

FAQs

Supervisory Appraiser/Trainee Appraiser Course (5/13/15)

As of January 1, 2015, per the *2015 Real Property Appraiser Qualifications Criteria*, a mandatory Supervisory Appraiser/Trainee Appraiser course is required by the AQB for all individuals becoming Supervisory Appraisers and all individuals becoming Trainee Appraisers. The intent of this course is to cover the national minimum requirements and responsibilities of Supervisory Appraisers and Trainee Appraisers. **Important Note.** Individual states may have additional requirements.

Q. Who is required to take this course?

A. Individuals who are required to take the supervisory appraiser/trainee appraiser course include the following:

- All individuals who want to become Supervisory Appraisers after 1/1/2015
- All individuals who want to become Trainee Appraisers after 1/1/2015

Q. If I am already a credentialed Trainee Appraiser, do I need to take the course?

A. Credentialed Trainee Appraisers are grandfathered per the *2015 Real Property Appraiser Qualifications Criteria*. However, a credentialed Trainee Appraiser might need the course if his or her state appraisal regulatory agency has adopted more stringent requirements. Check with your state appraisal regulatory agency.

Q. If I am already a credentialed Supervisory Appraiser, do I need to take the course?

A. Credentialed Supervisory Appraisers are grandfathered per the *2015 Real Property Appraiser Qualifications Criteria*. However, a credentialed Supervisory Appraiser might need the course if his or her state's appraiser regulatory agency has adopted more stringent requirements. Also, after the implementation date, individuals must fulfill all of the *2015 Criteria* requirements to continue as a Supervisory Appraiser. Therefore, if you entered into a new supervisor/trainee relationship after January 1, 2015, you must take the course (see *2015 Criteria*, p. 55, Supervisory Appraiser Requirements).

Q. If I take the Appraisal Institute's supervisory/trainee course, will it fulfill the AQB's course requirement?

A. It depends on your state. The Appraisal Institute's course covers the content specified in the AQB's required course objectives and outline. However, each state may require more specific content 1) relevant to the local jurisdiction regarding state law or 2) related to areas of practice that have high disciplinary complaints. Check with your state appraisal regulatory agency:
<https://www.appraisalinstitute.org/education-resources/state-appraisal-regulatory-agencies/>.

Note. The following states that require state-specific content NOT covered in the Appraisal Institute course include (but may not be limited to): AR, IA, KY, ME, MN, MT, NC, NE, OH, OR, SD, TN, TX, UT, WV. In most cases, the local chapter will add the necessary content needed to comply with their state's requirements.

- Q. If my state does require additional hours and additional content, must I take the Appraisal Institute's "base" course and my state's course in tandem, or can I take the two courses on separate days?
- A. It depends. Check with your state appraisal regulatory agency:
<https://www.appraisalinstitute.org/education-resources/state-appraisal-regulatory-agencies/>
- Q. How long is the base supervisory/trainee course that covers the AQB requirements and responsibilities?
- A. The Appraisal Institute's *Supervisory Appraiser/Trainee Appraiser* course is four classroom hours plus an optional one-hour exam.
- Q. I noticed that the Appraisal Institute's supervisory/trainee course includes an exam. Is successful completion of the exam mandatory?
- A. Successful completion of the Appraisal Institute's exam depends on state requirements. The 2015 AQB Criteria does not require successful completion of a course exam. However, your state may require successful completion of the course exam. The Appraisal Institute's course exam was developed for individuals whose states require successful completion of an exam.
- Q. I am a Trainee Appraiser. Will I get QE (Qualifying Education) hours for the course?
- A. No. The 2015 Real Property Appraiser Qualification Criteria does not allow QE hours for The *Supervisory Appraiser/Trainee Appraiser Course*.
- Q. Will I get CE (Continuing Education) hours for the course?
- A. Yes. The *Supervisory Appraiser/Trainee Appraiser Course* has been submitted to CAP (Course Approval Program) for four classroom/one-hour exam CE hours to meet the minimum base requirements as noted in the AQB's outline for the Supervisory Appraiser/Trainee Appraiser Course. The Appraisal Institute has submitted the course for CE credit in states that don't have additional state-specific requirements. Appraisal Institute Chapters whose states have state-specific requirements may apply for CE credit at their discretion.
- Q. Will the Appraisal Institute offer the Supervisory Appraiser/Trainee Appraiser online?
- A. Yes. The course should be ready by 4th quarter 2015. However, please note that if your state requires an additional state-specific add-on course, you will need to take that as well.
- Q. If I am pursuing a License Residential, Certified Residential, or Certified General credential, do I need to take the Supervisory Appraiser/Trainee Appraiser course?
- A. No. This requirement is only for Trainee Appraisers and those who supervise them.

Q. If I am pursuing a License Residential, Certified Residential, or Certified General credential, do I need to take the Supervisory Appraiser/Trainee Appraiser course?

A. No. This requirement is only for Trainee Appraisers and those who supervise them.

Q. Do Supervisors and Trainees take the same course?

A. Yes. There is only one course and it is for both Trainee Appraisers and Supervisory Appraisers.

Q. Are there any prerequisites for the supervisory/trainee course?

A. No.

Q. When should I take the supervisory/trainee course?

A. A Trainee can take the course before or after the other educational requirements. The course must be completed prior to obtaining the Trainee credential, however. A Supervisory Appraiser must take the course before supervising a Trainee if the Supervisory Appraiser entered into the supervisor/trainee relationship after January 1, 2015.

Q. When should I take the supervisory/trainee course?

A. A Trainee can take the course before or after the other educational requirements. The course must be completed prior to obtaining the Trainee credential, however. A Supervisory Appraiser must take the course before he or she may supervise a Trainee if the Supervisory Appraiser started training the Trainee after January 1, 2015.

Q. Besides individuals who are becoming Supervisory Appraisers or Trainee Appraisers after 1/1/2015, who else might need to take the course?

A. The following individuals might be interested and/or required to take the Supervisory/Trainee course:

- Existing credentialed Trainee Appraisers whose state appraiser regulatory agencies have adopted more stringent requirements.
- Existing credentialed Supervisory Appraisers who are grandfathered but might need the course if their state appraiser regulatory agencies have adopted more stringent requirements.
- Appraisers who might want to supervise a trainee appraiser in the future.
- Existing Supervisory Appraisers who need to take an educational alternative for disciplinary action per their state appraisal regulatory agencies.

Q. Will I need to take this course every year?

A. The AQB only requires you to take the AQB base course once. However, if your state requires a state-specific add-on course, and it changes its requirements, you may have to take the course more often. Check with your state appraisal regulatory agency: <https://www.appraisalinstitute.org/education-resources/state-appraisal-regulatory-agencies/>

Q. I am a Certified General licensed appraiser who is currently supervising a certified residential appraiser. Do we need to take the course?

A. No. The AQB only requires Certified Licensed appraisers supervising Licensed Trainee appraisers to take the course.