Title 20—DEPARTMENT OF COMMERCE AND INSURANCE
Division 2245—Real Estate Appraisers
Chapter 5—Fees

PROPOSED AMENDMENT

20 CSR 2245-5.020 Application, Certificate and License Fees. The commission is amending sections (1) and (2).

PURPOSE: This amendment adds a trainee renewal fee and removes redundant language.

(1) The following fees shall be paid by real estate appraiser applicants and licensees for original application, issuance, and renewal of certificates or licenses:

(A) Application *[Fee]*—to be paid upon original application for certification or licensure to defray the expense of processing and investigating the application	$300
(B) License/Certification Renewal *[Fee]*	$300
(C) Trainee Renewal	**$ 25**
*[(C)]***(D)** Delinquent Renewal *[Fee]* (per month not to exceed a maximum of $600)	$ 50
*[(D)]***(E)** Reissuance of a certificate or license, or replacement of a lost, destroyed, or stolen certificate or license *[fee]*	$ 5
*[(E)]***(F)** Reissuance of a wallhanging certificate, or replacement of a lost, destroyed, or stolen wallhanging certificate	$ 15
*[(F)]***(G)** Temporary Practice Permit (valid for six (6) months)	$150
*[(G)]***(H)** Letter of Good Standing (per letter)	$ 10
*[(H)]***(I)** Fingerprint Background Check *[Fee]*—Determined by the Missouri State Highway Patrol (MSHP) or its approved vendor	
*[(I)]***(J)** Continuing Education Course Approval *[Fee]* (per course)	$ 25
*[(J)]***(K)** Continuing Education Course Renewal *[Fee]* (per course)	$ 10

*[(K)]***(L)** Reinstatement *[Fee]* $300
*[(L)]***(M)** Inactive Renewal *[Fee]* $ 50

(2) The following fees shall be paid by appraisal management companies (AMC) for original application, issuance, and renewal of license:

(A) Initial Application *[Fee]* $350
(B) License Renewal *[Fee]* $350
1. Federal AMC covered transactions (per appraiser) $ 25*
(C) Delinquent Renewal *[Fee]* $100
(D) Reissuance of a license or replacement of a lost, destroyed, or stolen license $ 5
(E) Fingerprint Background Check *[Fee]*—Determined by the Missouri State Highway Patrol (MSHP) or its approved vendor
(F) Appraisal Subcommittee *[Fee]* (per appraiser) $ 25**

(3) The commission will collect the fees outlined in 20 CSR 2245-5.020(2)(B)1. and (F) yearly. The commission will send notification to the licensed AMCs in January of each year which outlines the reporting period and instructions for the collection of said fees.
(4) Fees shall be remitted and received by the office no later than the date specified on the notice to ensure that the commission is able to include the AMC on the national registry submission sent to the Appraisal Subcommittee. Failure to receive said fees by the date specified on the notice will not guarantee the submission of the AMC on the national registry.
(5) All fees are nonrefundable.

* For those AMC's that meet the federal definition of AMC as defined in 12 U.S.C. 3350(11): an additional twenty-five dollars ($25) multiplied by the number of appraisers who have performed an appraisal for the AMC in connection with a covered transaction during the reporting period shall be remitted.
**Appraisal management companies that are owned and controlled by an insured depository institution as defined in 12 U.S.C. 1813 and regulated by the Office of the Comptroller of the Currency, the Board of Governors of the Federal Reserve System, or the Federal Deposit Insurance Corporation are to remit a check made payable to the Appraisal Subcommittee no later than the date specified on the notice. The amount to be remitted shall be determined by multiplying the number of appraisers who have performed an appraisal for the AMC in connection with a covered transaction by twenty-five dollars ($25) for each reporting period.

AUTHORITY: sections 339.509, 339.513, and 339.525.4, RSMo 2016. This rule originally filed as 4 CSR 245-5.020. Emergency rule filed Dec. 6, 1990, effective Dec. 16, 1990, expired April 14, 1991. Emergency rule filed April 4, 1991, effective April 14, 1991, expired Aug. 11, 1991. Original rule filed Jan. 3, 1991, effective April 29, 1991. For intervening history, please consult the* ***Code of State Regulations****. Amended: Filed*

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars ($500) in the aggregate.

