

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

PROPOSED AMENDMENT

20 CSR 2245-6.018 AQB 2026 Licensure Criteria. The commission is amending sections (3), (4), and (5).

PURPOSE: This amendment adds the requirement for applicants to submit work product and allows applicants to complete a practicum course to meet the experience requirement.

(3) State Licensed Real Estate Appraiser.

(F) As an alternative to the requirements in subsection (3)(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. **As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.**

(G) As an alternative to the requirements in subsections (2)(E) and (F) above, applicants for licensure or certification may complete the requirements of a practicum course as implemented by The Appraisal Foundation's Appraiser Qualification Board and shall submit a certificate of completion. As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.

(4) State Certified Residential Real Estate Appraiser.

(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. **As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.**

(G) As an alternative to the requirements in subsections (3)(F) and (G) above, applicants for licensure or certification may complete the requirements of a practicum course as implemented by The Appraisal Foundation's Appraiser Qualification Board and shall submit a certificate of completion. As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.

[(G)](H) As an alternative to the requirements in subsection (4)(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.

[(H)](I) 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:

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| 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 | 12 Hours |
| 117 Total Hours | |

[(I)](J) Appraisers holding a valid state-licensed real estate appraiser license may satisfy the educational requirements for a 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 | 12 Hours |
| 42 Total Hours | |

[(J)](K) 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 (4)(A) above.

[(K)](L) Appraisers holding a valid state-licensed real estate appraiser license wishing to change to the certified residential classification who do not meet the requirements outlined in subsection (4)(B) must also satisfy the college-level education requirements as specified in subsection (4)(A).

(5) State Certified General Real Estate Appraiser.

(F) An applicant seeking to obtain licensure as a state-certified general real estate appraiser shall receive credit towards the experience required by 20 CSR 2245-6.017(4)(E) for having successfully completed a Licensed Residential PAREA program or a Certified Residential PAREA program of the Real Property Appraisal Qualifications Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board and shall submit a certificate of completion. **As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.**

(G) As an alternative to the requirements in subsections (4)(E) and (F) above, applicants for licensure or certification may complete the requirements of a practicum course as implemented by The Appraisal Foundation's Appraiser Qualification Board and shall submit a certificate of completion. As outlined in section 339.517(3), RSMo, an applicant shall furnish a sample of appraisal reports or file memoranda which the applicant has prepared in the course of his or her appraisal practice.

[(G)](H) 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 | 22 Hours |
| 217 Total Hours | |

[(H)](I) Appraisers holding a valid state-licensed 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:

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| 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 | 22 Hours |
| 142 Total Hours | |

[(I)](J) 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:

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| 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

~~[(J)]~~(K) 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 (5)(A) and (5)(B) above.

AUTHORITY: sections 339.509 and 339.544, RSMo 2016. Original rule filed May 9, 2024, effective Nov. 30, 2024. Amended: Filed May 6, 2025.*

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.*