

# **Occupational Licensing Study 50 State Comparison**

State Board of Certified Real Estate Appraisers

Certified General Appraiser  
Certified Residential Real Estate Appraiser  
Licensed Appraiser Trainee



Presented by the Pennsylvania  
Department of State

2020

## **Certified General Appraiser**

A person who holds a certificate issued under authority of section 6(a)(3) of the Real Estate Appraisers Certification Act (63 P.S. § 457.6(a)(3)) and who is authorized to perform appraisals of all types of real property in non-Federally related transactions.

## **Certified Residential Real Estate Appraiser**

A person who holds a certificate issued under authority of section 6(a)(1) and (d) of the act and § 36.11 (relating to qualifications for certification as residential real estate appraiser) and who is authorized to perform appraisals of residential properties of one-to-four dwelling units in all transactions, whether Federally-related or non-Federally-related.

## **Licensed Appraiser Trainee**

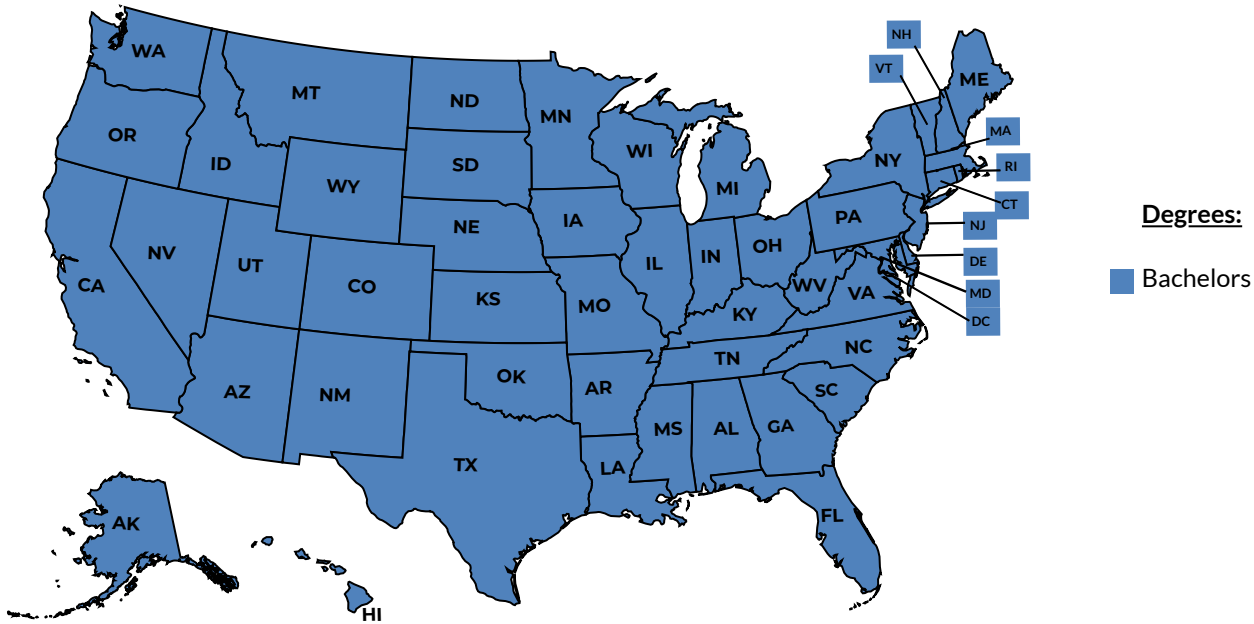
A person who holds a license issued under section 6(a.1) of the act and § 36.12a (relating to qualifications for licensure as appraiser trainee) and who is authorized to assist a certified residential real estate appraiser or certified general real estate appraiser in the performance of an appraisal.

**Link to Pennsylvania's Real Estate Appraisers Certification Act:**

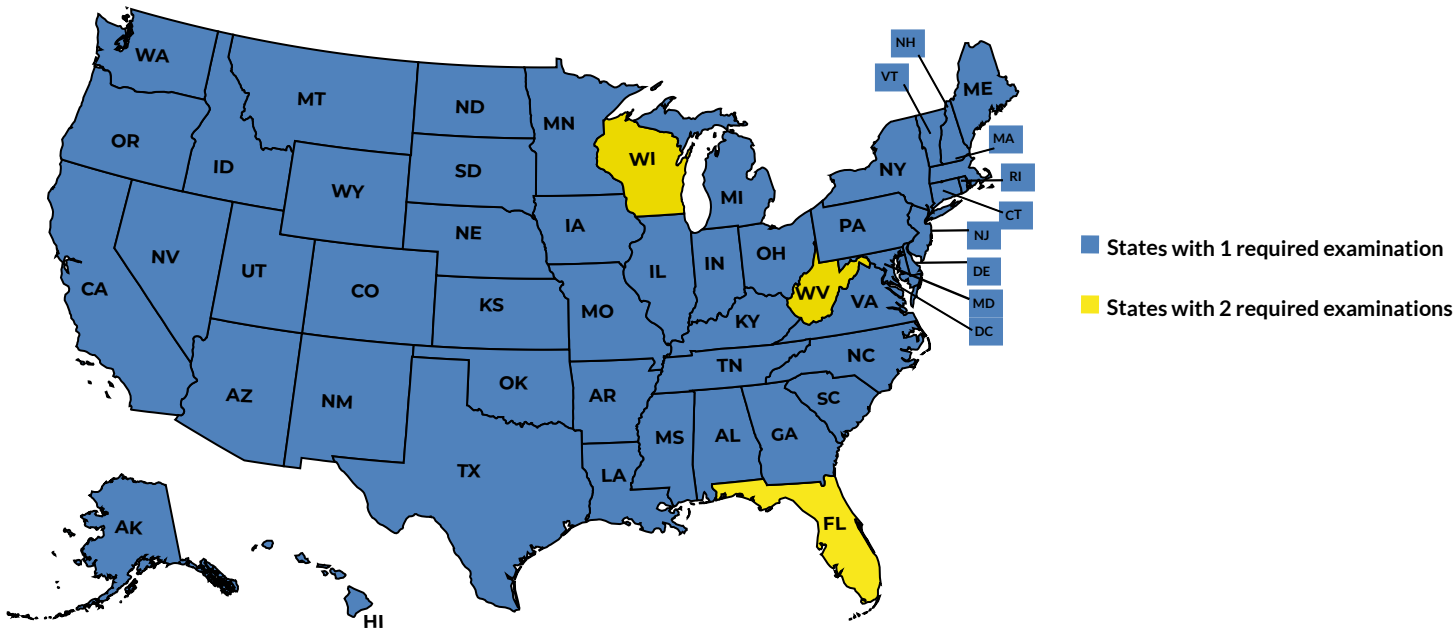
[https://www.legis.state.pa.us/WU01/LI/LI/US/PDF/2008/0/0059..PDF#:~:text=98\)%2C%20entitled%20%22An%20act,Certified%20Real%20Estate%20Appraisers%2C%20for](https://www.legis.state.pa.us/WU01/LI/LI/US/PDF/2008/0/0059..PDF#:~:text=98)%2C%20entitled%20%22An%20act,Certified%20Real%20Estate%20Appraisers%2C%20for)

