

Nancy Dahlstrom
Lieutenant Governor
State Capitol
Juneau, Alaska 99811
907.465.3520
WWW.LTGOV.ALASKA.GOV



530 West 7th Ave, Suite 1700
Anchorage, Alaska 99501
907.269.7460
LT.GOVERNOR@ALASKA.GOV

**OFFICE OF THE LIEUTENANT GOVERNOR
ALASKA**

M E M O R A N D U M

TO: Sara Chambers, Boards and Regulations Advisor
Department of Commerce, Community and Economic Development

FROM: April Simpson, Alaska Administrative Code Coordinator 
Office of the Lieutenant Governor

DATE: November 26, 2025

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

Board of Certified Real Estate Appraisers regulations re: Continuing education, language updates (12 AAC 70.100 - .220)

Attorney General File:	2024200154
Regulation Filed:	11/26/2025
Effective Date:	1/1/2026
Print:	256, January 2026

cc with enclosures:

Lisa Gorman, Alaska Legal Analyst
LexisNexis

ToniMarie Gonzales, Paralegal
Department of Law

Sylvan Robb, Division Director
Department of Commerce, Community and Economic Development

Stefanie Davis, Regulations Specialist
Department of Commerce, Community and Economic Development



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Law

CIVIL DIVISION

P.O. Box 110300
Juneau, Alaska 99811
Main: 907.465.3600
Fax: 907.465.2520

November 25, 2025

The Honorable Nancy Dahlstrom
Lieutenant Governor
State of Alaska
P.O. Box 110015
Juneau, AK 99811-0015

Re: 12 AAC 70.100 - .220: Board of Cert. Real Estate Appraisers - Continuing
education, language updates
Our file: 2024200154

Dear Lieutenant Governor Dahlstrom:

The Department of Law has reviewed the attached regulations of the Board of Certified Real Estate Appraisers against the statutory standards of the Administrative Procedure Act. Based upon our review, we find no legal problems. This letter constitutes the written statement of approval under AS 44.62.060(b) and (c) that authorizes your office to file the attached regulations. The regulations were adopted by the Board of Certified Real Estate Appraisers after the close of the public comment period.

The regulations streamline and update continuing education requirements.

We note that the adopted regulations have a special effective date of January 1, 2026 and are linked with companion regulations project 2024200487. Accordingly, we respectfully request that you file the regulations on or before December 2, 2025.

The August 24, 2025 public notice and the November 20, 2025 certification of adoption order both state that this action is not expected to require an increased appropriation. Therefore, a fiscal note under AS 44.62.060 is not required.

To: Hon. Nancy Dahlstrom, Lieutenant Governor
Our file: 2024200154; 12 AAC 70.100 - .220

November 25, 2025
Page 2 of 2

We have made some technical corrections to conform the regulations in accordance with AS 44.62.060. The corrections are incorporated into the attached copy of the regulations.

Sincerely,

STEPHEN J. COX
ATTORNEY GENERAL

By: Rebecca C. Polizzotto
Rebecca C. Polizzotto
Chief Assistant Attorney General
Legislation, Regulations, and
Legislative Research Section

Digitally signed by
Rebecca C. Polizzotto
Date: 2025.11.25
14:56:01 -09'00'

SCW/scw

CC w/enclosure: Stefanie Davis, Regulations Specialist 2
Department of Commerce, Community and Economic Development

Steven C. Weaver, Assistant Attorney General
Department of Law

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

The attached regulations, dealing with continuing education requirements and updating verbiage throughout the regulations, are certified to be a correct copy of the regulation changes that the Board of Certified Real Estate Appraisers adopted at its November 18, 2025 meeting, under the authority of AS 08.87.020, AS 08.87.110, AS 08.87.120, AS 08.87.130, AS 08.87.135, 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.

Although no public comments were received, 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 January 1, 2026, as provided in AS 44.62.180.

Date: 11/20/2025


Mae Hayes, Chair
Alaska Board of Certified Real Estate Appraisers

April Simpson for

FILING CERTIFICATION

I, Nancy Dahlstrom, Lieutenant Governor for the State of Alaska, certify that on November 26, 2025 at 9:21 a.m., I filed the attached regulations according to the provisions of AS 44.62.040 - 44.62.120.


for Lieutenant Governor Nancy Dahlstrom

Effective: January 1, 2026

Register: 256, January 2026

FOR DELEGATION OF THE LIEUTENANT GOVERNOR'S AUTHORITY

I, NANCY DAHLSTROM, LIEUTENANT GOVERNOR OF THE STATE OF ALASKA, designate the following state employees to perform the Administrative Procedures Act filing functions of the Office of the Lieutenant Governor:

April Simpson, Regulations and Initiatives Specialist

**IN TESTIMONY WHEREOF, I have
signed and affixed the Seal of the State of
Alaska, in Juneau, on May 15th, 2023.**



A handwritten signature in blue ink, reading "Nancy Dahlstrom", is written over a horizontal dotted line.

**NANCY DAHLSTROM
LIEUTENANT GOVERNOR**

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 1 / 1 / 2020, Register 256)

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 256, January ²⁰²⁶ ~~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 1 / 1 / 2026, Register 256)

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 1 / 1 / 2026 Register 256)

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

Register 256, January ²⁰²⁰ ~~2025~~ PROFESSIONAL REGULATIONS

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 1 / 1 / 2020, Register 256)

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 256, January 2026 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 1 / 1 / 2026, Register 256)

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 1 / 1 / 2026, Register 256)

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 1 / 1 / 2026, Register 256)

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 1 / 1 / 2026, Register 256)

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:

Register 256, January ²⁰²⁶ ~~2025~~ PROFESSIONAL REGULATIONS

(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 1 / 1 / 2026, Register 256)

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 1 / 1 / 2026, Register 256)

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 256, January ²⁰²⁶ ~~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 1 / 1 / 2026, Register 256; add'l am 1 / 1 / 2026, Register 256)

Authority: AS 08.87.020 AS 08.87.120