

**TRANSMITTAL SHEET FOR  
NOTICE OF INTENDED ACTION**

Control 780 Department or Agency Alabama Real Estate Appraiser Board  
Rule No. 780-X-17-09  
Rule Title: Appraiser Qualification

       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           J. Lisa Brooks          

Date           6-5-15

Alabama Real Estate Appraisers Board

NOTICE OF INTENDED ACTION

AGENCY NAME: Alabama Real Estate Appraisers Board

RULE NO. & TITLE: 780-X-17-.09  
Appraiser Qualifications


INTENDED ACTION: Amendment

SUBSTANCE OF PROPOSED ACTION: This amendment prohibits Appraisal Management Companies from banning Trainee Real Property appraisers from appraisal assignments. This amendment also requires Appraisal Management Companies to obtain criminal background checks of appraisers from the Board under certain circumstances.

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. on August 4, 2015. A public hearing will be held on July 16, 2015 at 9:00 A.M., 100 N. Union St., Third Floor conference room, RSA Union Building, Montgomery, Alabama, 36104.

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 August 4, 2015 at 4:30 P.M., P.O. Box 304355, Montgomery, Alabama, 36130-4355 or 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-17-.09     Appraiser Qualifications.

- (a)     An appraisal management company shall annually certify to the Board, on a form prescribed by the Board, that any appraiser being added to its appraiser panel to appraise properties in Alabama holds a license in good standing in Alabama. The appraisal management company shall verify the status of the appraiser by contacting the Alabama Board or by utilizing the National Registry of the Appraisal Subcommittee.
- (b)     An appraisal management company may not prohibit the licensed or certified appraiser engaged for an assignment from being assisted by a Trainee appraiser who is mentored by the certified appraiser.
- (c)     An appraisal management company shall obtain criminal background check information for appraisers on the panel from the Board if there is a report on file with the Board, the appraiser has consented to the release of the report to the appraisal management company and if the criminal background check meets reasonable timeliness standards adopted by the appraisal management company.

**Author:** Lisa Brooks, Executive Director, Alabama Real Estate Appraisers Board.

**Statutory Authority:** Code of Ala. 1975, §§34-27A-54, 34-27A-57.

**History: New Rule:** Filed November 18, 2011, effective December 23, 2011.