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**OFFICE OF THE LIEUTENANT GOVERNOR
ALASKA**

MEMORANDUM

TO: Jun Maiquis
Board of Certified Real Estate Appraisers

FROM: Scott Meriwether, Office of the Lieutenant Governor
465.4081 

DATE: November 28, 2018

RE: Filed Permanent Regulations: Board of Certified Real Estate Appraisers

Board of Certified Real Estate Appraisers regulations re: certification or licensure requirements, transition of trainees as certified residential or certified general real estate appraisers, transition of certified residential real estate appraisers as certified general real estate appraisers, and continuing education requirements (12 AAC 70.105 - 12 AAC 70.125; 12 AAC 70.200; 12 AAC 70.210)

Attorney General File:	2018200803
Regulation Filed:	11/28/2018
Effective Date:	12/28/2018
Print:	228, January 2019

cc with enclosures: Linda Miller, Department of Law
Judy Herndon, LexisNexis

ORDER CERTIFYING THE CHANGES TO REGULATIONS
OF THE BOARD OF CERTIFIED REAL ESTATE APPRAISERS

The attached eight pages of regulations, dealing with application for general and residential real estate appraiser certification by examination, application for trainee appraiser to transition as a certified real estate appraiser, education requirements, approval as a trainee appraiser, courses and seminars, and continuing education requirements, are hereby certified to be a correct copy of the regulation changes that the Board of Certified Real Estate Appraisers adopted at its September 24, 2018 meeting, under the authority of AS 08.87.020, AS 08.87.110, AS 08.87.120, and AS 08.87.310 and after compliance with the Administrative Procedure Act (AS 44.62), specifically including notice under AS 44.62.190 and 44.62.200 and opportunity for public comment under AS 44.62.210.

This action is not expected to require an increased appropriation.

On the record, in considering public comments, the Board of Certified Real Estate Appraisers paid special attention to the cost to private persons of the regulatory action being taken.

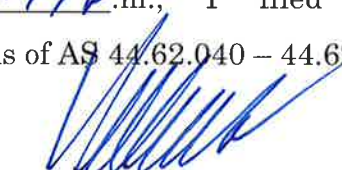
The regulation changes described in this order take effect on the 30th day after they have been filed by the lieutenant governor, as provided in AS 44.62.180.

DATE: 10/3/18
Anchorage, Alaska


David M. Derry, Chair
Board of Certified Real Estate Appraisers

FILING CERTIFICATION

I, ~~Byron Mallott~~, Lieutenant Governor for the State of Alaska, certify that on November 28, 2018 at 1:49 p.m., I filed the attached regulations according to the provisions of AS 44.62.040 – 44.62.120.


~~Byron Mallott~~, Lieutenant Governor
Valerie Nurr-arcaute Davidson

Effective: December 28, 2018.

Register: 228, January, 2019.

Chapter 70. Board of Certified Real Estate Appraisers.

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 12/28/2018, Register 228)

Authority: AS 08.87.020 AS 08.87.110

"Publisher: Please delete the 'and' connector at the end of existing 12 AAC 70.105(b)(1)(c); retain the 'and' connector at the end of existing 12 AAC 70.105(b)(1)(d)."

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

(E) a copy of the work product from a minimum of two appraisals performed by the applicant, selected by the board, and included in the log of appraisals submitted under 12 AAC 70.110(a); and

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 (b)(1)(E) of this section;
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 12/28/2018, Register 228)

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~~ must

(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), additional 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 a minimum of two appraisals

performed by the applicant, selected by the board, 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 (a)(2) of this section; ~~12 AAC 70.105(b)(1)(E);~~ and

(2) the applicant has passed the examination required under AS 08.87.110(h)(3)

(F) work experience verification forms and a log of completed appraisals that meet the requirements of 12 AAC 70.110 and 12 AAC 70.935(F) and that verify the real estate appraisal experience required in 12 AAC 70.108(b);

and 12 AAC 70.130. (Eff. 12/28/2018, Register 228)

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~~ must

(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 additional 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 a and log described in 12 AAC 70.108(a);

(2) submit a copy of the work product from a minimum of two appraisals performed by the applicant, selected by the board, and included in the log of appraisals submitted under 12 AAC 70.110(a); and

of completed appraisals that meet the requirements of 12 AAC 70.110 and 12 AAC 70.935(f) and that verify the real estate appraisal experience required

(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 (a)(2) of this section;
~~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. 12/28/2018, Register 228)

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 real estate appraiser who is applying to transition as a certified general real estate appraiser ~~shall~~ must

(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 b and (d)(4) – (10);

(D) the authorization for release of records form;

(2) submit a copy of a non-residential work product from a minimum of two appraisals performed by the applicant, selected by the board, and included in the log of appraisals

submitted under 12 AAC 70.110(a);

(3) submit ^athe work experience verification forms and log described in

12 AAC 70.108(a);

of completed appraisals that meet the requirements of 12 AAC 70.110 and that verify the real estate appraisal experience required

(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. 12/28/2018, Register 228)

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 ^{must} 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 12/28/2018, Register

228)

Authority: AS 08.87.020 AS 08.87.110

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

proof [PROOF]

(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) ^{and}

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 12/28/2018, Register 229)

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 Appraiser Appraisal Qualifications Board (AQB) or the International Distance Education Certification Center (IDECC) are given an expiration date consistent with the organizations' expiration date: as follows

(1) the department will update the course or seminar expiration date if the course provider 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 ^{must} 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

12 / 28 / 2018, Register 228)

Authority: AS 08.87.020

AS 08.87.120

Editor: Please delete the "or" connector at the end of 12 AAC 70.210(c)(2), and change the period at the end of 12 AAC 70.210(c)(3) to a semicolon, followed by an "or" connector, to reflect the addition of 12 AAC 70.210(c)(4).)

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 (IDECC).

in The Real Property Appraiser Qualification Criteria, adopted by reference in 12 AAC 70.140

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

Appraiser

(g) Consistent with Appraisal Qualification Criteria, the board will award continuing

education credit for participation in one in-person or teleconference board meeting each biennial licensing period

~~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 ~~do~~ 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 12 / 28 / 2018, Register 228)

Register 22nd, January 2019 **PROFESSIONAL REGULATIONS**

Authority: AS 08.87.020 AS 08.87.120