

82B.13 EDUCATION PREREQUISITES.

Subdivision 1. **Trainee real property appraiser.** (a) As a prerequisite for licensing as a trainee real property appraiser, an applicant must present evidence satisfactory to the commissioner that the person has successfully completed:

(1) at least 75 hours of prelicense courses approved by the commissioner. Fifteen of the 75 hours must include successful completion of the 15-hour national USPAP course; and

(2) in addition to the required hours under clause (1), a course that is specifically oriented to the requirements and responsibilities of supervisory appraisers and trainee appraisers.

(b) All qualifying education must be completed within the five-year period prior to the date of submission of a trainee real property appraiser license application.

Subd. 1a. **Licensed real property appraiser.** As a prerequisite for licensing as a licensed real property appraiser, an applicant must present evidence satisfactory to the commissioner that the person has successfully completed:

(1) at least 150 hours of prelicense courses approved by the commissioner. The courses must consist of 75 hours of general real estate appraisal principles and the 15-hour national USPAP course; and

(2) an associate degree or higher from an accredited college or university. In lieu of the required degree, the applicant may present satisfactory documentation of successful completion of 30 semester credit hours of instruction from an accredited college or university.

Subd. 2. [Repealed, 1991 c 97 s 17]

Subd. 3. **Commissioner's approval; rules.** The courses and instruction and procedures of courses must be approved by the commissioner. The commissioner may adopt rules to administer this section. These rules must, to the extent practicable, conform to the rules adopted for real estate and insurance education. The credit hours required under this section may be credited to a person for distance education courses that meet Appraiser Qualifications Board criteria.

Subd. 4. **Certified residential real property appraiser.** As a prerequisite for licensing as a certified residential real property appraiser, an applicant must present evidence satisfactory to the commissioner that the person has successfully completed:

(1) at least 200 hours of prelicense courses approved by the commissioner, with particular emphasis on the appraisal of one to four unit residential properties. Fifteen of the 200 hours must include successful completion of the 15-hour national USPAP course; and

(2) a bachelor's degree or higher from an accredited college or university.

[See Note.]

Subd. 5. **Certified general real property appraiser.** As a prerequisite for licensing as a certified general real property appraiser, an applicant must present evidence satisfactory to the commissioner that the person has successfully completed:

(1) at least 300 hours of prelicense courses approved by the commissioner, with particular emphasis on the appraisal of nonresidential properties. Fifteen of the 300 hours must include successful completion of the 15-hour national USPAP course; and

(2) a bachelor's degree or higher from an accredited college or university.

[See Note.]

Subd. 6. **All appraiser license levels.** To receive approval from the commissioner, an appraiser prelicense education course must be at least 15 hours long. The required course hours for all appraiser license levels include completion of the 15-hour national USPAP course and specific core curriculum courses and hours in accordance with the real property appraiser qualification criteria as defined by the Appraisal Qualifications Board:

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| Trainee | |
| Basic appraisal principles | 30 hours |
| Basic appraisal procedures | 30 hours |
| The 15-hour national USPAP course or its equivalent | 15 hours |
| Trainee level total education requirements | 75 hours |
| Licensed | |
| Basic appraisal principles | 30 hours |
| Basic appraisal procedures | 30 hours |
| The 15-hour national USPAP course or its equivalent | 15 hours |
| Residential market analysis and highest and best use | 15 hours |
| Residential appraiser site valuation and cost approach | 15 hours |
| Residential sales comparison and income approaches | 30 hours |
| Residential report writing and case studies | 15 hours |
| Licensed level total education requirements | 150 hours |
| Certified residential | |
| Basic appraisal principles | 30 hours |
| Basic appraisal procedures | 30 hours |
| The 15-hour national USPAP course or its equivalent | 15 hours |
| Residential market analysis and highest and best use | 15 hours |
| Residential appraiser site valuation and cost approach | 15 hours |
| Residential sales comparison and income approaches | 30 hours |
| Residential report writing and case studies | 15 hours |
| Statistics, modeling, and finance | 15 hours |
| Advanced residential applications and case studies | 15 hours |
| Appraisal subject matter electives | 20 hours |
| (May include hours over minimum shown above in other modules) | |
| Certified residential level total education requirements | 200 hours |
| Certified general | |

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| Basic appraisal principles | 30 hours |
| Basic appraisal procedures | 30 hours |
| The 15-hour national USPAP course or its equivalent | 15 hours |
| General appraiser market analysis and highest and best use | 30 hours |
| Statistics, modeling, and finance | 15 hours |
| General appraiser sales comparison approach | 30 hours |
| General appraiser site valuation and cost approach | 30 hours |
| General appraiser income approach | 60 hours |
| General appraiser report writing and case studies | 30 hours |
| Appraisal subject matter electives | 30 hours |
| (May include hours over minimum shown above in other modules) | |
| Certified general level total education requirements | 300 hours |

Subd. 7. **Student tracking manual.** It is the responsibility of students to record the qualifying education they have completed in a student tracking manual broken down by required core curriculum modules and subtopics, and to maintain an orderly record of education, experience, and other requirements.

Subd. 8. **Appraiser prelicense education.** (a) Credit toward the qualifying education requirements of this section may also be obtained via the completion of a degree in real estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the United States Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraiser Qualifications Board.

(b) Notwithstanding section 45.22, a college or university real estate course may be approved retroactively by the commissioner for appraiser prelicense education credit if:

- (1) the course was offered by a college or university physically located in Minnesota;
- (2) the college or university was an approved education provider at the time the course was offered; and
- (3) the commissioner's approval is made to the same extent in terms of courses and hours and with the same time limits as those specified by the Appraiser Qualifications Board.

History: 1989 c 341 art 1 s 13; 1991 c 97 s 5-7; 1992 c 587 art 4 s 3; 1993 c 309 s 31; 1997 c 222 s 37-39; 2005 c 100 s 12-15; 2006 c 235 s 4-8; 2009 c 63 s 69-71; 2011 c 108 s 46; 2013 c 135 art 3 s 13-17

NOTE: The amendments to subdivisions 4 and 5 by Laws 2013, chapter 135, article 3, sections 15 and 16, are effective January 1, 2015, and apply to an applicant for a license on or after that date. Laws 2013, chapter 135, article 3, sections 15 and 16, the effective dates.