

**Title 20—DEPARTMENT OF
COMMERCE AND INSURANCE
Division 2245—Real Estate Appraisers
Chapter 6—Educational Requirements**

PROPOSED AMENDMENT

20 CSR 2245-6.017 AQB 2018 Licensure Criteria. The commission is amending sections (2), (3), and (4).

PURPOSE: This amendment clarifies education requirements.

(2) State Licensed Real Estate Appraiser—

(B) Credit toward qualifying education requirements may also be obtained via completion of a degree in Real Estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the US Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

~~[(B)]~~(C) Appraisers holding a valid state licensed real estate appraiser trainee license may satisfy the education requirements for a state licensed real estate appraiser by completing the following additional educational hours:

1. Residential Market	
Analysis and Highest and Best Use	15 Hours
2. Residential Appraiser Site	
Valuation and Cost Approach	15 Hours
3. Residential Sales	
Comparison and Income Approaches	30 Hours
4. Residential Report Writing and Case Studies	15 Hours
	75 Total Hours

~~[(C)]~~(D) To obtain a license as a stated licensed real estate appraiser, an applicant shall successfully complete the AQB approved Licensed Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination;

~~[(D)]~~(E) As a prerequisite for licensure as a state licensed real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand (1,000) hours of experience obtained over a period of not less than six (6) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand (1,000) hours of appraisal experience.

(F) As an alternative to the requirements in subsection (2)(E) above, applicants for licensure or certification may complete the requirements of the Practical Applications

of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, and shall submit a certificate of completion.

(3) State Certified Residential Real Estate Appraiser—

(D) Credit toward qualifying education requirements may also be obtained via completion of a degree in Real Estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the US Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

~~[(D)]~~(E) To obtain a state certified residential real estate appraiser license, an applicant shall successfully complete the AQB approved Certified Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination;

~~[(E)]~~(F) As a prerequisite for licensure as a state certified residential real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand five hundred (1,500) hours of experience obtained over a period of not less than twelve (12) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand five hundred (1,500) hours of appraisal experience;

(G) As an alternative to the requirements in subsection (3)(F) above, applicants for licensure or certification may complete the requirements of the Practical Applications of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, and shall submit a certificate of completion.

~~[(F)]~~(H) Appraisers holding a valid trainee appraiser credential may satisfy the educational requirements for the certified residential real property appraiser credential by successfully completing the following additional educational hours:

1. Residential Market	
Analysis and Highest and Best Use	15 Hours
2. Residential Appraiser Site	
Valuation and Cost Approach	15 Hours
3. Residential Sales	
Comparison and Income Approaches	30 Hours
4. Residential Report	
Writing and Case Studies	15 Hours
5. Statistics, Modeling, or Finance	15 Hours
6. Advanced Residential	
Applications and Case Studies	15 Hours
7. Appraisal Subject Matter Electives	20 Hours
	125 Total Hours

~~[(G)]~~**(I)** Appraisers holding a valid state license real estate appraiser license may satisfy the educational requirements for the certified residential real property appraiser credential by successfully completing the following additional educational hours:

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| 1. Statistics, Modeling, or Finance | 15 Hours |
| 2. Advanced Residential Applications and Case Studies | 15 Hours |
| 3. Appraisal Subject Matter Electives | 20 Hours |

50 Total Hours

~~[(H)]~~**(J)** Appraisers holding a valid trainee appraiser credential wishing to change to the certified residential classification must also satisfy the college-level education requirement as specified in subsection (3)(A) above;

~~[(I)]~~**(K)** Appraisers holding a valid state license real estate appraiser license wishing to change to the certified residential classification who do not meet the requirements outlined in subsection (3)(B) must also satisfy the college-level education requirements as specified in subsection (3)(A).

(4) State Certified General Real Estate Appraiser—

(C) Credit toward qualifying education requirements may also be obtained via completion of a degree in Real Estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the US Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

~~[(C)]~~**(D)** To obtain a state certified general real estate appraiser license, an applicant shall successfully complete the AQB approved Certified General Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination;

~~[(D)]~~**(E)** As a prerequisite for licensure as a state certified general real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of three thousand (3,000) hours of experience obtained over a period of not less than eighteen (18) months. One thousand five hundred (1,500) hours must be in non-residential appraisal work. Hours may be treated as cumulative in order to achieve the necessary three thousand (3,000) hours of appraisal experience;

~~[(E)]~~**(F)** Appraisers holding a valid trainee appraiser license may satisfy the educational requirements for certified general real estate appraiser by successfully completing the following additional educational hours:

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| 1. General Appraiser Market
Analysis and Highest and Best Use | 30 Hours |
| 2. Statistics, Modeling, or Finance | 15 Hours |
| 3. General Appraiser Sales Comparison Approach | 30 Hours |
| 4. General Appraiser Site
Valuation and Cost Approach | 30 Hours |
| 5. General Appraiser Income Approach | 60 Hours |

6. General Appraiser Report Writing and Case Studies	30 Hours
7. Appraisal Subject Matter Electives	30 Hours
	225 Total Hours

~~[(F)]~~**(G)** Appraisers holding a valid state license real estate appraiser license may satisfy the education requirements for the certified general real estate appraiser license by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use	15 Hours
2. General Appraiser Site Valuation and Cost Approach	15 Hours
3. General Sales Comparison	15 Hours
4. General Appraiser Income Approach	45 Hours
5. Statistics, Modeling, or Finance	15 Hours
6. General Appraiser Report Writing and Case Studies	15 Hours
7. Appraisal Subject Matter Electives	30 Hours
	150 Total Hours

~~[(G)]~~**(H)** Appraisers holding a valid certified residential real estate appraiser license may satisfy the educational requirements for the certified general real estate appraiser license by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use	15 Hours
2. General Appraiser Sales Comparison	15 Hours
3. General Appraiser Site Valuation and Cost Approach	15 Hours
4. General Appraiser Income Approach	45 Hours
5. General Appraiser Report Writing and Case Studies	10 Hours
	100 Total Hours

~~[(H)]~~**(I)** Trainee appraisers, state licensed real estate appraisers, and state certified residential real estate appraisers wishing to upgrade to certified general real estate appraiser must also satisfy the requirements in subsections (4)(A) and (4)(B) above.

AUTHORITY: sections 339.509 and 339.544, RSMo 2016. Original rule filed Feb. 8, 2019, effective Aug. 30, 2019. Amended: Filed April 11, 2023.*

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars (\$500) in the aggregate.

PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars (\$500) in the aggregate.

NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Real Estate Appraisers Commission, PO Box 1335, Jefferson City, MO 65102, by facsimile at 573-526-3489 or via email at reacom@pr.mo.gov. To be

*considered, comments must be received within thirty (30) days after publication of this notice in the **Missouri Register**. No public hearing is scheduled.*