

## PAREA Related Statutes and Regulations

As of October 5, 2022

- **Fully Adopted By Statute or Regulation (13)**
  - [Colorado](#), [Florida](#), [Iowa](#), [Louisiana](#), Maine, Montana, [Nebraska](#), [Ohio](#), Oklahoma, [Pennsylvania](#), [South Dakota](#), [Texas](#) and [Utah](#)
- **Rulemaking/Legislation in Progress for full adoption (14)**
  - **Proposed:**, [Michigan](#), [New Jersey](#)\*\*\*, and [North Carolina](#)\*\*
  - **Forthcoming:** Alaska, [Arkansas](#)\*, Delaware, District of Columbia, Idaho, Kentucky, New Hampshire, New Mexico, Rhode Island, Tennessee and Washington
- **Adoption by Reference of the Criteria (6)**
  - Arizona, Minnesota, [Mississippi](#), [North Dakota](#), [South Carolina](#), and Vermont.

*Note: States in red are states where the statute indicates adoption of the Criteria by reference. However, these states are having additional discussions regarding PAREA*
- **Partially Adopted (2)**
  - California - California adopted up to 50% for LR, 50% for CR, 25% for CG experience hours, but hopes to fully adopt PAREA in the near future. (2)
  - Kansas – 50% Based upon the practicum allowance in a previous version of the Criteria
- **Still Discussing PAREA (20)**
  - [Alabama](#), Connecticut, Georgia, Guam, Hawaii, [Illinois](#), Indiana, Maryland, Massachusetts, Missouri, [Nevada](#), [New York](#), North Mariana Islands, Oregon, Puerto Rico, U.S. Virgin Islands, [Virginia](#), West Virginia, [Wisconsin](#), and [Wyoming](#)

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\* Note that the Arkansas regulations proposed on 3/11/2022 have been withdrawn and will be re-proposed.

\*\* The North Carolina rules have been objected to and will be subject to further legislative review and possible disapproval by the legislature during its 2023 session.

\*\*\* While legislation allowing for the use of PAREA has been introduced, NJ has adopted the AQB criteria regarding experience into its statutes and the NJAB has stated that PAREA will be accepted.

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[Arkansas](#)  
[Colorado](#)  
[Florida](#)  
[Iowa](#)

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**Arkansas (Proposed 3/11/2022) (Return to Home)**

**Section IV - Practical Applications of Real Estate Appraisal (PAREA)**

Practical Applications of Real Estate Appraisal (PAREA) programs approved by the AQB utilize simulated experience training and serve as an alternative to the traditional Supervisor/Trainee experience model, under Section III. To qualify as creditable experience, AQB-approved PAREA programs shall:

1. Contain, at a minimum, the content specified in the Practical Applications of Real Estate Appraisal section of *The Real Property Appraiser Qualification Criteria*;
2. Require participants to possess the following prerequisites prior to commencement of training:
  - a. For the State Licensed Module: 150 hours of qualifying education as specified in the Required Core Curriculum for the State Licensed Real Property Appraiser classification.
  - b. For the Certified Residential Module: 200 hours of qualifying education as specified in the Required Core Curriculum for the Certified Residential Real Property Appraiser classification; and
    - i. Possession of a valid State Licensed Real Property Appraiser credential; or
    - ii. Successful completion of an AQB-approved PAREA program for the State Licensed Real Property Appraiser classification.
3. Provide an adequate number of Mentors to ensure timely and competent mentoring for all program participants;
4. Ensure Mentors meet or exceed the following qualifications:
  - a. Mentors shall be state-certified appraisers and in "good standing" for a period of at least three (3) years prior to being eligible to become a Mentor; and
  - b. Mentors shall not have been subject to any disciplinary action, within any jurisdiction, within the last three (3) years that affected the Mentor's legal eligibility to engage in appraisal practice, or to act as a Supervisory Appraiser. A Mentor subject to disciplinary action would be considered to be in "good standing" three (3) years after the successful completion/termination of the imposed sanction; and