PRIVATE COST: This proposed amendment will cost private entities six thousand seven hundred twenty-five dollars ($6,725) biennially for the life of the rule.

NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Real Estate Appraisers Commission, PO Box 1335, Jefferson City, MO 65102, by facsimile at (573) 526-3489 or via email at reacom@pr.mo.gov. To be considered, comments must be received within thirty (30) days after publication of this notice in the ***Missouri Register****. No public hearing is scheduled.*

TITLE 20—DEPARTMENT OF COMMERCE AND INSURANCE
Division 2245—Real Estate Appraisers
Chapter 3—Applications for Certification and Licensure

PROPOSED AMENDMENT

20 CSR 2245-3.005 Trainee Real Estate Appraiser Registration. The commission is amending section (4), adding new section (5), and renumbering as necessary.

PURPOSE: This amendment outlines the licensing criteria changes established by the Appraisal Qualifications Board (AQB) which take effect January 1, 2026 .

PUBLISHER'S NOTE: The secretary of state has determined that publication of the entire text of the material that is incorporated by reference as a portion of this rule would be unduly cumbersome or expensive. This material as incorporated by reference in this rule shall be maintained by the agency at its headquarters and shall be made available to the public for inspection and copying at no more than the actual cost of reproduction. This note applies only to the reference material. The entire text of the rule is printed here.

(1) For purposes of this rule, "registrant" shall mean a "trainee real estate appraiser" and "registration" shall mean the registration with the commission of a "trainee real estate appraiser" who is at least eighteen (18) years of age and has a high school diploma or the equivalent at the time of registration.

(2) An applicant for licensure or certification shall only receive credit for appraisal experience earned after July 1, 2008, if the applicant has registered as a trainee real estate appraiser with the commission prior to accruing the experience.

(3) A person may register as a trainee real estate appraiser by submitting the following to the commission:

(A) An application on a form prescribed by the commission, including, but not limited to, the name and license number of each certified appraiser under which the registrant will provide

appraisal services;

(B) An affidavit signed by each supervising appraiser acknowledging the supervisory relationship on a form prescribed by the commission; and

(C) The prescribed fee.

(4) *[On or after July 1, 2013, t]***T**rainee applicants in addition to the requirements outlined in section (3) of this rule will also be required to submit—

(A) Proof that supervisor and trainee have successfully completed an approved course related to the requirements and responsibilities of the supervisory appraiser and expectations for trainee appraisers;

(B) Proof of successfully completing the following approved courses taken within the five- (5-) year period prior to date of application submission:

1. National Uniform Standards of Professional Appraisal Practice (USPAP) Course	15 hours
2. Basic Appraisal Principles	30 hours
3. Basic Appraisal Procedures	30 hours

Total 75 Hours; *[and]*

(C) Trainees who submit an application postmarked on or after January 1, 2026, shall be required to meet the 2026 Appraisal Qualifications Board (AQB) educational criteria as outlined below:

1. National Uniform Standards of Professional Appraisal Practice (USPAP) Course	**15 hours**
2. Basic Appraisal Principles	**30 hours**
3. Basic Appraisal Procedures	**30 hours**
4. Valuation Bias and Fair Housing Laws and Regulations	**8 hours**

Total 83 Hours;

*[(C)]***(D)** Proof of submission of fingerprints to the Missouri State Highway Patrol's approved vendor for both a Missouri State Highway Patrol and Federal Bureau of Investigation fingerprint background check. Any fees due for fingerprint background checks shall be paid by the applicant directly to the Missouri State Highway Patrol or its approved vendor; **and**

*[(D)]***(E)** All applications shall include the appropriate fees as established pursuant to 20 CSR 2245-5.020 and physical work and home addresses for the applicant. The commission will not consider an application which is incomplete or with which the correct fees have not been submitted*[;]***.**

[(E) Licenses or certificates issued to trainees will be valid for a period of ten (10) years from the date of issuance. Thereafter, the holder of a license or certificate as a trainee may request on an annual basis, a one (1) year extension in writing and for

just cause at least thirty (30) days prior to the expiration date; and]

(F) The commission may refuse to issue **or renew** a license or certificate for any one (1) or any combination of causes set forth in section 339.532, RSMo.

