

Chapter 70. Board of Certified Real Estate Appraisers.

(Words in **boldface and underlined** indicate language being added; words [CAPITALIZED AND BRACKETED] indicate language being deleted. Complete new sections are not in boldface or underlined.)

12 AAC 70.100(a) is amended to read:

(a) The board will issue a certification by examination to practice as a general real estate appraiser to an applicant who meets the requirements of AS 08.87.110(a), **12 AAC 70.130(a)(1)**, and this section.

(Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/28/2015, Register 214; am ___/___/____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.105(b)(1) is amended by adding a new subparagraph to read:

(E) a copy of the work product from any appraisal performed by the applicant and included in the log of appraisals submitted under 12 AAC 70.110(a);

12 AAC 70.105 is amended by adding a new subsection to read:

(c) A certificate to practice under this section will not be issued until

(1) the board has approved the applicant's work product submitted under 12 AAC 70.105(b)(1)(E); and
(2) the applicant has passed the examination required under AS 08.87.110(b)(3) and 12 AAC 70.130. (Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/28/2015, Register 214; am ___/___/____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70 is amended by adding a new section to read:

12 AAC 70.111. Application for trainee appraiser to residential real estate appraiser certification. (a) A trainee appraiser who is applying to transition as a certified residential real estate appraiser shall

(1) submit a completed application, on a form provided by the department; the application must include

(A) the personal identification information requested on the form;

(B) the official transcripts showing the applicant has met the degree requirements of 12 AAC 70.115(a);

(C) in addition to the core curriculum requirements in 12 AAC 70.115(f), documentation of completion of 125 additional core curriculum hours as specified in 12 AAC 70.115(d)(4) – (10);

(D) the determination of competency form described in 12 AAC 70.935(c)(3);

(E) the authorization for release of records form;

(2) submit a copy of the work product from any appraisal performed by the applicant and included in the log of appraisals submitted under 12 AAC 70.110(a); and

(3) pay any fees required in 12 AAC 02.370.

(b) A certificate to practice under this section will not be issued until

(1) the board has approved the applicant's work product submitted under 12 AAC 70.105(b)(1)(E); and

(2) the applicant has passed the examination required under AS 08.87.110(h)(3) and 12 AAC 70.130. (Eff. ___/___/____, Register _____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

12 AAC 70 is amended by adding a new section to read:

12 AAC 70.112. Application for trainee appraiser to general real estate appraiser certification. (a) A trainee appraiser who is applying to transition as a certified general real estate appraiser shall

(1) submit a completed application, on a form provided by the department; the application must include:

(A) the personal identification information requested on the form;

(B) the official transcripts showing the applicant has met the degree requirements of 12 AAC 70.115(a);

(C) in addition to the core curriculum requirements in 12 AAC 70.115(f), documentation of completion of 225 addition core curriculum hours as specified in 12 AAC 70.115(b)(4) – (10);

(D) the determination of competency form described in 12 AAC 70.935(c)(3);

(E) the authorization for release of records form;

(F) the work experience verification forms and log described in 12 AAC 70.108(a);

(2) submit a copy of the work product from any appraisal performed by the applicant and included in the log of appraisals submitted under 12 AAC 70.110(a); and

(3) pay any fees required in 12 AAC 02.370.

(b) A certificate to practice under this section will not be issued until

(1) the board has approved the applicant's work product submitted under 12 AAC 70.105(b)(1)(E); and

(2) the applicant has passed the examination required under AS 08.87.110(h)(3) and 12 AAC 70.130. (Eff. ___/___/____, Register _____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

12 AAC 70 is amended by adding a new section to read:

12 AAC 70.113. Application for residential real estate appraiser to general real estate appraiser certification. A certified residential appraiser who is applying to transition as a certified general real estate appraiser shall

(1) submit a completed application, on a form provided by the department; the application must include:

(A) the personal identification information requested on the form;