5. Ensure program participants produce appraisal reports that comply with USPAP, and meet or exceed the following requirements:

a. State Licensed Real Property Appraiser:

i. No fewer than three (3) appraisal reports;

ii. Reports must represent a variety of assignment types that are consistent with the State Licensed program content; and

iii. Reports must comply with the edition of USPAP that is in effect at the time.

b. Certified Residential

i. No fewer than three (3) appraisal reports;

ii. Reports must represent a variety of assignment types and property types that are consistent with the Certified Residential program content; and

iii. Reports must comply with the edition of USPAP that is in effect at the time; and

6. Provide each program participant that successfully completes PAREA training with a certificate of completion, subject to the following:

a. Participants may not receive partial credit for PAREA training;

b. Participants may not receive a certificate of completion until all required components of PAREA training have been successfully completed and approved by a program Mentor;

c. Certificates of completion must be signed by an individual from the training entity qualified to verify a participant's successful completion; and

d. Certificates of completion must not contain an expiration date or other constraints that either limit or restrict the participant's ability to receive appropriate credit; and

7. Allow participants successfully completing approved PAREA programs to receive the following experience credit:

a. For participants completing an approved State Licensed program:

- i. State Licensed classification: up to 100 percent of the required experience hours.
  - ii. Certified Residential classification: up to 67 percent of the required experience hours.
  - iii. Certified General classification: up to 33 percent of the total required experience, none of which is eligible towards the required non-residential hours.
- b. For participants completing an approved Certified Residential program:
- i. State Licensed classification: up to 100 percent of the required experience hours.
  - ii. Certified Residential classification: up to 100 percent of the required experience hours.
  - iii. Certified General classification: up to 50 percent of the total required experience, none of which is eligible towards the required non-residential hours.

**Colorado (Adopted 3/4/2022) ([Return to Home](#))**

5.12 PAREA programs approved by the AQB may serve as an alternative to the traditional experience requirements as prescribed in Board Rules 2.2.B, 2.3.C, 2.4.C and these Chapter 5 Rules.

5.13 In order to qualify as creditable experience, PAREA programs must be AQB approved and meet all the required elements found in the PAREA section of the Real Property Appraiser Qualification Criteria as defined and incorporated by reference in Board Rule 1.32.

5.14 Applicants using PAREA training as alternative experience must submit a certificate of completion, subject to the following:

A. Applicants may not receive partial credit for PAREA training;

B. Applicants may not receive a certificate of completion until all required components of PAREA training have been successfully completed and approved by a program mentor;

C. Certificates of completion must be signed by an individual from the training entity qualified to verify an applicant's successful completion; and

D. Certificates of completion must not contain an expiration date or other constraints that either limit or restrict the applicant's ability to receive appropriate credit.

5.15 Applicants successfully completing approved PAREA programs may receive the following experience credit:

A. Applicants completing an approved licensed residential program:

1. Licensed Appraiser Credential: Up to 100 percent of the required experience hours as prescribed in Board Rule 2.2.B.

2. Certified Residential Credential: up to 67 percent of the required experience hours as prescribed in Board Rule 2.3.C.

3. Certified General Credential: up to 33 percent of the total required experience as prescribed in Board Rule 2.4.C, none of which is eligible towards the required non-residential hours.

B. Applicants completing an approved certified residential program:

1. Licensed Appraiser Credential: up to 100 percent of the required experience hours as prescribed in Board Rule 2.2.B.
2. Certified Residential Credential: up to 100 percent of the required experience hours as prescribed in Board Rule 2.3.C.
3. Certified General Credential: up to 50 percent of the total required experience as prescribed in Board Rule 2.4.C, none of which is eligible towards the required non-residential hours.