(5) Effective January 1, 2026, licenses or certificates issued to all trainees will expire on June 30 of even-numbered years, however, a trainee may only renew their license or certificate for a total of five (5) renewal cycles. Notice of expiration will be sent to the trainee prior to the expiration date notifying the trainee of their eligibility to renew. Trainees holding a certificate or license prior to January 1, 2026, will receive a new license or certificate with a June 30, 2026, expiration date and will have to renew going forward as set forth in this rule.

(A) At the time of renewal the trainee will be required to complete the renewal form, pay the renewal fee as established pursuant to 20 CSR 2245-5.020, and attest whether or not they have completed the required continuing education hours as established by the Appraiser Qualifications Board (AQB) and pursuant to 20 CSR 2245-8.010.

(B) Trainees shall maintain evidence of course completion certificates as outlined in 20 CSR 2245-8.040(1).

(C) Failure to renew the trainee license within ninety (90) days of the license expiring will render the license void and the trainee will be required to reapply for a new trainee license under the current trainee requirements at the time of reapplication as set by the Appraisal Qualifications Board (AQB). Failure to receive the notice to renew from the commission shall not excuse the trainee from the requirements for renewal.

*[(5)]***(6)** No real estate appraisal experience is required as a prerequisite for registration.

*[(6)]***(7)** Training.

(A) The registrant shall be subject to direct supervision by a Missouri certified appraiser in good standing with the commission for the prior three (3) years. If the trainee is currently licensed or certified, supervision shall only be required if the trainee is completing experience outside their current scope of practice.

(B) The supervising appraiser(s) shall be responsible for the training, guidance, and direct supervision of the registrant by—

1. Accepting responsibility for the appraisal report by signing and certifying that the report complies with the *Uniform Standards of Professional Appraisal Practice* (USPAP), 2024 Edition. The USPAP, 2024 Edition, is incorporated by reference and can be obtained from The Appraisal Foundation, 1155 15th Street NW, Suite 1111, Washington, DC 20005, by calling (202) 347-7722, or at www.appraisalfoundation.org. This rule does not incorporate any subsequent amendments or additions to the USPAP;
2. Reviewing and signing the appraisal report(s) for which the registrant has provided appraisal services; and
3. Personally inspecting each appraised property with the registrant until the supervising appraiser determines the registrant trainee is competent, in accordance with the competency rule of USPAP. If applying for a residential certification, the supervising appraiser shall personally inspect fifty (50) properties with the registrant, unless otherwise waived by the commission for good cause. If applying for certified general, the supervising appraiser shall personally inspect twenty (20) nonresidential properties with the registrant, unless otherwise

waived by the commission for good cause.

(C) The registrant is permitted to have more than one (1) supervising appraiser, but a supervising appraiser may not supervise more than three (3) registrants at one (1) time. The supervisor shall not be employed by the trainee.

(D) The registrant and a supervising appraiser shall notify the commission of a newly created supervisory relationship and submit an affidavit from the supervising appraiser acknowledging the supervisory relationship prior to the registrant performing appraisal services under the supervising appraiser. A registrant shall not receive credit for appraisal experience under a certified appraiser unless the registrant has first notified the commission of the certified appraiser's name and license number. Within ten (10) days of the termination of a supervisory relationship, the registrant and the supervising appraiser shall notify the commission that the supervisory relationship has been terminated.

(E) The registrant and each supervising appraiser shall maintain an appraisal log. This appraisal log may be maintained jointly, but each shall be individually responsible to assure the completion and availability of the appraisal log regardless of the agreement or practice of the registrant and the supervising appraiser regarding its maintenance. Separate appraisal logs shall be maintained for each supervising appraiser. The registrant and the supervising appraiser shall provide a copy of the appraisal log to the commission upon request. At a minimum, the appraisal log shall include the information required by 20 CSR 2245-2.050 and the following:

1. Description of work performed by the trainee and scope of the review and supervision of the supervising appraiser;
2. Number of actual work hours by the trainee on the assignment; and
3. The name and state certification number of the supervising appraiser.

