

# MAI Designation Path for Assessors

## Requirement needed to enter General Candidate for Designation Program:

To attain MAI membership, one must hold a state certification in mass appraisal or the CAE designation, in good standing, from IAAO and satisfy the following requirements.

### Pre-General Candidacy Requirements

If one does not hold a General State Certification for appraisers – these pre-general Candidacy exams must be passed through the Appraisal Institute or through a college or university accredited by the US Department of Education.

1. Pass [Real Estate Finance, Statistics, and Valuation Modeling](#)
2. Pass [General Appraiser Market Analysis and Highest & Best Use](#)
3. Pass [General Appraiser Sales Comparison Approach](#)
4. Pass [General Appraiser Income Approach/ Part 2](#)

## Join the Candidate for Designation Program!

### Requirements needed for attaining MAI membership as a general Candidate on the assessor path:

5. Ethics and Standards Requirement for Candidacy (required to be completed/submitted within the first year of Candidate status)
  - Provide proof of your most current USPAP completion certificate. If you have taken through another provider, please email completion certificate to [admissions@appraisalinstitute.org](mailto:admissions@appraisalinstitute.org) or fax (312) 335-4146.
  - Required to complete the Appraisal Institute [Business Practices and Ethics](#) course
6. [College Degree Requirement](#)
7. Attend and pass [General Appraiser Report Writing and Case Studies](#) (from the AI or an accredited college or university approved by the ADQC)
8. Pass [Advanced Income Capitalization](#)
9. Pass [Advanced Market Analysis and H&BU](#)
10. Pass [Advanced Concepts and Case Studies](#)
11. Pass [Quantitative Analysis](#)
12. [General Comprehensive Examination Requirement](#)
13. [General Demonstration of Knowledge Requirement](#)
14. [Specialized Experience Requirement](#)
15. [MAI Membership Application](#)

# MAI Designation Path for Assessors

*Take your Career to the Next Level...Join the Appraisal Institute Today!*

How does being a Designated member of AI benefit your career as an assessor?

*It was instrumental in my being appointed as the Ames City Assessor. There is only one other appraiser in the assessment offices in Iowa who is also an MAI. Being designated provides me with instant credibility when I discuss values with property owners, and as an expert witness on appeal cases.*

— Gregory P. Lynch, M.S., MAI, CAE, CCIM

How does your AI designation function in concert with your work as an assessor?

*I work full time as a practicing assessing officer for a well-established community having a tax base of 80 percent commercial and industrial real property and approximately 20 percent personal property. Mine is not an elected position but one based on direct performance of my responsibilities. I believe it is absolutely necessary to have the skills, knowledge, education and experience to ensure I'm providing the highest quality of ethical and competent service to the taxpayers in my community. Being designated provides another assurance that I'm accountable for how I conduct myself professionally.*

— Micheal Lohmeier, MAI, SRA

What prompted you to obtain an AI designation?

*The educational opportunities available under the Society of Real Estate Appraisers and now the AI. Also, since I also do fee appraisal work the AI is the industry gold standard on the fee side of the equation and shows potential clients you are part of a professional organization with ethical, educational and designation standards to abide by.*

— Miles Anderson SRA, CAE