



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

Proposed Regulations - FAQ

August 2025

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

12 AAC 70.130. These changes will clarify the timelines for an applicant to pass the required examination after receiving approval to not later than 24 months after being approved to take the exam. These changes will also clarify that an exam score is valid for 24 months after the date the applicant has passed the exam.

12 AAC 70.140; 12 AAC 70.145. These changes will update and streamline the educational requirements for initial certification, along with updating the document adopted by reference (*The Real Property Appraiser Qualification Criteria*) from the 2018 version to the 2026 version. This will ensure the requirements are up to date.

12 AAC 70.160. These changes were recommended to be in compliance with federal recommendations. This change will clarify that a controlling person for a real estate appraisal management company may not have had an action under AS 08.87.135(b)(2) taken by this state.

12 AAC 70.175. These changes clarify the date that annual reports are due each year. The date is June 30 of each year. If an appraisal management company fails to submit the required forms and fees by the designated reporting date, they will be recorded as "inactive" on the appraisal management company registry, and may be subject to disciplinary proceedings.

12 AAC 70.200; 12 AAC 70.210; 12 AAC 70.215; 12 AAC 70.220. These sections are being reorganized to simplify the board approval process for education providers. These changes will allow certain courses to be automatically approved by the board. 12 AAC 70.200 will now address course approval processes; 12 AAC 70.210 will address the criteria for approval (including online courses); 12 AAC 70.215 will be repealed – the reorganization of these sections renders this section redundant; and 12 AAC 70.220 will address the hours of continuing education required.

12 AAC 70.910. This change will clarify that one classroom hour applies to both in-person and/or online instruction.

12 AAC 70.935. This change will update the amount of hours of qualifying education required under 12 AAC 70.125 from 75 hours to 83 hours. This will ensure the regulations are aligned with federal requirements.

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

There are no expected costs to comply with these changes.

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

These updates will bring Alaska into compliance with federal regulations to ensure that the state is following correct procedures. This will ultimately better serve both licensees, and the public. In regards to education requirements, the board is continuing to ensure that these processes are streamlined and easily accessible. These changes are positive.

There are no negative consequences expected to the proposed changes.

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 so it can be added.