(F) Registrants who are submitting experience hours associated with mass appraising shall submit a log that shall include at a minimum the following:

1. Date(s): month and year;
2. Subject or project (location, description, or address);
3. Appraisal task(s);
4. Property type(s);
5. Client;
6. Number of properties;
7. Actual number of hours to complete the assignment;
8. Appraiser(s); and
9. Description of work performed by trainee and scope of supervision of the supervising appraiser.

(G) The Missouri certification of the supervising appraiser shall be in good standing and not subject to revocation, suspension, or probation within the last three (3) years. Subject to revocation or suspension within the last three (3) years shall mean that any term of revocation or suspension shall be terminated more than three (3) years prior to a licensee serving as supervising appraiser. Anyone subject to probation cannot supervise trainees during the probationary period, unless otherwise ordered by the commission.

*[(7)]***(8)** A person may register as a trainee under a supervising appraiser certified in another state if—

(A) The supervising appraiser is certified in another state that has requirements that are

substantially similar to the requirements in Missouri for certification as a state-certified general or state-certified residential real estate appraiser;

(B) The supervising appraiser's certification from the other state authorizes the supervisor, at a minimum, to perform the same scope of appraisal services that either a Missouri-certified general or certified residential appraiser is authorized to perform;

(C) The supervising appraiser's certification from the other state is active and has been in good standing and not subject to discipline for the prior three (3) years. The trainee real estate appraiser application shall be accompanied by verification from the supervising appraiser's certification authority verifying that the supervising appraiser's certification is active, in good standing, and has not been disciplined as provided in this subsection; and

(D) Upon application for certification, trainees that are supervised by an appraiser certified in another state shall be required to comply with all certification requirements established by Missouri law. Trainees are also reminded that pursuant to 20 CSR 2245-3.010, applicants for a general certification must have accumulated a total of three thousand (3,000) hours of appraisal experience of which at least fifty percent (50%) (one thousand five hundred (1,500) hours) shall be in nonresidential appraisal work and under the supervision of a Missouri-certified general real estate appraiser or a certified general appraiser certified in another state and who is authorized to perform the same scope of appraisal services as a Missouri-certified general appraiser.

*[(8)]***(9)** As used in this section, "direct supervision" shall mean the degree of supervision required of a supervisory appraiser overseeing the work of a registrant by which the supervisory appraiser has control over and detailed professional knowledge of the work being done. Direct supervision is achieved when a registrant has regular direction, guidance, and support from a supervisory appraiser. The supervisor shall determine the level of supervision that is appropriate for the appraisal project and the skill level of the registrant as assessed by the supervisor. Direct supervision shall include but is not limited to the following:

(A) Reviewing the registrant's appraisal report(s) to ensure research of general and specific data has been adequately conducted and properly reported, application of appraisal principles and methodologies has been properly applied, that any analysis is sound and adequately reported, and that any analysis, opinions, or conclusions are adequately developed and reported so that the appraisal report is not misleading; and

(B) Reviewing the registrant's work product and discussing with the registrant any edits, corrections, or modifications that need to be made.

AUTHORITY: section 339.509, RSMo 2016. Original rule filed Nov. 21, 2006, effective July 30, 2007. For intervening history, please consult the* ***Code of State Regulations****. Amended: Filed*

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars ($500) in the aggregate.

PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars ($500) in the aggregate.

NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Real Estate Appraisers Commission, PO Box 1335, Jefferson

City, MO 65102, by facsimile at (573) 526-3489 or via email at reacom@pr.mo.gov. To be considered, comments must be received within thirty (30) days after publication of this notice in the ***Missouri Register****. No public hearing is scheduled.*

TITLE 20—DEPARTMENT OF COMMERCE AND INSURANCE
Division 2245—Real Estate Appraisers
Chapter 6—Educational Requirements

PROPOSED RULE

20 CSR 2245-6.018 AQB 2026 Licensure Criteria

PURPOSE: This rule outlines the requirements set out by the Appraisal Qualifications Board (AQB) for licensure and certification.