# Certified General Appraiser

## Degree Requirement

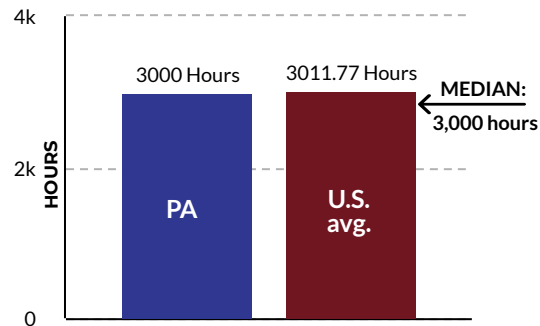
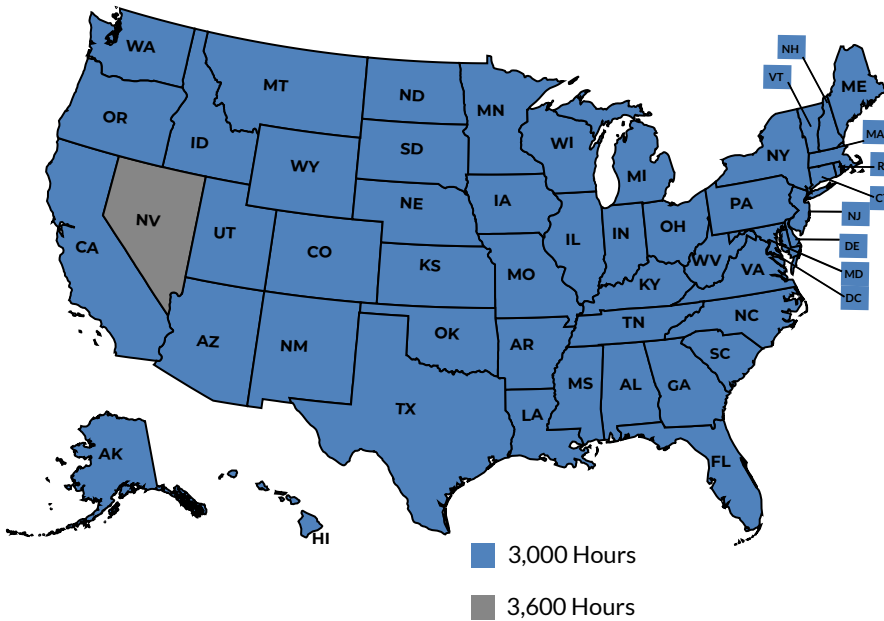


## Examination Requirement

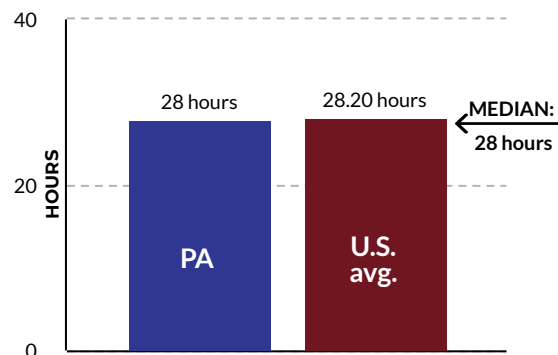
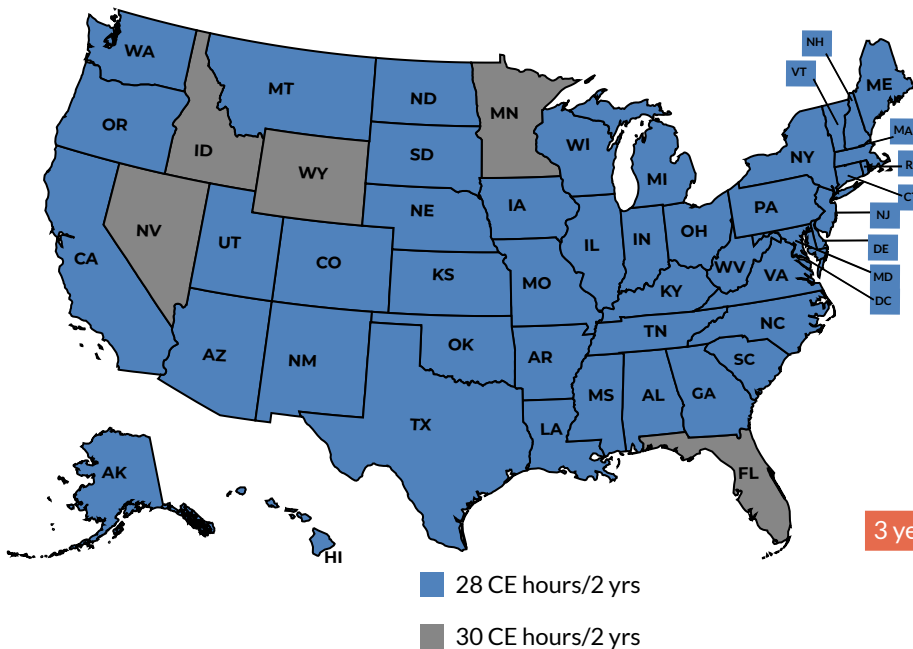


# Certified General Appraiser

## Training / Experience Requirement

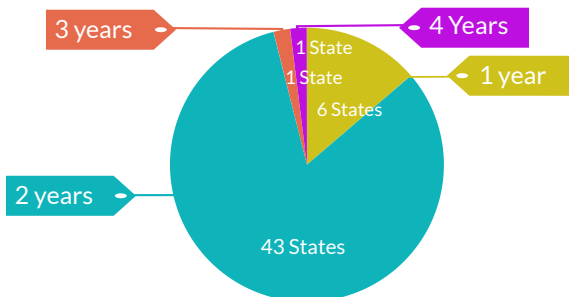


## Continuing Education Requirement



\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.

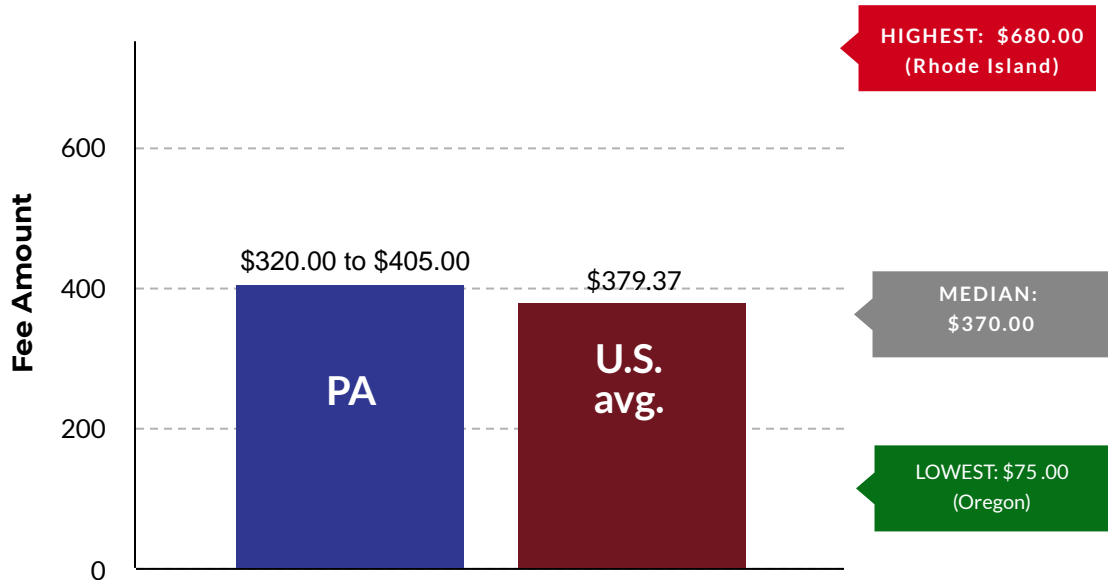
### CE Reporting Cycles



\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.

