

## IMPORTANT

### HOW WILL THE 2015 CRITERIA CHANGES AFFECT LICENSURE IN MISSOURI?

The Missouri Real Estate Appraisers Commission believes the change that will have the most impact on licensure is that the 2015 criteria does not allow for a “segmented approach” when implementing the changes in Missouri. In other words, if you begin the licensing process, it must be completed (registered as a trainee, application received and approved, test taken and passed, experience submitted and approved by the Commission and your license/certification issued) on or prior to December 31, 2014. If the license/certification has not been issued by that date, you would be subject to the new criteria.

**WHAT WOULD THAT MEAN?** If you used the “in lieu of” option currently in place for the college level education for both the Residential and General certifications, you would no longer qualify on January 1, 2015, because the “in lieu of” option will no longer exist. So, on January 1, 2015, if you are applying for the Residential certification or General certification, you will no longer qualify unless you have a Bachelor’s degree. If you are applying for the State License, you would no longer qualify unless you have 30-hours of college-level education or an Associate’s degree or higher (in any field). In addition, the 2015 criteria requires individuals to have successfully completed the education and experience hours prior to being eligible to set for the examination.

**If you are Currently a Registered Trainee** you will be required to successfully complete all requirements for licensure/certification and the Commission issue such license/certificate by December 31, 2014. If not, then you will be required to meet the 2015 criteria requirements.

#### TIME LINE EXAMPLES:

**Applicants for the Certified General Classification:** For a new applicant (not an upgrade from a current appraiser license/certification), assuming that no experience has been accrued prior to applying, the trainee application should be submitted to the Commission’s office *as soon as possible* bearing in mind that the Commission’s approval process for your experience can take up to 4 months and that experience must cover no less than 30 months. There would still be no guarantee that the certification could be issued prior to January 1, 2015. **Keep in mind** that the only change that will have much bearing on the certified general applicant is to the removal of the “in lieu of” option for the college level education. If you already have your Bachelor’s Degree, the January 1, 2015 date carries less importance.

**Upgrade Applicant for the Certified General Classification:** For a current licensed/certified appraiser seeking to upgrade, he/she would have to meet the 3,000 experience hours (1,500 of which must be in non-residential appraisals and must have been supervised). If the applicant has only residential appraisals at the time they apply, they must meet the 1,500 hours of non-residential appraisals and must take that time into account when submitting an application. Again, if you already have your Bachelor’s Degree, the January 1, 2015 date carries less importance.

**Applicant for the Certified Residential:** For a new applicant (not an upgrade from a current appraiser license), assuming that no experience has been accrued prior to applying, the trainee application should be submitted to the Board office *as soon as possible* bearing in mind that the Committee’s approval process for your experience can take up to 4 months and that experience must cover no less than 24 months. There would still be no guarantee that the certification could be issued prior to January 1, 2015.

**Keep in mind** that the only changes that will have much bearing on the certified residential applicant is that instead of an Associate's Degree, they must have a Bachelor's Degree, and the removal of the "in lieu of" option for the college level education. If you already have your Bachelor's Degree, the January 1, 2015 date carries less importance.

**Upgrade Applicant for the Certified Residential:** For a currently licensed appraiser seeking to upgrade, it is assumed that he/she would have met their 2,500 experience hours already, therefore the time frame is not so rigid; however, at a minimum, a trainee application to upgrade to the Certified Residential classification should be submitted *as soon as possible* to ensure that the certification can be issued prior to January 1, 2015. If you already have your Bachelor's Degree, the January 1, 2015 date carries less importance.

**Applicant for the State License:** Although the required time frame to meet the 2,000 hours of experience is 12 months, bear in mind that the experience approval process can take up to 4 months. The change to the requirements for the state license require that an applicant have completed 30 semester hours of college level education (no specific areas of study required). If an applicant has a degree or has already completed the 30 semester hours, the January 1, 2015 date carries less importance.

**Please remember that state regulations require that an applicant register as a trainee with the Commission prior to accruing any experience hours. This means that if you have been under supervision but you are not a registered trainee, the experience you have obtained will not count. There is no fee for registering as a trainee and forms can be found on our website.**

- ❖ **Supervisors/Trainees:** Effective January 1, 2015, all supervisors/trainees will be required to have completed a specific course for supervised work. At this time the Appraisal Qualifications Board (AQB) has yet to issue information relating to the course or course content. As information becomes available you will be notified. In addition, trainees who register on or after **July 1, 2013** will be required to have completed 75 hours of qualifying education within the five year period prior to submission of the trainee application.

We realize this is a short timeframe, especially for individuals who are thinking about applying; however, Missouri is required to comply with the Appraisal Qualification Board's standards. The Commission does not have the authority to change any of the requirements and/or deadlines. The Commission will be filing emergency rules to be in compliance with the new criteria and related deadlines.

Please contact our office directly if you have any questions and we ask that you please pass the information on to fellow co-workers, trainees and appraisers.

- ❖ **Please be advised that Missouri has chosen to implement the supervisor/trainee course effective July 1, 2013. Please visit <http://pr.mo.gov/appraisers-education-pre-ce.asp> for a listing of approved courses.**