



AQB GUIDE NOTE 8 (GN-8)

This Guide Note relates to the college-level educational requirements as specified in the *Real Property Appraiser Qualification Criteria* that became effective on January 1, 2008.

Under “Certified Residential Real Property Appraiser” in the 2008 Criteria, Sections III.A and III.B (*Qualifying Education*) read as follows:

- A. *Applicants for the Certified Residential license must hold an Associate degree, or higher, from an accredited college, junior college, community college, or university, unless the requirements of Section III.B are satisfied.*

or

- B. *In lieu of the Associate degree, an applicant for the Certified Residential license shall successfully pass all of the following collegiate subject matter courses from an accredited college, junior college, community college, or university:*

1. *English Composition;*
2. *Principles of Economics (Micro or Macro);*
3. *Finance;*
4. *Algebra, Geometry, or higher mathematics;*
5. *Statistics;*
6. *Computer Science; and*
7. *Business or Real Estate Law.*

Total hours of equivalent college courses in lieu of an Associate degree: 21 semester credit hours or its equivalent for the certified residential appraiser. If an accredited college or university (accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education) accepts the College-Level Examination Program® (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

Likewise, under “Certified General Real Property Appraiser” in the 2008 Criteria, Sections III.A and III.B (*Qualifying Education*) read as follows:

- A. *Applicants for the Certified General license must hold a Bachelors degree or higher from an accredited college or university, unless the requirements of the following Section III.B are satisfied.*

or

B. *In lieu of the Bachelors degree, an applicant for the Certified General credential shall successfully pass all of the following collegiate level subject matter courses from an accredited college, junior college, community college or university:*

1. *English Composition;*
2. *Micro Economics;*
3. *Macro Economics;*
4. *Finance;*
5. *Algebra, Geometry, or higher mathematics;*
6. *Statistics;*
7. *Computer Science;*
8. *Business or Real Estate Law; and*
9. *Two elective courses in accounting, geography, agricultural economics, business management, or real estate.*

Total hours of equivalent college courses in lieu of a Bachelor's degree: 30 semester credit hours or its equivalent for the certified general appraiser. If an accredited college or university (accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education) accepts the College-Level Examination Program® (CLEP) examination(s) and issues a transcript for the exam, showing its approval, it will be considered as credit for the college course.

The *Criteria* requires college-level education (whether a degree or the specified “in lieu” courses) to be obtained from an accredited college or University. The institution of higher learning must be an accredited degree-granting body in the United States. Therefore, applicants possessing degrees (or the specified “in lieu” education) from colleges and universities in foreign countries find that their education is often deemed by state appraiser regulatory agencies to not meet the requirements of the *Criteria*.

To address this issue, the AQB encourages applicants with college-level education from a foreign country to have their education evaluated for “equivalency” by an accredited degree-granting domestic college or University. The AQB further encourages state appraiser regulatory agencies to recognize such an evaluation by an accredited degree-granting college or University towards an applicant’s educational qualifications.

It is the intent of the AQB for state appraiser regulatory agencies to accept college-level education completed at a foreign degree-granting college or University, if that education has been evaluated and deemed equivalent by an accredited degree-granting U.S. college or University.