NAR Issue Summaries

Valuation / Appraiser Licensing Experience and Education

NAR Committee:

Real Property Valuation Committee

What is the fundamental issue?

Expand recognition of relevant experience and education for appraiser qualifications and licensing.

Fundamental issue: Traditional education and experience requirements can create barriers to entry, especially for candidates who gain relevant experience through nontraditional pathways.

I am a real estate professional. What does this mean for my business?

A more accessible appraisal workforce could improve appraiser availability over time. Existing appraisers may see changes in training pathways, competition, and credentialing requirements.

NAR Policy:

The NAR policy compilation reflects work to expand recognized experience and education for appraiser qualifications, including consideration of alternative experience and practical training.

Legislative/Regulatory Status/Outlook

Active AQB review makes this timely. The AQB's Third Exposure Draft proposes additional pathways, including a Demonstration Pathway, and clarifies the relationship between credentials and scope of practice.

Current Legislation/Regulation (bill number or regulation)

FIRREA Title XI, 12 U.S.C. §§ 3331–3356, provides the federal statutory framework. The AQB's Real Property Appraiser Qualification Criteria and individual state licensing rules govern important details of qualification and implementation.

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