# Certified General Appraiser

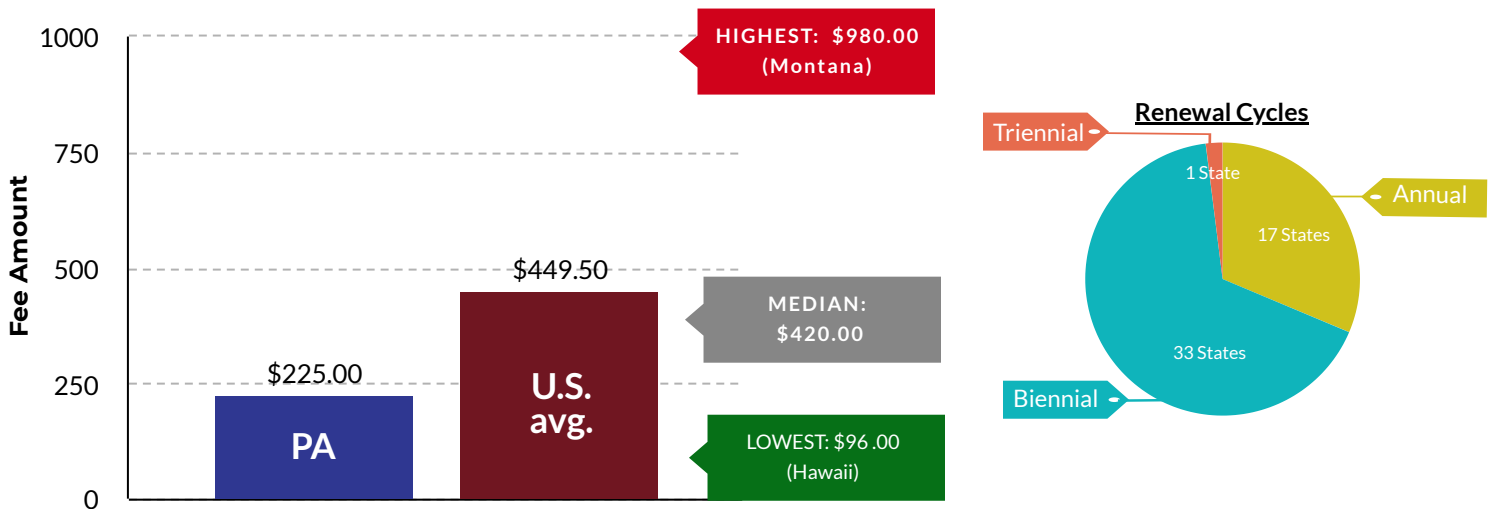
## Initial Licensing Fee



Annual Federal Registry Fee \$40.00, this fee can impact the initial licensing fee costs.

\* Initial licensing fee comparison excludes examination fees, background check fees, and finger printing fees.

## Renewal Fees



Annual Federal Registry Fee \$40.00, this fee can impact the licensing renewal fee costs.

\*To allow for comparisons, all fees have been adjusted to biennial renewal cycles

# Certified General Appraiser

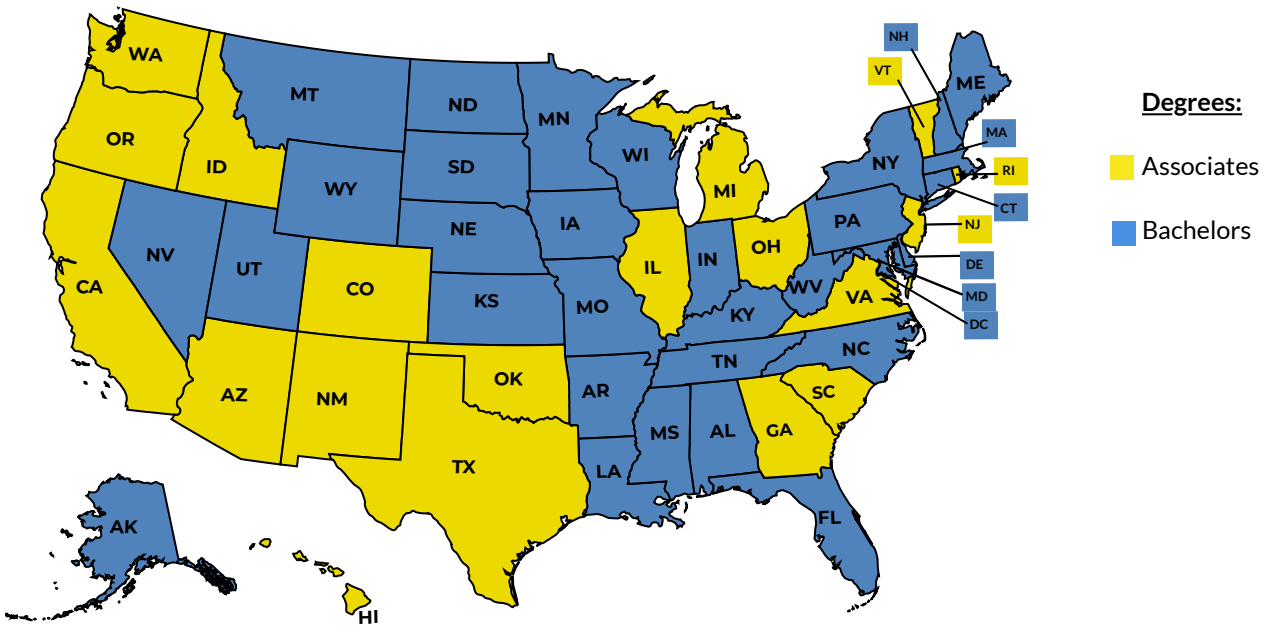
## States with Reciprocity or Endorsement

<u>Endorsement</u>	<u>Reciprocity</u>		<u>Mutual Recognition Language</u>	<u>Not Stated in Legislation</u>
Alaska	Alabama	Nebraska		
District of Columbia	Arizona	New Hampshire	Florida	Ohio
Hawaii	Arkansas	New Jersey	Mississippi	
Illinois	California	New Mexico	Nevada	
Maine	Colorado	New York	North Carolina	
New Jersey	Connecticut	Oklahoma	North Dakota	
	Delaware	Oregon		
	District of Columbia	Pennsylvania**		
	Georgia	Rhode Island		
	Idaho	South Carolina		
	Indiana	South Dakota		
	Iowa	Tennessee		
	Kansas	Texas		
	Kentucky	Utah		
	Louisiana	Vermont		
	Maryland	Virginia		
	Michigan	Washington		
	Minnesota	West Virginia		
	Missouri	Wisconsin		
	Montana	Wyoming		

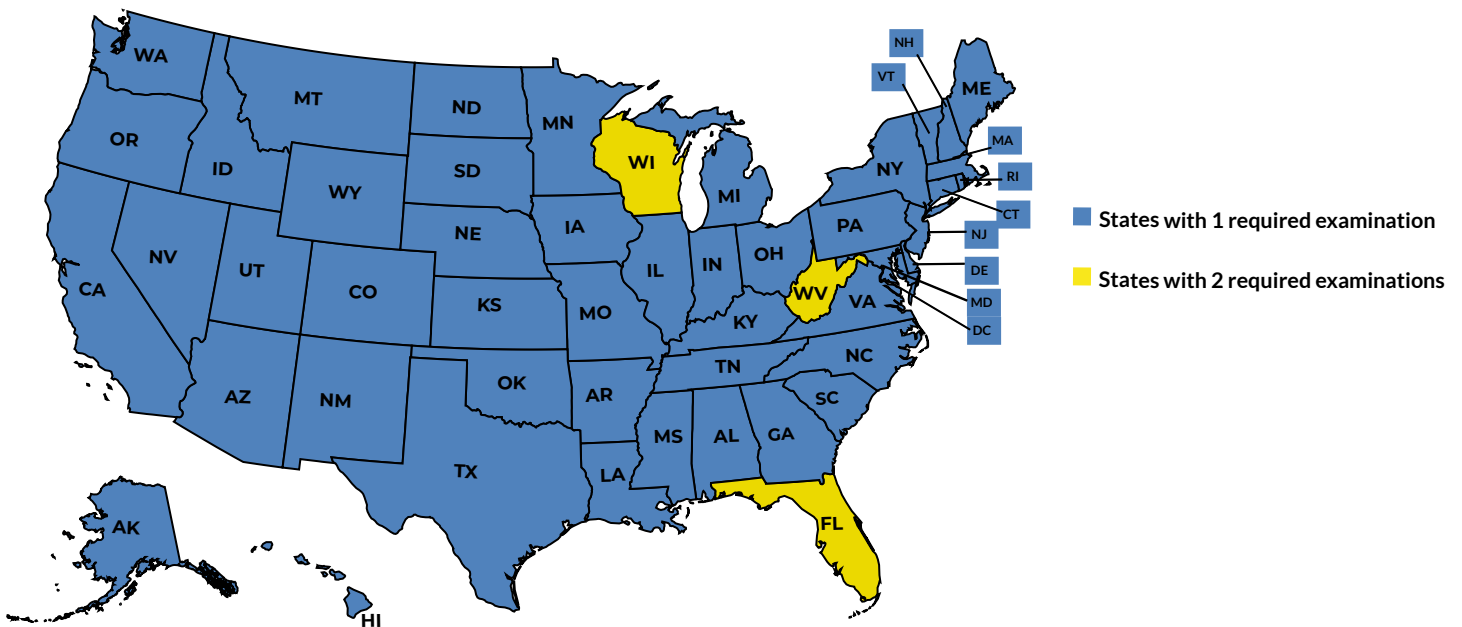
\*\*Act 41, signed by Governor Wolf on July 2, 2019, allows for portability of out-of-state professional licensees coming to work in Pennsylvania. Act 41 does this by granting all boards and commissions within the Commonwealth the authority to immediately endorse licensees from other states, territories or jurisdictions (with substantially equivalent licensing requirements) who are active, in good standing and without discipline against their license or criminal conviction. If a licensee comes from a jurisdiction that does not have substantially equal requirements for licensure, then the boards/commissions may grant a provisional licenses for a period of such time to allow the new resident to meet the necessary requirements, allowing them access to gainful employment in the interim.