(1) Applicants who submit an application that is postmarked on or after January 1, 2026, shall be required to meet the 2026 educational criteria as outlined below.

(2) Any trainee holding a valid trainee appraiser credential prior to January 1, 2026, shall in addition to all other requirements for licensure, complete at least the eight- (8-) hour qualifying education course, Valuation Bias and Fair Housing Laws and Regulations to be eligible for licensure.

(3) State Licensed Real Estate Appraiser.

(A) Applicants for a state licensed real estate appraiser license shall submit verification of completion of one hundred fifty-eight (158) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles	30 Hours
2. Basic Appraisal Procedures	30 Hours
3. National Uniform Standards of Appraisal Practice (USPAP)	15 Hours
4. Residential Market Analysis and Highest and Best Use	15 Hours
5. Residential Appraiser Site Valuation and Cost Approach	15 Hours
6. Residential Sales Comparison and Income Approaches	30 Hours
7. Residential Report Writing and Case Studies	15 Hours
8. Valuation Bias and Fair Housing Laws and Regulations	8 Hours

158 Total Hours

(B) Credit toward qualifying education requirements may also be obtained via 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 U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(C) Appraisers holding a valid state licensed real estate appraiser trainee license may satisfy the education requirements for a state licensed real estate appraiser by completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use	15 Hours
2. Residential Appraiser Site Valuation and Cost Approach	15 Hours
3. Residential Sales Comparison and Income Approaches	30 Hours
4. Residential Report Writing and Case Studies	15 Hours

75 Total Hours

(D) To obtain a license as a state licensed real estate appraiser, an applicant shall successfully complete the AQB approved Licensed Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(E) As a prerequisite for licensure as a state licensed real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand (1,000) hours of experience obtained over a period of not less than six (6) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand (1,000) hours of appraisal experience.

(F) As an alternative to the requirements in subsection (3)(E) above, applicants for licensure or certification may complete the requirements of the Practical Applications of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board and shall submit a certificate of completion.

(4) State Certified Residential Real Estate Appraiser.

(A) Applicants for a state certified residential real estate appraiser certification shall satisfy at least one (1) of the following five (5) options below:

1. Possession of a bachelor's degree in any field of study from an accredited college or university. The college or university must be a degree granting institution 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. Applicants with a college degree from a foreign country may have their education evaluated for "equivalency" by one (1) of the following:

   A. An accredited, degree-granting, domestic college or university;

   B. A foreign degree credential evaluation service company that is a member of the National

Association of Credential Evaluation Services (NACES); or

C. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensing board that issues credentials in another discipline;

2. Possession of an associate's degree in the field of study related to business administration, accounting, finance, economics, or real estate from an accredited college or university. The college or university must be a degree granting institution 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. Applicants with a college degree from a foreign country may have their education evaluated for "equivalency" by one (1) of the following:

A. An accredited, degree-granting, domestic college or university;

B. A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services; or

C. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensed board that issues credentials in another discipline;

3. Successful completion of thirty (30) semester hours of college-level courses that cover each of the following specific topic areas and hours:

A. English Composition (three (3) semester hours);

B. Microeconomics (three (3) semester hours);

C. Macroeconomics (three (3) semester hours);

D. Finance (three (3) semester hours);

E. Algebra, Geometry, or higher mathematics (three (3) semester hours);

F. Statistics (three (3) semester hours);

G. Computer Science (three (3) semester hours);

H. Business or Real Estate Law (three (3) semester hours); and

I. Two (2) elective courses in any of the topics listed above or in accounting, geography, agricultural economics, business management, or real estate (three (3) semester hours each);

4. Successful completion of at least thirty (30) semester hours of College Level Examination Program® (CLEP®) examinations from each of the following subject matter areas:

A. College Algebra (three (3) semester hours);

B. College Composition (six (6) semester hours);

C. College Composition Modular (three (3) semester hours);

D. College Mathematics (six (6) semester hours);

E. Principles of Macroeconomics (three (3) semester hours);

F. Principles of Microeconomics (three (3) semester hours);

G. Introductory Business Law (three (3) semester hours); and

H. Information Systems (three (3) semester hours); or

5. Any combination of paragraphs (4)(A)3. and (4)(A)4. above that ensures coverage of all topics and hours identified in paragraph (4)(A)3.