**Florida (Effective 9/28/2022)**

**61J1-6.003 Experience Requirement – Practical Applications of Real Estate Appraisal.**

(1) Practical Applications of Real Estate Appraisal (PAREA) programs approved by the Appraiser Qualifications Board of the Appraisal Foundation (AQB), or any successor body recognized by federal law, utilize simulated experience training and serve as an alternative to the traditional Supervisor/Trainee experience model to qualify as Uniform Standards of Professional Appraisal Practice (USPAP) compliant experience. Only PAREA programs approved by the AQB will satisfy the requirements of this rule.

(2) Graduates successfully completing an approved certified residential PAREA program will be eligible to receive the following experience credit:

(a) Certified residential classification: one hundred percent (100%) of the required experience hours;

(b) Certified general classification: fifty percent (50%) of the total required experience, none of which is eligible toward the required non-residential hours.

*Rulemaking Authority 475.614, 475.615(2) FS. Law Implemented 455.213, 475.615(2), 475.617 FS, History–New 9-28-22.*



**Iowa ([Proposed 3/23/2022](#)) ([Return to Home](#))**

Item 3. Adopt the following **new** rule 193F-5.8(543D):

**193F-5.8(543D) Practical Applications of Real Estate Appraisal (PAREA).**PAREA utilizes simulated experience training and serves as an alternative to the traditional supervisor/trainee experience model. PAREA programs must be AQB-approved and meet all the required elements found in the PAREA section of the most recent AQB criteria. Applicants who met the prerequisites of a PAREA program prior to commencement of training, and who receive a valid certificate of completion from an AQB-approved PAREA program, have met the allotted experience requirements as outlined in the AQB criteria for that specific PAREA program. PAREA program experience allotment will be awarded per the AQB criteria at the time of program completion.

Example: An applicant who has completed an AQB-approved licensed residential real property PAREA program may receive 67 percent of the required experience hours toward the certified residential real property credential. Applicants claiming PAREA experience credit may not receive partial credit for PAREA training.

An applicant who did not fulfill the prerequisites of the PAREA training program prior to commencement but received a certificate of completion of that program has not fulfilled the experience requirements of the AQB criteria. Applicants may not receive a certificate of completion until all required components of a PAREA program have been successfully completed and approved by a program mentor. A certificate of completion must be signed by an individual from the training entity qualified to verify the applicant's successful completion. An applicant wishing to utilize PAREA experience must still comply with rules 193F-5.1(543D) through 193F-5.3(543D), subrules 5.5(4) and 5.5(5), and rules 193F-5.6(543D) and 193F-5.7(543D).

Item 6. Adopt the following **new** rule 193F-6.8(543D):

**193F-6.8(543D) Practical Applications of Real Estate Appraisal (PAREA).**PAREA utilizes simulated experience training and serves as an alternative to the traditional supervisor/trainee experience model. PAREA programs must be AQB-approved and meet all the required elements found in the PAREA section of the most recent AQB criteria. An applicant who meets the prerequisites of a PAREA program prior to commencement of training, and who receives a valid certificate of completion from an AQB-approved PAREA program, has met the allotted experience requirements as outlined in the AQB criteria for that specific PAREA program. PAREA program experience allotment will be awarded per the AQB criteria at the time of program completion.

Example: An applicant who has completed an AQB-approved certified residential real property PAREA program may receive 50 percent of the required experience hours toward the certified general real property credential. However, these hours are not eligible toward the nonresidential real property required experience hours.

Applicants claiming PAREA experience credit may not receive partial credit for PAREA training. An applicant who did not fulfill the prerequisites of the PAREA training program prior to commencement but received a certificate of completion of that program has not fulfilled the experience requirements of the AQB criteria. An applicant may not receive a certificate of completion until all required components of a PAREA program have been successfully completed and approved by a program mentor. Certificates of completion must be signed by an individual from the training entity qualified to verify an applicant's successful completion. An applicant wishing to utilize PAREA experience must still comply with rules 193F-6.1(543D) through 193F-6.7(543D).