# Certified Residential Real Estate Appraiser

## Degree Requirement

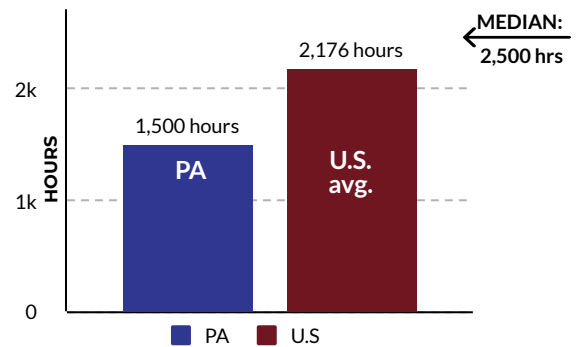
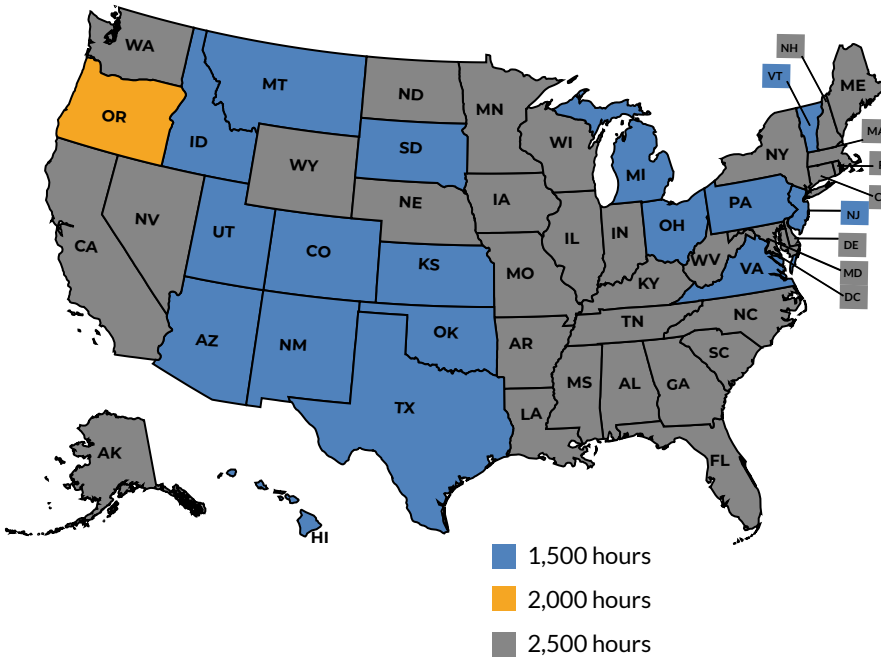


## Examination Requirement

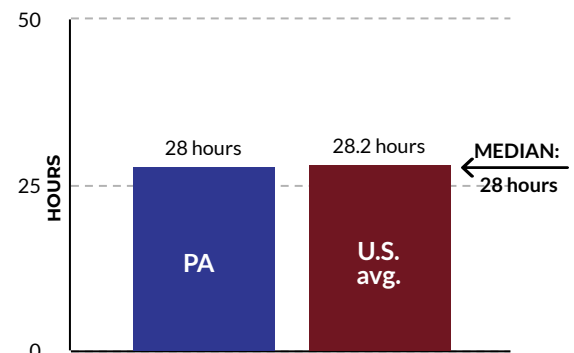
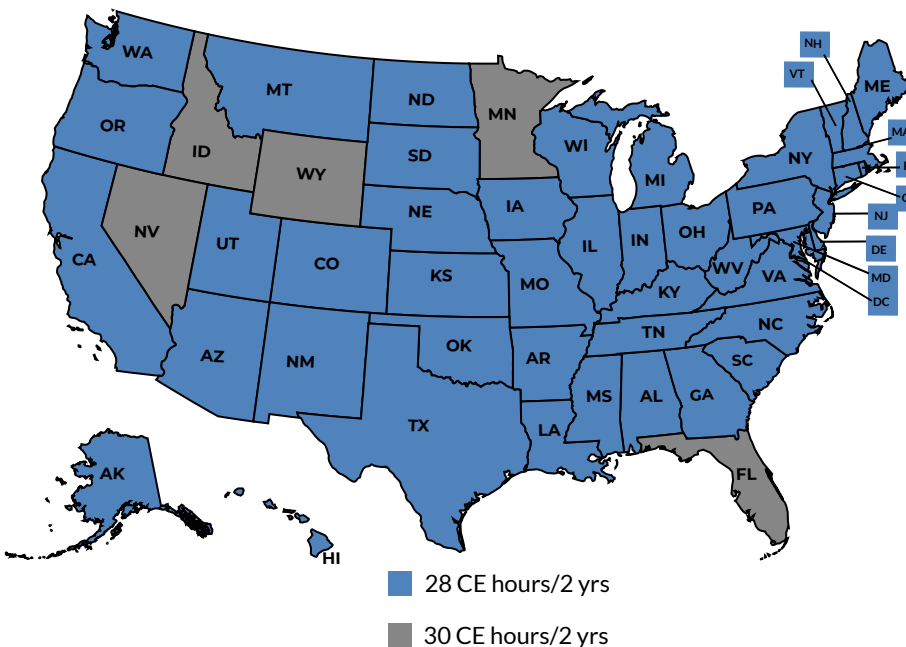


# Certified Residential Real Estate Appraiser

## Training / Experience Requirement

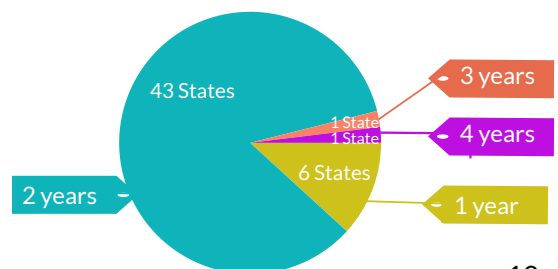


## Continuing Education Requirement



\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.

### CE Reporting Cycles

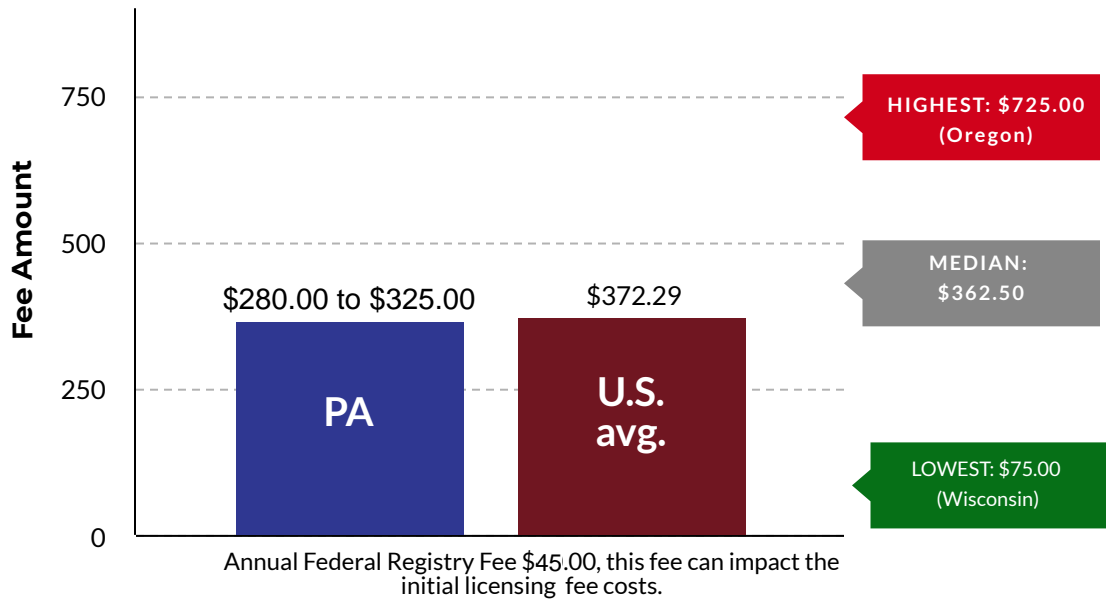


\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.



