



## Notice of Proposed Changes in the Regulations of the Alaska Board of Certified Real Estate Appraisers (1 of 2)

### Proposed Regulations - FAQ

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*August 2025*

#### 1. What is the purpose of the proposed regulations? What will this regulation do?

**12 AAC 70.100; 12 AAC 70.105; 12 AAC 70.107.** These changes will remove the requirement for certificates of completion to be notarized. Instead, an official copy of the certificates of completion will be required.

**12 AAC 70.108.** Change the requirement for appraisal work hours to be obtained from “continuously” to “cumulatively”.

**12 AAC 70.111; 12 AAC 70.112; 12 AAC 70.113; 12 AAC 70.115; 12 AAC 70.125; 12 AAC 70.220.** Update continuing education requirements to bring regulations into compliance with federal requirements, following review by the Appraisal Subcommittee (ASC). These changes also add an additional 8 hour course requirement for ‘valuation bias and fair housing laws and regulations’.

**12 AAC 70.160.** Proposed to clarify that the 'controlling person' of a real estate management company must be of good moral character as defined – previously referenced as a person who owns at least 10 percent of a real estate management company. Also clarifies that the board determines substantive cause, rather than the state that issued the certificate.

**12 AAC 70.220.** Add ‘valuation bias and fair housing laws and regulation’s course requirement; update reference to 7-Hour National USPAP continuing education course.

#### 2. What are the costs to comply with the proposed regulations?

An estimate of \$150 - \$200 per renewal cycle for licensees for the new ‘valuation bias and fair housing laws and regulations’ course requirement.

#### 3. What are the positive and negative consequences of the regulations?

These updates will be positive. The additional required course will cover valuation bias and fair housing laws. This will theoretically reduce or eliminate the presence of either in the profession.

There are no negative consequences to the proposed changes. The additional cost to the appraisers is unlikely to have a negative impact, as the appraiser would be required to take the course regardless of where they would be appraising.

#### **4. When will the regulations be effective?**

After the public comment deadline, comments received are compiled and given to the Board for consideration. The Board may adopt the regulation as written/publicly noticed, may amend and adopt them, choose to take no action, or may withdraw the proposed regulations in part or in its whole. After Board action, the adopted regulations go to Department of Law (DOL) for final review/approval. DOL either approves or disapproves regulations. Once approved by DOL, it goes to the Lt. Governor for filing. Regulation takes effect on the 30th day after they have been filed by the Lt. Governor.

Do you have a question that is not answered here? Please email [RegulationsAndPublicComment@alaska.gov](mailto:RegulationsAndPublicComment@alaska.gov) so it can be added.