Item 8. Adopt the following new subrule 6.9(5):

**6.9(5) Practical Applications of Real Estate Appraisal.** An applicant seeking to upgrade from a certified residential credential to a certified general credential may gain partial experience credit through an AQB-approved PAREA program pursuant to rule 193F-6.8 (543D).

**Louisiana (SB 367 – Signed Into Law on 6/17, Effective 8/1/2022) (Return to Home)**

(21) "PAREA" means or refers to any Practical Applications of Real Estate Appraisal training program created or implemented in accordance with the Real Property Appraiser Qualification Criteria developed and approved by the AQB, to provide an alternate pathway for applicants to obtain licensure as a licensed residential appraiser or as a certified residential appraiser without training as a trainee appraiser, subject to the direct control and supervision of a supervisory appraiser.

§ 3399. Practical Applications of Real Estate Appraisal (PAREA); legislative intent; licensure

A.(1) The legislature hereby recognizes the present shortage and declining number of registered and licensed appraisers in Louisiana and hereby declares its intent to reduce any unnecessary barriers to licensure as a real property appraiser, including but not limited to the practical barriers caused by the related shortage of supervisory appraisers in the state.

(2) Further, the legislature recognizes that the AQB has created and authorized implementation of Practical Applications of Real Estate Appraisal (PAREA) training programs, which shall utilize simulated experience training to provide an alternative path to licensure as a real property appraiser without the necessity of obtaining experience or supervision directly from a supervisory appraiser.

B.(1) Accordingly, nothing in this Chapter shall be construed to prohibit an applicant from submitting an official PAREA program completion certificate to evidence satisfactory completion of all experience necessary for licensure as either a licensed residential appraiser or as a certified residential appraiser in accordance with the qualifications required by the Real Property Appraiser Qualification Criteria.

(2) An applicant, who has fully completed an authorized PAREA program, shall apply for licensure either as a licensed residential appraiser or as a certified residential appraiser on a form prescribed by the board and obtain board approval of the application prior to conducting appraisal activity in this state.

Michigan (Proposed 9/8/2022, Hearing Scheduled 10/24/2022)

PART 2. LICENSING

R 339.23203 Appraisal experience for licensure; satisfactory evidence.

Rule 203. ~~(1) For a licensure~~ **An** applicant's experience hours ~~to be accepted, the experience must comply with both~~ **1** of the following requirements, ~~as applicable:~~

(a) **All of the following requirements:**

(i) Appraisal experience, ~~must be demonstrated by copies of reports and file memoranda. The applicant shall submit a detailed log to the department that includes all of the following information:~~

~~(i)(A)~~ **(A)** Date of each appraisal assignment.

~~(i)(B)~~ **(B)** Property address.

~~(i)(C)~~ **(C)** Property type.

~~(i)(D)~~ **(D)** Description of work performed by the applicant.

~~(i)(E)~~ **(E)** Scope of the review and **level of** supervision of the applicant's supervisory certified appraiser consistent with the ~~Appraiser Qualification Board (AQB) criteria, as that term is defined in section 2601(b)(i) and (ii) of the code, MCL 339.2601, and R 339.23203a.~~

~~(i)(F)~~ **(F)** A clear indication of the time devoted to each appraisal.

~~(b)(ii)~~ **(ii)** The information in the log ~~must be documented by work~~ **Work** samples, ~~and that must include the signature and state certification number of the supervisory certified appraiser.~~

~~(2)(iii)~~ **(iii)** ~~An applicant for a license shall demonstrate experience gained~~ **Experience** in each of the following areas of the appraisal process:

~~(a)(A)~~ **(A)** Defining the appraisal problem.

~~(b)(B)~~ **(B)** Gathering and analyzing data.

~~(c)(C)~~ **(C)** Applying all appropriate valuation approaches, including cost approach, market approach, ~~and~~ income approach, and methodology.