(B) As an alternative to the requirements in subsection (4)(A) above, individuals who have held a state license for a minimum of five (5) years may qualify for a certified residential credential by satisfying all of the following:

1. No record of any adverse, final, and non-appealable disciplinary action affecting the state

licensed appraiser's legal eligibility to engage in appraisal practice within the five (5) years immediately preceding the date of application for a certified residential credential;

2. Successful completion of the additional required qualifying education as specified in subsection (4)(G) below;
3. Successful completion of the required experience as specified in subsection (4)(E) below; and
4. Successful completion of the Certified Residential Real Property Appraiser examination as specified in subsection (4)(D) below.

(C) Applicants for a state certified residential real estate appraiser license shall submit verification of completion of two hundred (200) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles	30 Hours
2. Basic Appraisal Procedures	30 Hours
3. National Uniform Standards of Appraisal Practice (USPAP) or its equivalent	15 Hours
4. Residential Market Analysis and Highest and Best Use	15 Hours
5. Residential Appraiser Site Valuation and Cost Approach	15 Hours
6. Residential Sales Comparison and Income Approaches	30 Hours
7. Residential Report Writing and Case Studies	15 Hours
8. Statistics, Modeling, or Finance	15 Hours
9. Advanced Residential Applications and Case Studies	15 Hours
10. Valuation Bias and Fair Housing Laws and Regulations	8 Hours
11. Appraisal Subject Matter Electives (May include hours over minimum shown above in other modules)	12 Hours
	200 Total Hours

(D) Credit toward qualifying education requirements may also be obtained via 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 U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(E) To obtain a state certified residential real estate appraiser license, an applicant shall successfully complete the AQB approved Certified Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(F) As a prerequisite for licensure as a state certified residential real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand five hundred (1,500) hours of experience obtained over a

period of not less than twelve (12) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand five hundred (1,500) hours of appraisal experience.

(G) As an alternative to the requirements in subsection (4)(F) above, applicants for licensure or certification may complete the requirements of the Practical Applications of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board and shall submit a certificate of completion.

(H) Appraisers holding a valid trainee appraiser credential may satisfy the educational requirements for the certified residential real property appraiser credential by successfully completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use	15 Hours
2. Residential Appraiser Site Valuation and Cost Approach	15 Hours
3. Residential Sales Comparison and Income Approaches	30 Hours
4. Residential Report Writing and Case Studies	15 Hours
5. Statistics, Modeling, or Finance	15 Hours
6. Advanced Residential Applications and Case Studies	15 Hours
7. Appraisal Subject Matter Electives	12 Hours
	117 Total Hours

(I) Appraisers holding a valid state license real estate appraiser license may satisfy the educational requirements for a the certified residential real property appraiser credential by successfully completing the following additional educational hours:

1. Statistics, Modeling, or Finance	15 Hours
2. Advanced Residential Applications and Case Studies	15 Hours
3. Appraisal Subject Matter Electives	12 Hours
	42 Total Hours

(J) Appraisers holding a valid trainee appraiser credential wishing to change to the certified residential classification must also satisfy the college-level education requirement as specified in subsection (4)(A) above.

(K) Appraisers holding a valid state license real estate appraiser license wishing to change to the certified residential classification who do not meet the requirements outlined in subsection (4)(B) must also satisfy the college-level education requirements as specified in subsection (4)(A).

(5) State Certified General Real Estate Appraiser.

(A) Applicants for a state certified general real estate appraiser certification shall possess a bachelor's degree or higher in any field of study from an accredited college or university. The college or university must be a degree granting institution 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. Applicants with a college degree from a foreign country may have their education evaluated for "equivalency" by one (1) of the following:

1. An accredited, degree-granting, domestic college or university;
2. A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services (NACES); or
3. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensing board that issues credentials in another discipline.

