

**TRANSMITTAL SHEET FOR
NOTICE OF INTENDED ACTION**

Control 780 Department or Agency Alabama Real Estate Appraiser Board
 Rule No. 780-X-6-.02
 Rule Title: Qualifying Experience-State Registered Real Property Appraiser
 _____ New X Amend _____ Repeal _____ Adopt by Reference _____

Would the absence of the proposed rule significantly harm or endanger the public health, welfare, or safety? Yes

Is there a reasonable relationship between the State's police power and the protection of the Public health, safety, or welfare? Yes

Is there another, less restrictive method of Regulation available that could adequately Protect the public? No

Does the proposed rule have the effect Of directly or indirectly increasing the costs Of any goods or services involved and, if so, to what degree? No

Is the increase in cost, if any, more harmful To the public than the harm that might result from the absence of the proposed rule? N/A

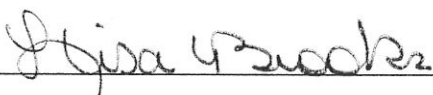
Are all facets of the rulemaking process Designed solely for the purpose of, and so they have, as their primary effect, the protection of the public? Yes

Does the proposed rule have an economic impact? No

If the proposed rule has an economic impact, the proposed rule is required to be accompanied by a fiscal note prepared in accordance with subsection (f) of Section 41-22-23, Code of Alabama 1975.

Certification of Authorized Official

I certify that the attached proposed rule has been proposed in full compliance with the requirements of Chapter 22, Title 41, Code of Alabama 1975, and that it conforms to all applicable filing requirements of the Administrative Procedure Division of the Legislative Reference Service.

Signature of certifying officer 

Date January 16, 2014

Alabama Real Estate Appraisers Board

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-6-.02

Qualifying Experience-State Registered Real Property Appraiser

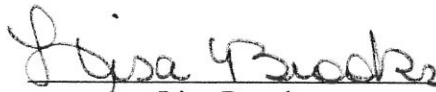
INTENDED ACTION: Amendment

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, March 19, 2014.

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 March 19, 2014, 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-.02 Qualifying Experience - State Registered Real Property Appraiser. As of the date the application is filed with the Board, a minimum of 1000 hours or 100 points of appraisal experience is necessary for approval for this license. In evaluating experience offered as qualifying experience under Code of Ala. 1975, §34-27A-11, the Board will look for the following minimum experience:

(a) Points or Hours Required Per Year. One years experience will require proof of completion of at least 100 points of approved appraisals. A total of 100 points or 1000 hours is required for a State Registered License. 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.

(b) Residential and Non-Residential Appraisals Counted. Appraisals of both residential and non-residential properties can be included in the experience points necessary for the State Registered License. Experience for a dwelling (residential appraisal) will be awarded only if there is an interior and exterior inspection.

(c) One Years Experience. A minimum of one calendar years experience shall be required for Licensure. 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) State Registered Appraisal Points or Hours. State Registered maximum appraisal points shall be awarded as follows:

- | | | |
|----|--|--|
| 1. | one unit dwelling
(including a site) | 1 point or 10 hours |
| 2. | two to four unit dwelling | 2 points or 20 hours |
| 3. | residential lot (1-4
family) | ½ point or 5 hours |
| 4. | residential subdivision
sites (NOT TO EXCEED FIVE
POINTS) | ½ point or 5 hours
per lot |
| 5. | farm or timber acreage
suitable for a house site
less than 10 acres | 1 point or 10 hours |
| | 10-100 acres | 2 points or 20 hours |
| | over 100 acres | 3 points or 30 hours |
| 6. | all other unusual
structures,
acreages, which are much
larger
or more complex than
typical
properties described herein
items 1 to 4 and 6 | submitted to committee
for determination ½
to 5 points |

The prorated number of points or hours of each co-signed report, review, shall be awarded to each signer of the report.

7. review appraisals shall be worth 20% of the points or hours awarded to the appraisal.
8. restricted appraisal reports shall not exceed

25% of required experience
points or hours.

9. Rural residence - one unit
primary dwelling. 10 acres
or 1 point or 10 hours
less
10. Ranchette - Part time rural
use 10 3 points or 30 hours
to 25 acres with main
dwelling and outbuildings
such as additional
residence, barns or other
outbuildings

Points or hours for non-residential appraisals shall also
be awarded pursuant to section 780-X-6-.05 below.

(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.