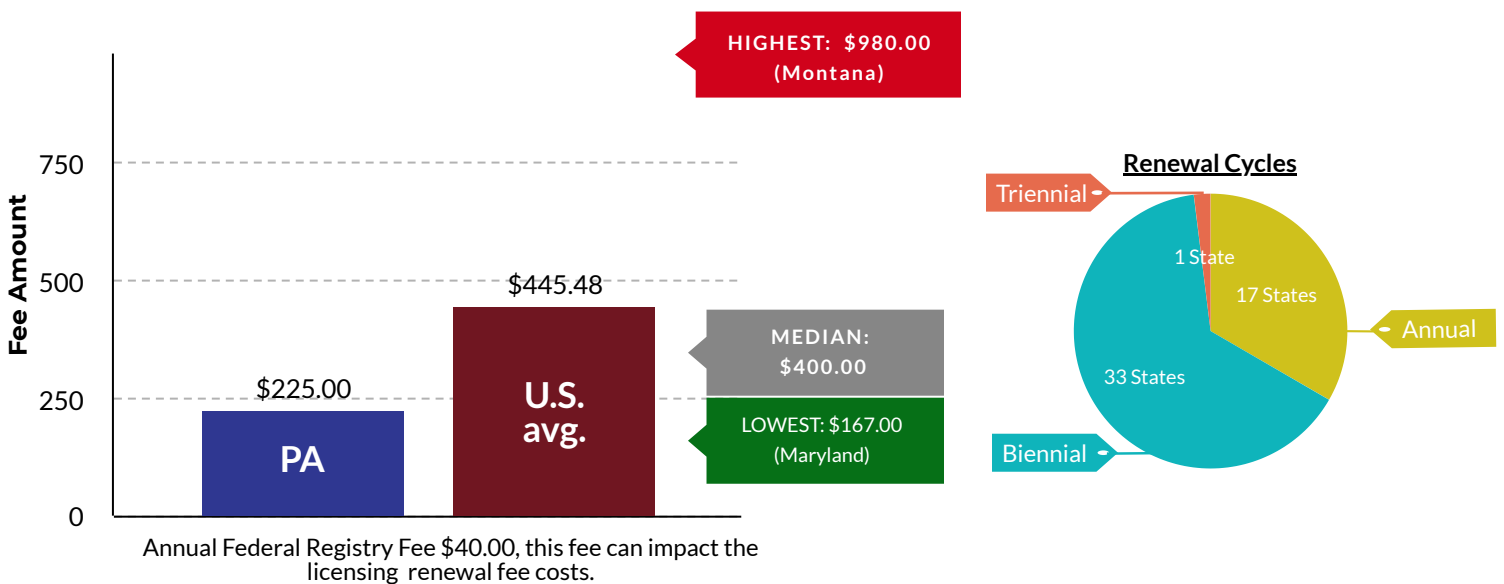
# Certified Residential Real Estate Appraiser

## Initial Licensing Fee



\* Initial licensing fee comparison excludes examination fees, background check fees, and finger printing fees.

## Renewal Fees



\*To allow for comparisons, all fees have been adjusted to biennial renewal cycles

# Certified Residential Real Estate Appraiser

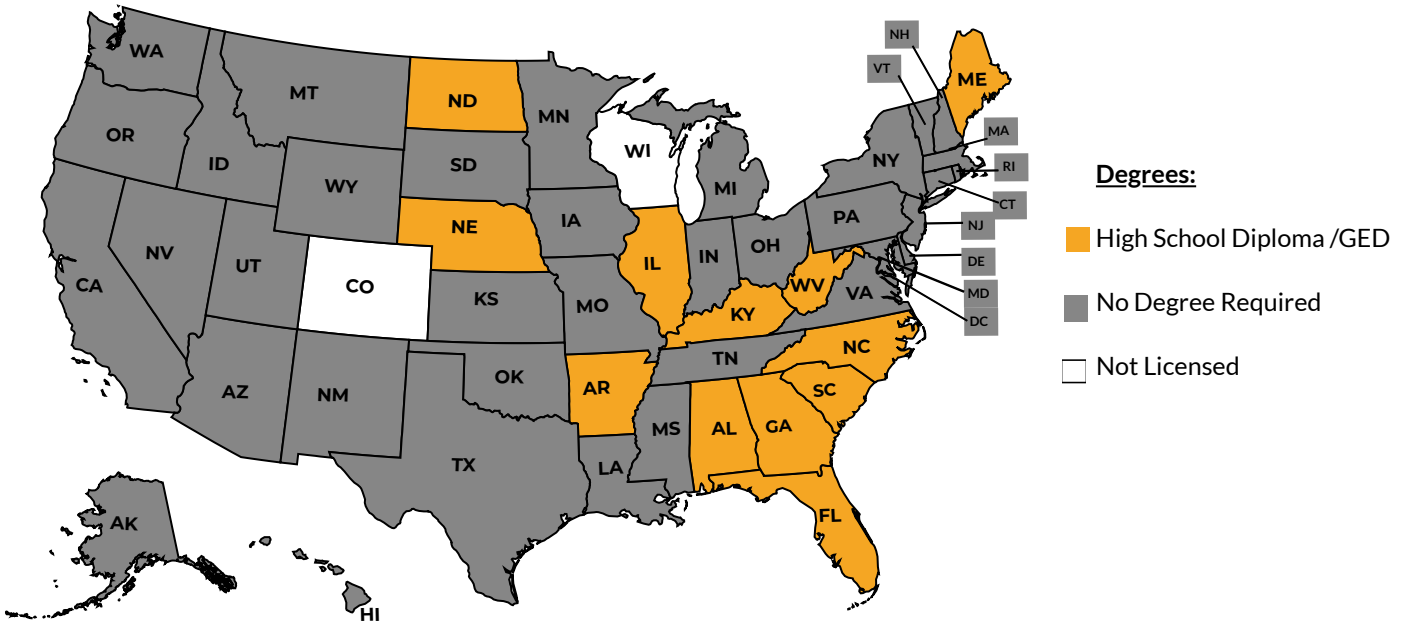
## States with Reciprocity or Endorsement

<u>Endorsement</u>	<u>Reciprocity</u>		<u>Not Specified in Legislation</u>
Alaska	Alabama	Nebraska	Ohio
Hawaii	Arizona	Nevada	
Illinois	Arkansas	New Hampshire	
Maine	California	New Jersey	
Massachusetts	Colorado	New Mexico	
New Jersey	Connecticut	New York	
	Delaware	North Carolina	
	District of Columbia	North Dakota	
	Florida	Oklahoma	
	Georgia	Oregon	
	Idaho	Pennsylvania**	
	Indiana	Rhode Island	
	Iowa	South Carolina	
	Kansas	South Dakota	
	Kentucky	Tennessee	
	Louisiana	Texas	
	Maryland	Utah	
	Michigan	Vermont	
	Minnesota	Virginia	
	Mississippi	Washington	
	Missouri	West Virginia	
	Montana	Wisconsin	
		Wyoming	

\*\*Act 41, signed by Governor Wolf on July 2, 2019, allows for portability of out-of-state professional licensees coming to work in Pennsylvania. Act 41 does this by granting all boards and commissions within the Commonwealth the authority to immediately endorse licensees from other states, territories or jurisdictions (with substantially equivalent licensing requirements) who are active, in good standing and without discipline against their license or criminal conviction. If a licensee comes from a jurisdiction that does not have substantially equal requirements for licensure, then the boards/commissions may grant a provisional licenses for a period of such time to allow the new resident to meet the necessary requirements, allowing them access to gainful employment in the interim.