~~(d)(D)~~ **(D)** Arriving at an opinion of value.

~~(e)(E)~~ **(E)** Reporting the opinion of value.

~~(3)~~(iv) Documents that support the information that is contained in an application, an applicant's experience log, or an affidavit of work experience accepted instead of an experience log before July 1, 2013, **The documents and information described in this subdivision** must be maintained for not less than 6 years ~~from~~**after** the date of application.

**(b) The requirements of an Appraiser Qualification Board (AQB) approved practical applications or real estate appraisal (PAREA) program. An applicant that meets the requirements of this subdivision shall submit to the department a certificate of completion from the provider of an AQB approved PAREA program.**

**Nebraska (LB 707 – Signed into Law on 4/18/2022) ([Return to Home](#))**

Sec. 51. PAREA program means a practical applications of real estate appraisal program approved by the Appraiser Qualifications Board as prescribed by rules and regulations of the Real Property Appraiser Board.

Sec. 54. Section 76-2230, Revised Statutes Supplement, 2021, is amended to read:

76-2230 (1) To qualify for a credential as a licensed residential real property appraiser, an applicant shall:

(a) Be at least nineteen years of age;

(b) Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board;

(c)(i) Have successfully completed and passed examination for no fewer than one hundred fifty class hours in Real Property Appraiser Board-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or

(ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in Real Property Appraiser Board-approved qualifying education pursuant to subdivision (c)(i) of this subsection;

(d)(i) ~~(d)~~ Have no fewer than one thousand hours of experience as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than six months; or

(ii) Successfully complete a PAREA program. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (d)(i) of this subsection;

Sec. 55. Section 76-2231.01, Revised Statutes Supplement, 2021, is amended to read:

76-2230 (1) To qualify for a credential as a licensed residential real property appraiser, an applicant shall:

(a) Be at least nineteen years of age;

(b) Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board;

(c)(i) Have successfully completed and passed examination for no fewer than one hundred fifty class hours in Real Property Appraiser Board-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or

(ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in Real Property Appraiser Board-approved qualifying education pursuant to subdivision (c)(i) of this subsection;

(d)(i) ~~(d)~~ Have no fewer than one thousand hours of experience as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than six months; or

(ii) Successfully complete a PAREA program. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (d)(i) of this subsection;

Sec. 56. Section 76-2232, Revised Statutes Supplement, 2021, is amended to read:

76-2230 (1) To qualify for a credential as a licensed residential real property appraiser, an applicant shall:

(a) Be at least nineteen years of age;

(b) Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board;

(c)(i) Have successfully completed and passed examination for no fewer than one hundred fifty class hours in Real Property Appraiser Board-approved qualifying education courses conducted by education providers as prescribed by rules and regulations of the Real Property Appraiser Board and completed the fifteen-hour National Uniform Standards of Professional Appraisal Practice Course. Each course shall include a proctored, closed-book examination pertinent to the material presented; or

(ii) Hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in Real Property Appraiser Board-approved qualifying education pursuant to subdivision (c)(i) of this subsection;

(d)(i) ~~(d)~~ Have no fewer than one thousand hours of experience as prescribed by rules and regulations of the Real Property Appraiser Board. The required experience shall be acceptable to the Real Property Appraiser Board and subject to review and determination as to conformity with the Uniform Standards of Professional Appraisal Practice. The experience shall have occurred during a period of no fewer than six months; or

(ii) Successfully complete a PAREA program. If the PAREA program does not satisfy all required experience for credentialing, the remaining experience hours shall be completed pursuant to subdivision (d)(i) of this subsection;



**North Carolina ([Proposed 2/15/2022](#)) ([Return to Home](#))**

**21 NCAC 57A .0201 Qualifications for Trainee Registration and Appraiser Licensure and Certification**

(a) Applicants for trainee registration, licensure as a licensed residential real estate appraiser, and for certification as a certified real estate appraiser shall satisfy the qualification requirements set forth in the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, which is hereby incorporated by reference, including subsequent amendments and editions and can be found at [www.appraisalfoundation.org](http://www.appraisalfoundation.org) at no cost.