(B) the official transcripts showing the applicant has met the degree requirements of 12 AAC 70.115(a);

(C) in addition to the core curriculum requirements in 12 AAC 70.115(b)(1), (2), and (3), documentation of completion of 100 additional core curriculum hours as specified in 12 AAC 70.115(d)(4) – (10);

(D) the authorization for release of records form;

(2) submit a copy of a non-residential work product from any appraisal performed by the applicant and included in the log of appraisals submitted under 12 AAC 70.110(a);

(3) submit the work experience verification forms and log described in 12 AAC 70.108(a);

(4) submit proof that the applicant has successfully completed and passed the examination described in AS 08.87.110(h)(3) and 12 AAC 70.130(a)(1); and

(5) pay the fees required in 12 AAC 02.370. (Eff. ___/___/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.115 is amended by adding a new subsection to read:

(f) An applicant for approval as a trainee appraiser shall document satisfactory completion of 75 creditable classroom hours as specified in the following core curriculum:

(1) basic appraisal principles, 30 hours;

(2) basic appraisal procedures, 30 hours;

(3) the 15-hour national USPAP course or its equivalent, 15 hours. (Eff. 12/13/94,

Register 133; am 4/16/2004, Register 170; am 1/16/2005, Register 173; am 5/24/2007, Register 182; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am ___/___/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.125(b)(1)(B) is amended to read:

(B) proof that the applicant has successfully completed and passed 75 classroom hours of instruction that meet the requirements in **12 AAC 70.115(f)**, 12 AAC 70.140(a), and the required courses that are specifically oriented to the requirements and responsibilities of supervisory appraisers and trainee appraisers, and that comply with the specifications for course content established by the Appraiser Qualifications Board of the Appraisal Foundation; the course must be completed by the

trainee appraiser before obtaining a training appraiser credential; all qualifying education must be completed within the five year period before the date of submission of a trainee appraiser application; and

(Eff. 4/15/94, Register 130; am 12/13/94, Register 133; am 6/28/2015, Register 214; am ___/___/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.310

12 AAC 70.200(d) is amended to read:

(d) **Courses** [COURSE] and **seminars that are not approved by the Appraisal Qualifications Board (AQB) or the International Distance Education Certification Center (IDECC) are** [SEMINAR APPROVAL UNDER THIS SECTION IS] valid for three years from the date of **initial** approval.

12 AAC 70.200 is amended by adding a new subsection to read:

(e) Courses and seminars approved by the Appraisal Qualifications Board (AQB) or the International Distance Education Certification Center (IDECC) are given an expiration date consistent with the organizations' expiration date:

(1) the department will update the course or seminar expiration date if the AQB or IDECC submits recertification documents, but will not update the course or seminar expiration date if the AQB or IDECC recertification exceeds three years from the date of initial approval;

(2) a course or seminar that expires after three years will need to be re-submitted if the provider requests reapproval. (Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/13/97, Register 142; am 9/16/2000, Register 155; am 6/22/2005, Register 174; am

____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.120

12 AAC 70.210(c) is amended by adding a new paragraph to read:

(4) distance education courses approved by the International Distance Education Certification Center's (IDECC).

12 AAC 70.210 is amended by adding a new subsection to read:

(g) Consistent with Appraisal Qualification Criteria, the board will award continuing education credit for participation in one in-person or teleconference board meeting per biannual cycle if participation meets the requirements of this section:

(1) the participant is a certified real estate appraiser subject to the requirements of 12 AAC 70.220;

(2) the board meeting is a minimum of two hours;

(3) the hours claimed for participation does not exceed seven hours;

(4) attendance is maintained throughout the duration of the scheduled meeting;

(5) participation is documented on a form provided by the department and returned to the board. (Eff. 7/16/92, Register 123; am 4/15/94, Register 130; am 12/13/94, Register 133; am 6/13/97, Register 142; am 6/5/98, Register 146; am 12/30/99, Register 152; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.120