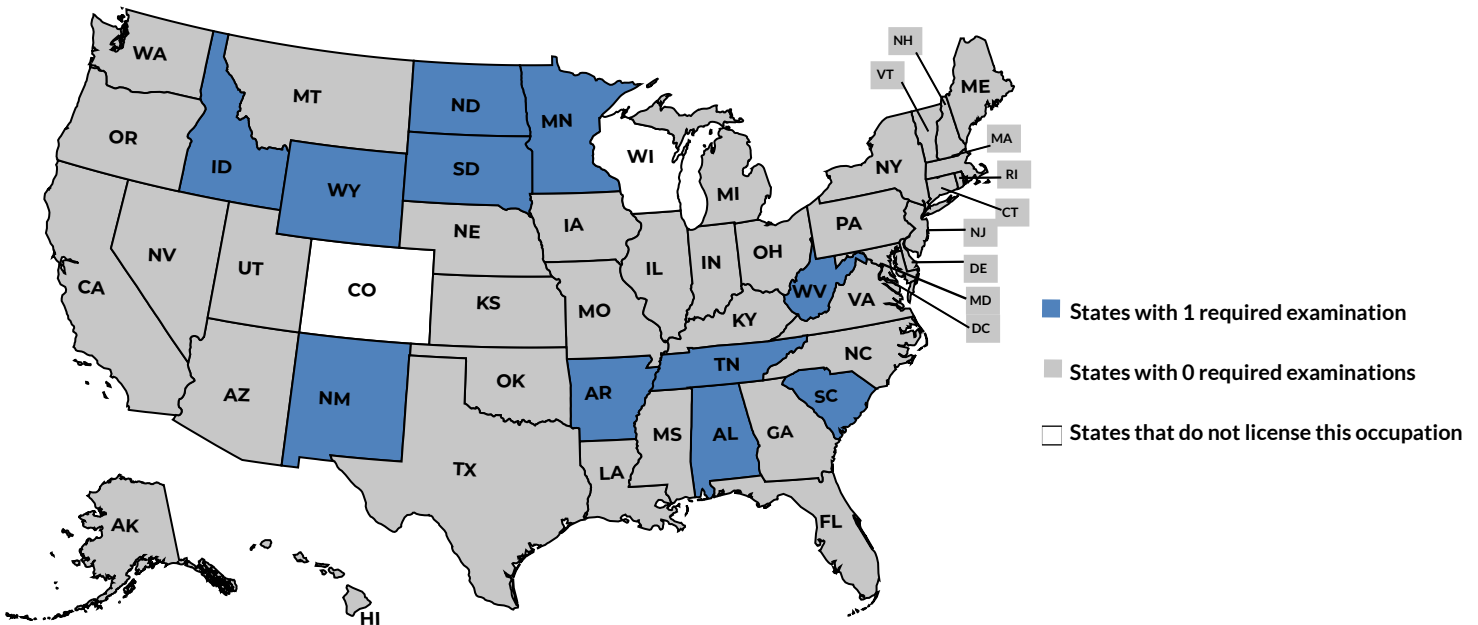
# Licensed Appraiser Trainee

## Degree Requirement



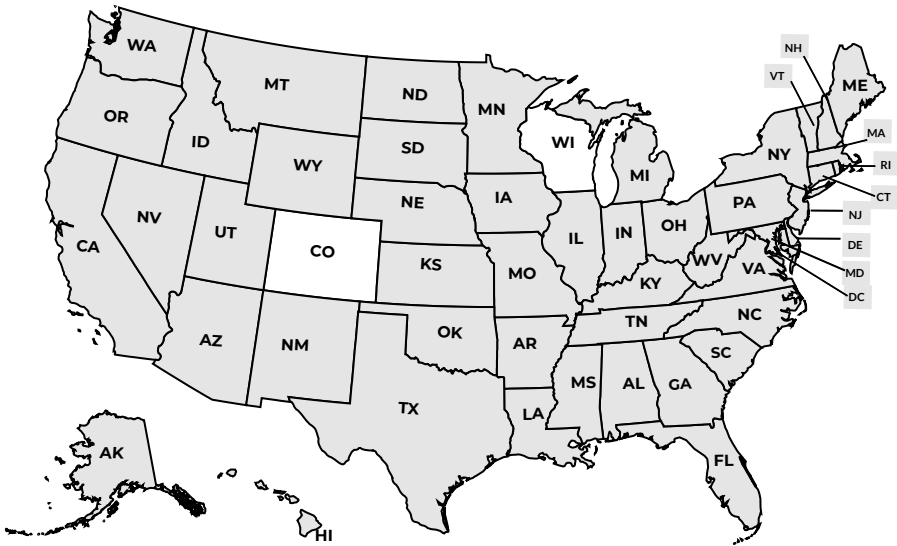
\*All states that require licensure for this occupation require that the applicant complete 75 hours of qualifying real estate appraiser education.

## Examination Requirement



# Licensed Appraiser Trainee

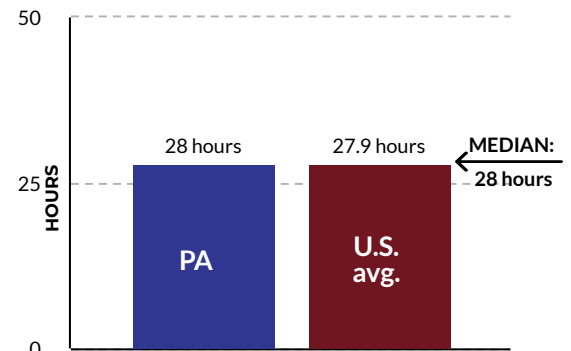
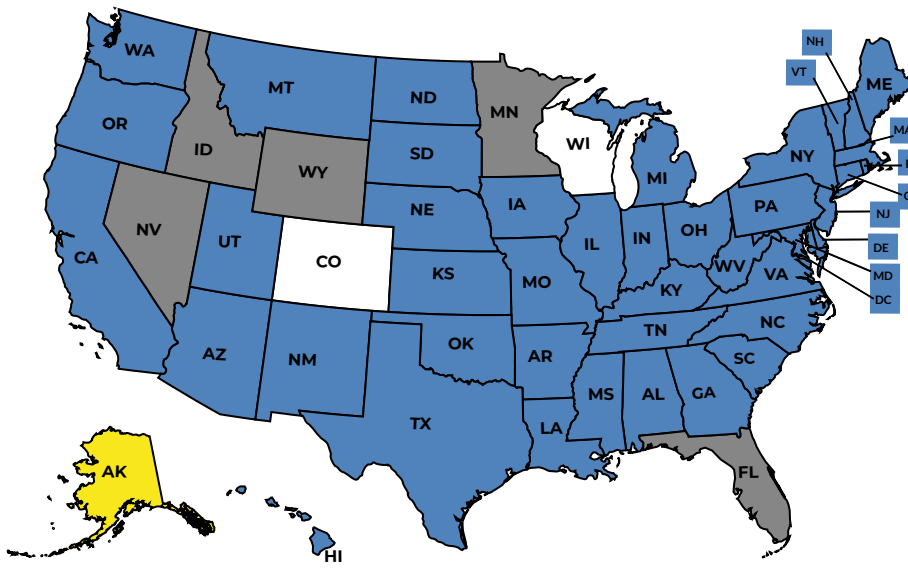
## Training / Experience Requirement



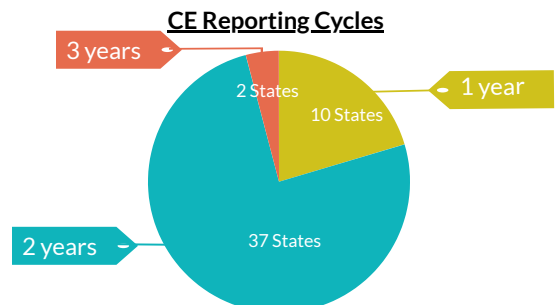
**\*Certified Real Estate Appraiser Trainee / Assistants do not have to meet an experience requirement in order to obtain a license.**

■ No Training / Experience Requirement

## Continuing Education Requirement



\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.

