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
Certified General Appraiser

Degree Requirement

Degrees:
- Bachelors

Examination Requirement

- States with 1 required examination
- States with 2 required examinations
Certified General Appraiser

Training / Experience Requirement

Continuing Education Requirement

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

**Initial Licensing Fee**

- **LOWEST**: $75.00 (Oregon)
- **MEDIAN**: $370.00
- **HIGHEST**: $680.00 (Rhode Island)

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

**Renewal Fees**

- **LOWEST**: $96.00 (Hawaii)
- **MEDIAN**: $420.00
- **HIGHEST**: $980.00 (Montana)

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

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**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

Degrees:
- Associates
- Bachelors

Examination Requirement

States with 1 required examination
States with 2 required examinations
Certified Residential Real Estate Appraiser

Training / Experience Requirement

- Certified Residential Real Estate Appraiser
  - 1,500 hours
  - 2,000 hours
  - 2,500 hours

Continuing Education Requirement

- PA: 28 hours
- U.S. avg.: 28.2 hours

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

CE Reporting Cycles

- 2 years: 43 States
- 3 years: 1 State
- 4 years: 6 States
- 1 year: 1 State
**Certified Residential Real Estate Appraiser**

### Initial Licensing Fee

- **PA**
  - $280.00 to $325.00
- **U.S. avg.**
  - $372.29

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

### Renewal Fees

- **U.S. avg.**
  - $225.00
- **PA**
  - $445.48

*Initial licensing fee comparison excludes examination fees, background check fees, and fingerprinting fees.

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

**To allow for comparisons, all fees have been adjusted to biennial renewal cycles.**
**States with Reciprocity or Endorsement**

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

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

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

**Initial Licensing Fee**

- **HIGHEST:** $680.00 (Rhode Island)
- **MEDIAN:** $211.00
- **LOWEST:** $20.00 (Wyoming)

*Initial licensing fee comparison excludes examination fees, background check fees, and fingerprint fees.

**Renewal Fees**

- **HIGHEST:** $800.00 (Montana)
- **MEDIAN:** $200.00
- **LOWEST:** $0.00 (Wyoming)

*To allow for comparisons, all fees have been adjusted to biennial renewal cycles.*
**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.**
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 Appraiser Board
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 Appraiser 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 Board of Real Estate Appraisers
Missouri Real Estate Appraiser 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 Appraiser 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, and Certified Real Estate Evaluators:
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 Appraiser 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 Appraiser 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

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

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/0,4601,7-154-89394_72600_72602_72731_72859---,00.html

Minnesota
https://mn.gov/commerce/licensees/appraiser/

Mississippi
http://www.mrec.state.ms.us/mab/index_mab.html

Missouri
https://www.pr.mo.gov/appraisers.asp

Montana
http://boardsbsd.dil.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/reap/Pages/default.aspx

New Mexico
http://www.rld.state.nm.us/boards/real_estate_appraisers.aspx

New York
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

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

Rhode Island
https://dbr.ri.gov/divisions/committees/licensing/real-estate-appraisers.php

South Carolina
https://llr.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/AppraiserLicensed/Default.aspx

Wyoming
http://realestate.wyo.gov/