

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(b)(1)(B) is amended to read:

(B) official transcripts, **official** [NOTARIZED] copies of certificates of completion, or other evidence of course completion acceptable to the board [,] that verify the **applicant's completion of the education requirements** [CLASSROOM HOURS OF INSTRUCTION REQUIRED] in 12 AAC 70.115(a) **and** [OR] (b) [, AS APPLICABLE];

(Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/28/2015, Register 214; am 12/28/2018, Register 228; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

The introductory language of 12 AAC 70.105(b)(1) is amended to read:

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

• • •

12 AAC 70.105(b)(1)(B) is amended to read:

(B) official transcripts, **official** [NOTARIZED] copies of certificates of completion, or other evidence of course completion acceptable to the board [,] that verify the **applicant's completion of the education requirements** [CLASSROOM HOURS

Register _____, _____ 2025 PROFESSIONAL REGULATIONS

OF INSTRUCTION REQUIRED] in 12 AAC 70.115(c) **and** [OR] (d) [, AS APPLICABLE];

(Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/28/2015, Register 214; am 12/28/2018, Register 228; am ____ / ____ / _____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.107(b)(1)(B) is amended to read:

(B) official transcripts, **official** [NOTARIZED] copies of certificates of completion, or other evidence of course completion acceptable to the board [,] that verify the **applicant's completion of the education requirements** [CLASSROOM HOURS OF INSTRUCTION] required of general real estate appraisers in 12 AAC 70.115(a) **and** [OR] (b) [, AS APPLICABLE]; 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 08.87.110

12 AAC 70.108(a) is amended to read:

(a) An applicant for certification as a general real estate appraiser shall submit verification of 3,000 hours of appraisal work obtained **cumulatively** [CONTINUOUSLY] over a period of not less than 18 months. At least 1,500 hours of the appraisal work must be in nonresidential appraisal work. The board will only accept work experience that was obtained after January 30, 1989 and [WAS] performed in compliance with the **USPAP** [UNIFORM

STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)] applicable as of the date of appraisal.

12 AAC 70.108(b) is amended to read:

(b) An applicant for certification as a residential real estate appraiser shall submit verification of 1,500 hours of appraisal experience obtained **cumulatively** [CONTINUOUSLY] over a period of not less than 12 months. The board will only accept work experience that was obtained after January 30, 1989 and [WAS] performed in compliance with the USPAP applicable as of the date of appraisal.

(Eff. 12/13/94, Register 133; am 2/13/2002, Register 161; am 4/16/2004, Register 170; am 5/24/2007, Register 182; am 9/14/2012, Register 203; am 3/28/2019, Register 229; am 4/8/2021, Register 238; am ____/____/_____, Register _____)

Authority: AS 08.87.020

12 AAC 70.111(a)(1)(C) is amended to read.

(C) **documentation that the applicant has completed**

(i) the core curriculum hours as specified in 12 AAC 70.115(d);

and

(ii) the educational hours required for an appraiser holding the trainee appraiser credential to receive the certified residential real property appraiser credential, as specified in the certified residential real property appraiser classification of *The Real Property Appraiser Qualification Criteria*, adopted by reference under 12 AAC 70.140(c) [IN ADDITION TO THE

Register _____, _____ 2025 PROFESSIONAL REGULATIONS

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)];

(Eff. 12/28/2018, Register 228; am 12/23/2022, Register 244; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

12 AAC 70.112(a)(1)(C) is amended to read:

(C) **documentation that the applicant has completed the core**

curriculum hours as specified in 12 AAC 70.115(b) [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)];

(Eff. 12/28/2018, Register 228; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

12 AAC 70.113(1)(C) is amended to read:

(C) **documentation that the applicant has completed the core**

curriculum hours as specified in 12 AAC 70.115(b), [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)(4) – (10)]; and

(Eff. 12/28/2018, Register 228; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.115(b)(10) is amended to read:

(10) appraisal subject matter electives, **22** [30] hours, and may include hours over the minimum of the course topics required under this subsection; [.]