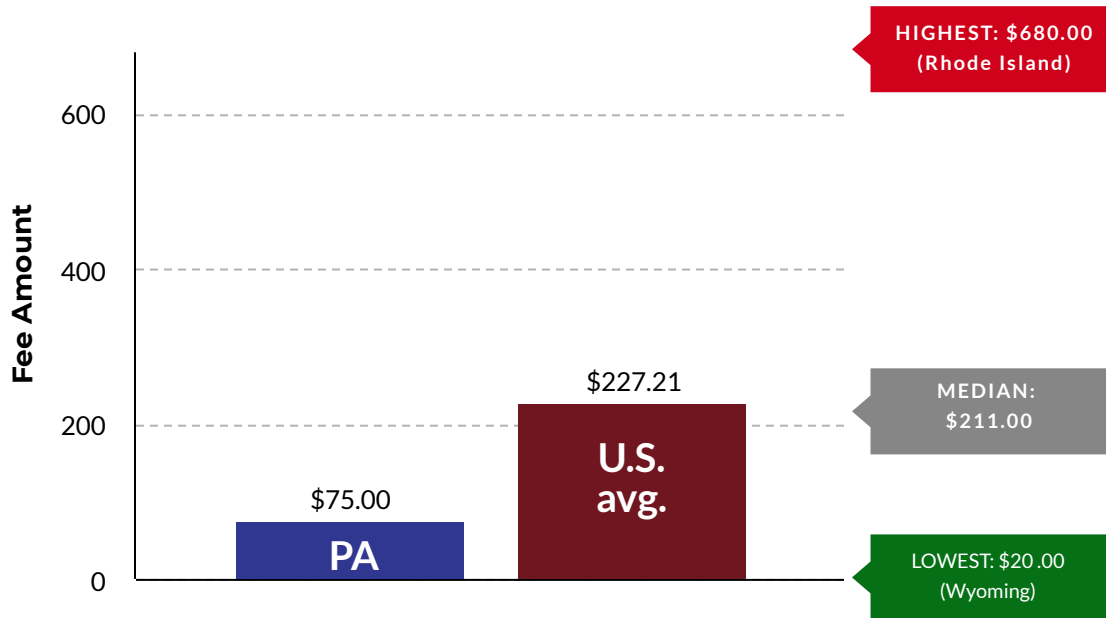


\*Pie chart excludes unlicensed states, CO and WI

\* To allow for comparison, CE requirements have been adjusted to 2-year reporting cycles.

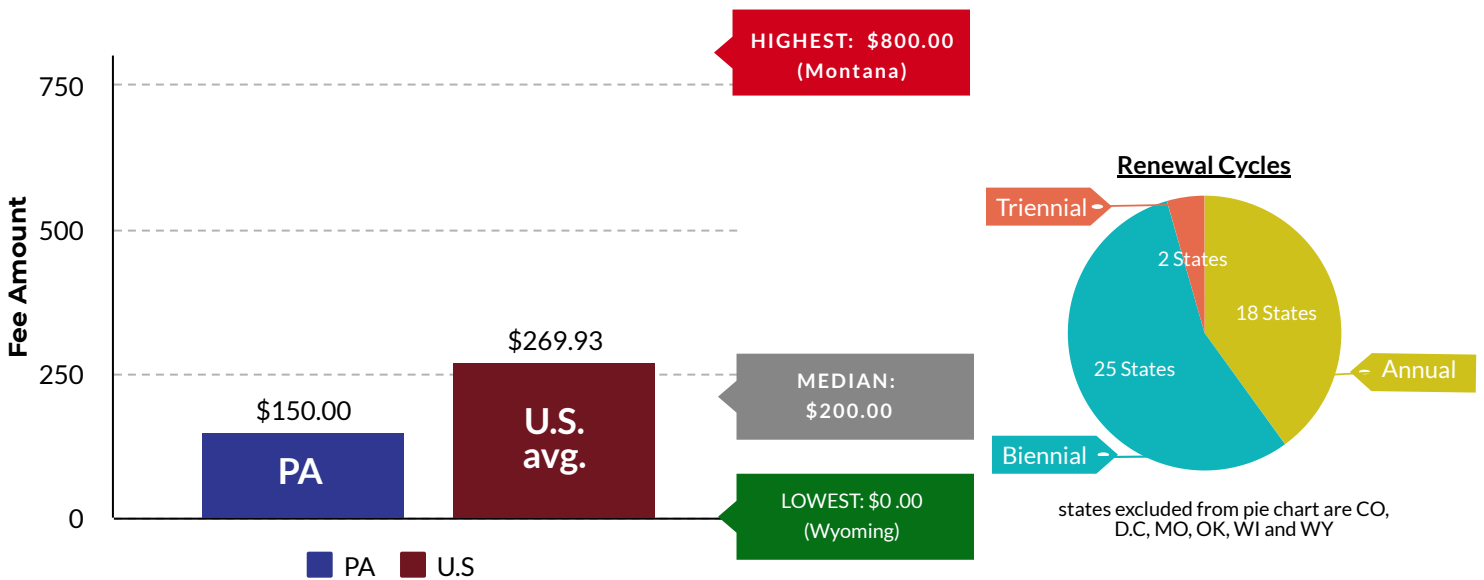
# Licensed Appraiser Trainee

## Initial Licensing Fee



\* Initial licensing fee comparison excludes examination fees, background check fees, and finger printing fees.

## Renewal Fees



\*To allow for comparisons, all fees have been adjusted to biennial renewal cycles

# Licensed Appraiser Trainee

## States with Reciprocity or Endorsement

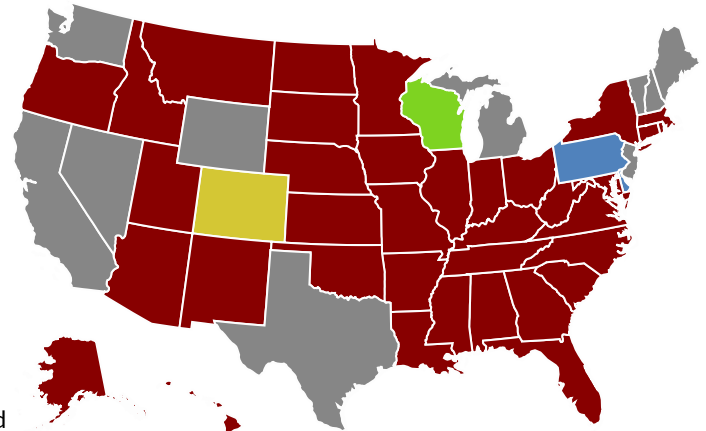
<u>Endorsement</u>	<u>Reciprocity</u>	<u>Not Specified in Legislation</u>
Maine	Alabama	Alaska
	Arkansas	New Mexico
	California	Arizona
	Connecticut	New York
	Delaware	Florida
	District of Columbia	North Carolina
	Indiana	Georgia
	Iowa	North Dakota
	Kansas	Hawaii
	Louisiana	Ohio
	Mississippi	Idaho
	Missouri	Oklahoma
	Montana	Illinois
	Nevada	Oregon
	New Hampshire	Kentucky
	New Jersey	Rhode Island
	Pennsylvania**	Maryland
	South Carolina	South Dakota
	Utah	Massachusetts
	Vermont	Tennessee
	Virginia	Michigan
	Wyoming	Texas
		Minnesota
		Washington
		Nebraska
		West Virginia

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# Observation Section

**States with 1 Regulatory Body for Certified General Appraisers, Certified Residential Real Estate Appraisers, and Certified Real Estate Appraiser Trainees:**