(B) Applicants for a state certified general real estate appraiser shall submit verification of completion of three hundred (300) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles	30 Hours
2. Basic Appraisal Procedures	30 Hours
3. National Uniform Standards of Appraisal Practice (USPAP) or its equivalent	15 Hours
4. General Appraiser Market Analysis And Highest and Best Use	30 Hours
5. General Appraiser Site Valuation and Cost Approach	30 Hours
6. General Sales Comparison	30 Hours
7. General Appraiser Income Approach	60 Hours
8. Statistics, Modeling, or Finance	15 Hours
9. General Appraiser Report Writing and Case Studies	30 Hours
10. Valuation Bias and Fair Housing Laws and Regulations	8 Hours
11. Appraisal Subject Matter Electives (May include hours over minimum shown in above other modules)	22 Hours
	300 Total Hours

(C) Credit toward qualifying education requirements may also be obtained via 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 U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(D) To obtain a state certified general real estate appraiser license, an applicant shall successfully complete the AQB approved Certified General Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(E) As a prerequisite for licensure as a state certified general real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of three thousand (3,000) hours of experience obtained over a period of not less than eighteen (18) months. One thousand five hundred (1,500) hours must be in non-residential appraisal work. Hours may be treated as cumulative in order to achieve the necessary three thousand (3,000) hours of appraisal experience.

(F) An applicant seeking to obtain licensure as a state certified general real estate appraiser shall receive credit towards the experience required by 20 CSR 2245-6.017(4)(E) for having successfully completed a Licensed Residential PAREA program or a Certified Residential PAREA program of the Real Property Appraisal Qualifications Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board and shall submit a certificate of completion.

(G) Appraisers holding a valid trainee appraiser license may satisfy the educational requirements for certified general real estate appraiser by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use	30 Hours
2. Statistics, Modeling, or Finance	15 Hours
3. General Appraiser Sales Comparison Approach	30 Hours
4. General Appraiser Site Valuation and Cost Approach	30 Hours
5. General Appraiser Income Approach	60 Hours
6. General Appraiser Report Writing and Case Studies	30 Hours
7. Appraisal Subject Matter Electives	22 Hours
	217 Total Hours

(H) Appraisers holding a valid state license real estate appraiser license may satisfy the education requirements for the certified general real estate appraiser license by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use	15 Hours
2. General Appraiser Site Valuation and Cost Approach	15 Hours
3. General Sales Comparison	15 Hours
4. General Appraiser Income Approach	45 Hours
5. Statistics, Modeling, or Finance	15 Hours
6. General Appraiser Report Writing and Case Studies	15 Hours
7. Appraisal Subject Matter Electives	22 Hours
	142 Total Hours

(I) Appraisers holding a valid certified residential real estate appraiser license may satisfy the educational requirements for the certified general real estate appraiser license by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use	15 Hours
2. General Appraiser Sales Comparison	15 Hours
3. General Appraiser Site Valuation and Cost Approach	15 Hours
4. General Appraiser Income Approach	45 Hours
5. General Appraiser Report Writing and Case Studies	10 Hours

100 Total Hours

(J) Trainee appraisers, state licensed real estate appraisers, and state certified residential real estate appraisers wishing to upgrade to certified general real estate appraiser must also satisfy the requirements in subsections (5)(A) and (5)(B) above.

AUTHORITY: sections 339.509 and 339.544, RSMo 2016. Original rule filed*

PUBLIC COST: This proposed amendment will not cost state agencies or political subdivisions more than five hundred dollars ($500) in the aggregate.

PRIVATE COST: This proposed amendment will not cost private entities more than five hundred dollars ($500) in the aggregate.

*NOTICE TO SUBMIT COMMENTS: Anyone may file a statement in support of or in opposition to this proposed amendment with the Real Estate Appraisers Commission, PO Box 1335, Jefferson City, MO 65102, by facsimile at (573) 526-3489 or via email at reacom@pr.mo.gov. To be considered, comments must be received within thirty (30) days after publication of this notice in the **Missouri Register**. No public hearing is scheduled.*