(b) Applicants for licensure or certification who are currently registered trainees shall submit a copy of their complete appraisal log in accordance with ~~Rule .0407(c)~~ [Rule .0407\(d\)](#) of this Subchapter. Applicants for certification who are currently licensed or certified appraisers shall submit an appraisal log showing that they possess the amount and length of experience as set forth in the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board. All applicants for licensure or certification shall provide to the Board copies of appraisal reports and work files in order for an appraisal to be given experience credit.

(c) As an alternative to the requirements in Paragraph (b) of this Rule, applicants for licensure or certification shall 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.

**21 NCAC 57A .0407 Supervision of Trainees**

(a) A certified real estate appraiser may engage a registered trainee to assist in the performance of real estate ~~appraisals. appraisals, provided that the appraiser:~~ In the alternative, 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 submit a certificate of completion.

**SECTION .0600 - EXPERIENCE CREDIT**

**21 NCAC 57A .0601 EXPERIENCE CREDIT TO UPGRADE**

Applicants for licensure or certification shall meet the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board. An applicant shall obtain the required experience by performing or

reviewing appraisals using appraisal methods and processes that are employed by real estate appraisers and shall comply with the edition of the USPAP in effect at the time of the appraisal, in addition to meeting the applicable requirements set forth in this Section. In the alternative, 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 submit a certificate of completion.

## **21 NCAC 57A .0604 TYPES OF APPRAISAL EXPERIENCE**

(a) An applicant may receive experience credit for standard appraisals, ~~supervising appraiser's reviews, and~~ review appraisals, and ~~condemnation demonstration~~ appraisals. In the alternative, 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 submit a certificate of completion.

## **21 NCAC 57A .0605 REPORTING APPRAISAL EXPERIENCE**

(a) Applicants shall use the Appraisal Board's Appraisal Experience Log to report appraisal ~~experience.~~ experience, or in the alternative, applicants shall 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. The appraisal experience log is available on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org).

Ohio (Adopted 9/1/2021) (Return to Home)

(D) For purposes of this rule, acceptable appraisal experience shall include, but is not limited to, the following:

- (1) Appraisals;
- (2) Appraisal reviews;
- (3) Appraisal consulting; ~~and~~
- (4) Mass appraisals; and

(5) Practical Applications of Real Estate Appraisal (PAREA) programs approved by the AQB.

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(P) PAREA programs approved by the AQB utilize simulated experience training and serve as an alternative to the traditional Supervisor/Trainee experience model. A full text of the AQB requirements for PAREA is available in an electronic format at <https://appraisalfoundation.sharefile.com/share/view/s8918e2064c0a412cae15bcd79f98d25d>. Information regarding the AQB requirements may also be obtained by writing to the following address - "Real Estate Appraiser Board, Division of Real Estate and Professional Licensing, 77 South High Street, Columbus, Ohio 43215-6133," or accessing the division of real estate and professional licensing website. Only PAREA programs approved by the AQB shall satisfy the requirements of this rule. Participants successfully completing approved PAREA programs will receive the following experience credit:

(1) For participants completing an approved Licensed Residential PAREA program:

(a) Licensed Residential classification: up to 100 percent of the required experience hours.

(b) Certified Residential classification: up to 67 percent of the required experience hours.

(c) Certified General classification: up to 33 percent of the total required experience, none of which is eligible towards the required non-residential hours.

(2) For participants completing an approved Certified Residential PAREA program:

(a) Licensed Residential classification: up to 100 percent of the required experience hours.

(b) Certified Residential classification: up to 100 percent of the required experience hours.

(c) Certified General classification: up to 50 percent of the total required experience, none of which is eligible towards the required non-residential hours.