- Alabama Real Estate Appraisers Board
  - Alaska Board of Certified Real Estate Appraisers
  - Arizona Real Estate Appraisal Division
  - Arkansas Appraiser Licensing & Certification Board
  - Connecticut Department of Consumer Protection
  - District of Columbia Board of Real Estate Appraisers
  - Florida Real Estate Appraisal Board
  - Georgia Real Estate Appraisers Board
  - Hawaii Real Estate Appraiser Program
  - Idaho Real Estate Appraiser Board
  - Illinois Real Estate Appraisal Administration and Disciplinary Board
  - Indiana Real Estate Appraiser Licensure & Certification Board
  - Iowa Real Estate Appraiser Board
  - Kansas Real Estate Appraisal Board
  - Kentucky Real Estate Appraisers Board
  - Louisiana Real Estate Appraisers Board
  - Maryland State Commission of Real Estate Appraisers, Appraisal Management Companies, and Home Inspectors
  - Massachusetts Board of Registration of Real Estate Appraisers
  - Minnesota Real Estate Appraisal Advisory Board
  - Mississippi Appraisal Board
  - Missouri Real Estate Appraisers Commission
  - Montana Board of Real Estate Appraisers
  - Nebraska Real Property Appraiser Board
  - New Mexico Real Estate Appraisers Board
  - New York State Board of Real Estate Appraisal
  - North Carolina Appraisal Board
  - North Dakota Real Estate Appraiser Qualifications and Ethics Board
  - Ohio Real Estate Appraiser Board
  - Oklahoma Real Estate Appraiser Board
  - Oregon Appraiser Certification and Licensure Board
  - Rhode Island Real Estate Appraisers Board
  - South Carolina Real Estate Appraisers Board
  - South Dakota Appraiser Certification Board
  - Tennessee Real Estate Appraiser Commission
  - Utah Real Estate Appraiser Licensing and Certification Board
  - Virginia Real Estate Appraisers Board
  - West Virginia Real Estate Appraiser Licensing and Certification Board
- (These states are depicted in red)**



**States with 1 Regulatory Body for Certified General Appraisers, Certified Residential Real Estate Appraisers, Certified Real Estate Appraiser Trainees Certified Real Estate Evaluator :**

- Delaware Council on Real Estate Appraisers
  - Pennsylvania State Board of Certified Real Estate Appraisers
- (These states are depicted in blue)**

**States with 1 Regulatory Body for Certified General Appraisers, Certified Residential Real Estate Appraisers, Certified Real Estate Evaluators:**

- Colorado Real Estate Appraisers Program
- (These states are depicted in yellow)**

**States with 2 Regulatory Bodies for Certified General Appraisers, Certified Residential Real Estate Appraisers, Certified Real Estate Evaluators:**

- Wisconsin Real Estate Appraisers Board and Wisconsin Department of Revenue
- (These states are depicted in green)**

**States with 2 Regulatory Bodies for Certified General Appraisers, Certified Residential Real Estate Appraisers, Certified Real Estate Appraiser Trainees, and Certified Real Estate Evaluators:**

- California Bureau of Real Estate Appraisers and California State Board of Equalization
  - Maine Board of Real Estate Appraisers and Maine Revenue Services, Property Tax Division
  - Michigan Board of Real Estate Appraisers and Michigan Department of Treasury, State Tax Commission
  - Nevada Real Estate Commission and Nevada Department of Taxation
  - New Hampshire Real Estate Appraisers Board and New Hampshire Department of Revenue Administration
  - New Jersey State Real Estate Appraiser Board and New Jersey Department of the Treasury
  - Texas Real Estate Appraiser Commission and Texas Tax Professional Advisory Committee
  - Vermont Secretary of State's Office of Professional Regulation and Vermont Department of Taxes, Division of Property Valuation and Review
  - Washington Real Estate Appraiser Commission and Washington Department of Revenue
  - Wyoming Real Estate Commission & Certified Appraiser Board and Wyoming Department of Revenue, Property Tax Division
- (These states are depicted in grey)**

**43 States have Licensed Real Estate Appraisers in addition to Certified Real Estate Appraisers**

# Sources: State Licensing Boards

**Alabama**  
<http://reab.state.al.us/>

**Alaska**  
<https://www.commerce.alaska.gov/web/cbpl/ProfessionalLicensing/RealEstateAppraisers.aspx>

**Arizona**  
<https://dfi.az.gov/industry/RealEstateAppraisers>

**Arkansas**  
<http://www.arkansas.gov/alcb/>

**California**  
<http://brea.ca.gov/>

**Colorado**  
<https://www.colorado.gov/pacific/dora/real-estate-appraiser-program>

**Connecticut**  
<https://portal.ct.gov/DCP/License-Services-Division/All-License-Applications/Real-Estate-Appraisers>

**Delaware**  
<https://dpr.delaware.gov/boards/realestateappraisers/>

**District of Columbia**  
<https://www.dcopla.com/appraisal/>

**Florida**  
<https://www.myfloridalicense.com/intentions2.asp?chBoard=true&boardid=64>

**Georgia**  
<https://www.grec.state.ga.us/greab/appraisers.html>

**Hawaii**  
<https://cca.hawaii.gov/pvl/programs/realestateappraiser/>

**Idaho**  
<https://ibol.idaho.gov/IBOL/BoardAdditional.aspx?Bureau=REA&BureauLinkID=100>

**Illinois**  
<https://www.idfpr.com/profs/appraisal.asp>

**Indiana**  
<https://www.in.gov/pla/appraiser.htm>

**Iowa**  
<https://plb.iowa.gov/board/real-estate-appraisers>

**Kansas**  
<http://www.kansas.gov/kreab/licensing/>

**Kentucky**  
<https://kreab.ky.gov/Pages/default.aspx>

**Louisiana**  
<http://www.reab.state.la.us/licensing.html>

**Maine**  
<https://www.maine.gov/pfr/professionallicensing/professions/appraisers/index.html>

**Maryland**  
<https://www.dllr.state.md.us/license/reahi/reahireq.shtml>

**Massachusetts**  
<https://www.mass.gov/real-estate-appraiser-licensing>

**Michigan**  
[https://www.michigan.gov/lara/0,4601,7-154-89334\\_72600\\_72602\\_72731\\_72859---,00.html](https://www.michigan.gov/lara/0,4601,7-154-89334_72600_72602_72731_72859---,00.html)

**Minnesota**  
<https://mn.gov/commerce/licensees/appraiser/>

**Mississippi**  
[http://www.mrec.state.ms.us/mab/index\\_mab.html](http://www.mrec.state.ms.us/mab/index_mab.html)

**Missouri**  
<https://www.pr.mo.gov/appraisers.asp>

**Montana**  
<http://boards.bsd.dli.mt.gov/rea>

**Nebraska**  
<https://appraiser.ne.gov/>

**Nevada**  
<http://red.nv.gov/Content/Appraisal/Main/>

**New Hampshire**  
<https://www.oplc.nh.gov/real-estate-appraisers/>

**New Jersey**  
<https://www.njconsumeraffairs.gov/rea/Pages/default.aspx>

**New Mexico**  
[http://www.rld.state.nm.us/boards/real\\_estate\\_appraisers.aspx](http://www.rld.state.nm.us/boards/real_estate_appraisers.aspx)

**New York**  
[https://www.dos.ny.gov/licensing/re\\_appraiser/re\\_appraiser.html](https://www.dos.ny.gov/licensing/re_appraiser/re_appraiser.html)

**North Carolina**  
<http://www.ncappraisalboard.org/>

**North Dakota**  
<https://ndappraiserboard.org/index.html>

**Ohio**  
<http://com.ohio.gov/real/>

**Oklahoma**  
<https://www.oid.ok.gov/regulated-entities/real-estate-appraiser-board/>

**Oregon**  
<https://sos.oregon.gov/blue-book/Pages/state/executive/appraiser.aspx>

**Pennsylvania**  
<https://www.dos.pa.gov/ProfessionalLicensing/BoardsCommissions/CertifiedRealEstateAppraisers/Pages/default.aspx>

**Rhode Island**  
<https://dbr.ri.gov/divisions/commlicensing/realestateappraisers.php>

**South Carolina**  
<https://lir.sc.gov/appr/>

**South Dakota**  
<https://dlr.sd.gov/appraisers/default.aspx>

**Tennessee**  
<https://dlr.sd.gov/appraisers/default.aspx>

**Texas**  
<https://www.talcb.texas.gov/potential-license-holder/licensed-appraiser>

**Utah**  
<https://realestate.utah.gov/appraisal/index.html>

**Vermont**  
<https://sos.vermont.gov/real-estate-appraisers/>

**Virginia**  
<http://www.dpor.virginia.gov/Boards/Appraisers/>

**Washington**  
<https://www.dol.wa.gov/business/appraisers/>

**West Virginia**  
<https://appraiserboard.wv.gov/>

**Wisconsin**  
<https://dsps.wi.gov/Pages/Professions/AppraiserLicense/Default.aspx>

**Wyoming**  
<http://realestate.wyo.gov/>