-50 acres         | 1 point or 10 hours  |
| 50-100 acres        | 2 points or 20 hours |
| 100-500 acres       | 3 points or 30 hours |
| 500-2,000 acres     | 6 points or 60 hours |
| 2,000 acres or more | 8 points or 80 hours |
15. Row Crop Enterprises
- |                     |                        |
|---------------------|------------------------|
| 25-50 acres         | 2 points or 20 hours   |
| 50-100 acres        | 3 points or 30 hours   |
| 100-500 acres       | 4 points or 40 hours   |
| 500-2,000 acres     | 6 points or 60 hours   |
| 2,000 acres or more | 10 points or 100 hours |
16. Orchard, Vineyard, and Plant Nursery Enterprises
- |                 |                      |
|-----------------|----------------------|
| 0-50 acres      | 2 points or 20 hours |
| 50-100 acres    | 4 points or 40 hours |
| 100-500 acres   | 5 points or 50 hours |
| 500-2,000 acres | 8 points or 80 hours |
17. Aquaculture Enterprises
- |                 |                        |
|-----------------|------------------------|
| 0-50 acres      | 4 points or 20 hours   |
| 50-100 acres    | 6 points or 60 hours   |
| 100-500 acres   | 8 points or 80 hours   |
| 500-2,000 acres | 10 points or 100 hours |
18. Truck Farm Enterprises
- |                 |                      |
|-----------------|----------------------|
| 0-50 acres      | 2 points or 20 hours |
| 50-100 acres    | 4 points or 40 hours |
| 100-500 acres   | 6 points or 60 hours |
| 500-2,000 acres | 8 points or 80 hours |
19. Dairy Enterprises

- |     |   |  |
|-----|---|--|
|     | 0-50 cow milking herd   | 4 points or 40 hours                     |
|     | 50-100 cow milking herd   | 6 points or 60 hours                     |
|     | 100 and over cow milking herd   | 8 points or 80 hours                     |
| 20. | Diversified agricultural operations of over 500 acres involving two or more of the above enterprises; assuming multiple disciplines are exhibited in the report.  | 10 points or 100 hours                   |
| 21. | Specialized agricultural properties   | submitted to committee for determination |
| 22. | Timber and Timber Land Appraisals   |  |
|     | 40-100 acres  | 2 points or 20 hours                     |
|     | 100-500 acres   | 3 points or 30 hours                     |
|     | 500-2,000 acres   | 5 points or 50 hours                     |
|     | 2,000-10,000 acres  | 7 points or 70 hours                     |
|     | Over 10,000 acres   | submitted to committee for determination |
| 23. | No more than 40% of the cumulative points or hours may be earned from any one category (items 16-24). The applicant may request a waiver of this requirement for unique depth of experience in a single area. |  |

(f) Appraisal Affidavits

1. Proof of appraisal affidavit will be submitted by the applicant as a notarized affidavit to include subject property address (street, lot square, subdivision, county) date of appraisal report, property type (including units, lots, acres), gross building area, client (name, contact person, address and telephone number), purpose of report with a tally of the points or hours being required by the applicant description of work performed by the applicant and scope of the review and supervision of the supervising appraiser; number of actual work hours by the applicant on the assignment, signature and state certification number of the supervising appraiser if applicable and any other information deemed appropriate by the committee.

2. Verification of experience can include any or all of:

(a) client verification of report at discretion of the committee;

(b) Submission of selected reports to the committee upon request as part of certification process where the report remains the property of the appraiser;

(c) Field inspection of all reports identified by the applicant at their offices during normal business hours.

**Author:** Alabama Real Estate Appraisers Board

**Statutory Authority:** Code of Ala. 1975, §34-27A-11.

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**History: Repealed and Replaced:** Filed February 23, 1998; effective March 30, 1998. **Amended:** Filed June 18, 2003;

effective July 23, 2003. **Amended:** Filed July 20, 2007; effective August 24, 2007. **Amended:** Filed

November 25, 2008; effective December 30, 2008. **Amended:** Filed September 20, 2013; effective January 1, 2014.

**Amended:** Filed January 21, 2014; effective April 29, 2014.