**South Dakota ([Proposed 3/21/2022](#)) ([Return to Home](#))**

**20:14:05:21. Acceptable alternative appraisal experience.** Experience obtained through an alternative method other than the traditional supervisor/state-registered appraiser experience model are acceptable to satisfy the experience requirements for state-licensed, state-certified residential, and state-certified general appraiser credentials. Acceptable alternative methods include:

(1) Practicum courses that are approved by the Appraiser Qualifications Board Course Approval Program or state appraiser regulatory agencies;

(2) Practical Applications of Real Estate Appraisal (PAREA) programs approved by the Appraiser Qualifications Board Course Approval Program or state appraiser regulatory agencies. Partial credit will not be granted for completing only a portion of a PAREA program. Experience credit will be granted upon verification of successful completion of an entire PAREA program for the state-licensed or state-certified residential appraiser credential, as applicable; and

(3) Experience Training Program governed by the department in accordance with § 20:14:15.

**Note:** There does not need to be a client traditional client, such as a client hiring an appraiser for a business purpose, in order for an appraisal to qualify for experience. With the exceptions of the Experience Training Program and PAREA programs, experience gained for work without a traditional client can meet any portion of the total experience requirement.

**Reference: The Real Property Appraiser Qualification Criteria and Interpretations of the Criteria,** effective January 1, 2021, The Appraisal Foundation, Appraiser Qualifications Board. Copies may be obtained from The Appraisal Foundation, free of charge at [https://appraisalfoundation.org/imis/TAF/Standards/Qualification\\_Criteria/Qualification\\_Criteria\\_RP\\_TAF/AQB\\_RPAQC.aspx?hkey=5ec61b8d-751b-4a97-90b1-9b3dae51beea](https://appraisalfoundation.org/imis/TAF/Standards/Qualification_Criteria/Qualification_Criteria_RP_TAF/AQB_RPAQC.aspx?hkey=5ec61b8d-751b-4a97-90b1-9b3dae51beea)

## Texas (Proposed May 20, 2022)

### 153.1. Definitions.

The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise:

(43) Practical Applications of Real Estate Appraisal (PAREA)--Training Programs approved by the AQB that utilize simulated experience training and serve as an alternative to the traditional Supervisor/Trainee experience model.

### 153.15. Experience Required for Licensing.

(a) Applicants for a license must meet all experience requirements established by the AQB.

(b) The Board awards experience credit in accordance with current criteria established by the AQB and in accordance with the provisions of the Act specifically relating to experience requirements. An hour of experience means 60 minutes expended in one or more of the acceptable appraisal experience areas. Calculation of the hours of experience is based solely on actual hours of experience. Hours may be treated as cumulative in order to achieve the necessary hours of appraisal experience. Any one or ~~a any~~ combination of the following categories may be acceptable for satisfying the applicable experience requirement. ~~Experience credit may be awarded for:~~

(1) An appraisal or appraisal analysis when performed in accordance with Standards 1 and 2 and other provisions of the USPAP edition in effect at the time of the appraisal or appraisal analysis.

(2) Mass appraisal, including ad valorem tax appraisal that:

(A) conforms to USPAP Standards 5 and 6; and

(B) demonstrates proficiency in appraisal principles, techniques, or skills used by appraisers practicing under USPAP Standard 1.

(3) Appraisal review that:

(A) conforms to USPAP Standards 3 and 4; and

(B) demonstrates proficiency in appraisal principles, techniques, or skills used by appraisers practicing under USPAP Standard 1.

(4) Appraisal consulting services, including market analysis, cash flow and/or investment analysis, highest and best use analysis, and feasibility analysis when it demonstrates proficiency in appraisal principles, techniques, or skills used by appraisers practicing under USPAP Standards 1 and 2 and using appropriate methods and techniques applicable to appraisal consulting.

(5) "Practical Applications of Real Estate Appraisal" (PAREA) programs approved by the AQB.