12 AAC 70.115(b) is amended by adding a new paragraph to read:

(11) valuation bias and fair housing laws and regulations, eight hours.

12 AAC 70.115(d)(10) is amended to read:

(10) appraisal subject matter electives, **12** [20] hours, and may include hours over the minimum of the course topics required under this subsection; [.]

12 AAC 70.115(d) is amended by adding a new paragraph to read:

(11) valuation bias and fair housing laws and regulations, eight hours.

The introductory language of 12 AAC 70.115(f) is amended to read:

(f) An applicant for approval as a trainee appraiser **shall** [MUST] document satisfactory completion of **83** [75] creditable classroom hours as specified in the following core curriculum:

• • •

12 AAC 70.115(f) is amended by adding a new paragraph to read:

(4) valuation bias and fair housing laws and regulations, eight 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; am 3/28/2019, Register 229; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110

((Publisher: please replace the period that follows 12 AAC 70.115(f)(3) with a semicolon)))

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

(B) proof that the applicant has, **within the five-year period before the date of submission of the trainee appraiser application,** successfully completed and passed

(i) 83 [75] classroom hours of instruction that meet the requirements in 12 AAC 70.115(f) and 12 AAC 70.140(a); [,] and

(ii) 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** [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

12 AAC 70.125(c)(2) is amended to read:

(2) provide evidence of satisfactory completion of **the applicable continuing education requirements set out under 12 AAC 70.220** [14 HOURS OF CONTINUING EDUCATION CREDIT]. (Eff. 4/15/94, Register 130; am 12/13/94, Register 133; am 6/28/2015, Register 214; am 12/28/2018, Register 228; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.310

12 AAC 70.160(b) is amended to read:

(b) **In accordance with AS 08.87.135(a)(7), an owner** [OWNERS] of **an** [THE] appraisal management company may not have had a real estate appraiser certificate denied, cancelled, suspended, revoked, put on probation, or surrendered in lieu of a pending revocation [, AS DESCRIBED IN AS 08.87.135(a)(7), AND] for a substantive cause as determined by the **board** [SAME STATE THAT ISSUED THE CERTIFICATE]. A **controlling** person [WHO OWNS AT LEAST 10 PERCENT] of a real estate management company must be of good moral character as defined in this section.

(Eff. 3/28/2019, Register 229; am 4/8/2021, Register 238; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.130 AS 08.87.135

12 AAC 70.220(e) is amended to read:

(e) As part of the requirements of (a)(1) of this section, an applicant for renewal of a certificate shall document satisfactory completion of

(1) the 7-Hour [A SEVEN-HOUR] National USPAP **Continuing Education** [UPDATE] Course, taught by an Appraiser Qualifications Board certified instructor who is a

Register _____, _____ 2025 PROFESSIONAL REGULATIONS

certified appraiser, or a course [. THE BOARD WILL ACCEPT COURSES] determined [AS EQUIVALENT] by the Appraiser Qualifications Board Course Approval Program of the Appraisal Foundation to be equivalent to the 7-Hour National USPAP Continuing Education Course; an applicant's completion [. COMPLETION] of the 15-hour national USPAP course used for certification under 12 AAC 70.115 may not be used to satisfy the continuing education renewal requirements of the 7-Hour National [SEVEN-HOUR] USPAP Continuing Education [UPDATE] Course required in this paragraph [SUBSECTION]; and

(2) a course that meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations Course Outline set out in the *Real Property Appraiser Qualification Criteria*, adopted by reference under 12 AAC 70.140(c); to satisfy the requirement of this paragraph, the applicant shall provide verification that the applicant has completed a

(A) seven-hour course, plus one-hour examination, for the applicant's first application for renewal of the certificate; or

(B) four-hour course during the concluding biennial licensing period for the applicant's second and each subsequent certificate renewal application.

(Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 1/7/2001, Register 157; am 4/16/2004, Register 170; am 1/16/2005, Register 173; am 6/22/2005, Register 174; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am 4/8/2021, Register 238; am 3/5/2023, Register 245; am ____/____/_____, Register _____; add'l am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.120