

## Overview: MAI Designation Requirement Path for Assessors

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| <b>Pre-Candidacy Requirements</b> | <p>Required to hold a state certification in mass appraisal or the CAE designation, in good standing, from IAAO and satisfy the following requirements. Individual who are not Certified General Real Property Appraisers are required to pass the following examinations through the Appraisal Institute (or an AI approved university). Individuals <b>may JOIN as Practicing Affiliates</b> while they are completing the following pre-Candidacy requirements.</p> <ul style="list-style-type: none"> <li>• Pass <a href="#">Real Estate Finance, Statistics, and Valuation Modeling</a></li> <li>• Pass <a href="#">General Appraiser Market Analysis and Highest &amp; Best Use</a></li> <li>• Pass <a href="#">General Appraiser Sales Comparison Approach</a></li> <li>• Pass <a href="#">General Appraiser Income Approach/ Part 2</a></li> </ul> |
| <b>Start!</b>                     | <p><b>Click link here to: <a href="#">Enter General Candidate for Designation Program</a> or Apply for a Category Change from AI login page (affiliated with the AI)</b></p>   |
| <b>1.</b>                         | <p><b>Standards Requirement (within first year)</b><br/>Provide proof of your most current USPAP completion certificate. For those readmitting to AI, Standards and Ethics requirements must be completed <u>before</u> readmission occurs.</p>  |
| <b>2.</b>                         | <p><b>AI <a href="#">Business Practices and Ethics</a> Requirement* (within first year)</b><br/>For those readmitting to AI, Standards and Ethics requirements must be completed <u>before</u> readmission occurs.</p>   |
| <b>3.</b>                         | <p><b>Degree Requirement</b> bachelor's degree or higher from an <a href="#">accredited degree-granting educational institution</a> (or international degree equivalent for international Candidates).</p>   |
| <b>4, 5, 6, 7</b>                 | <p>Pass exam: <a href="#">Advanced Income Capitalization</a><br/>Pass exam: <a href="#">Advanced Market Analysis &amp; HBU</a><br/>Pass exam: <a href="#">Advanced Concepts &amp; Case Studies</a><br/>Pass exam: <a href="#">Quantitative Analysis</a><br/>Classroom or live online courses available, or challenge examination without taking the course.</p>  |
| <b>8.</b>                         | <p><a href="#">Pass General Comprehensive Examination</a> 1- 7 must be completed prior to sitting for this exam</p>  |
| <b>9.</b>                         | <p><a href="#">Specialized Experience</a> 4,500 hours of specialized experience</p>  |
| <b>10.</b>                        | <p><a href="#">General Demonstration of Knowledge</a></p>  |
| <b>11.</b>                        | <p>Apply for MAI Designated Membership</p>   |
| <b>Finish!</b>                    | <p><b>General Candidate for Designation Program Completed (within 4 years or less)</b></p>   |

[Regulation No. 1: Admissions to General Candidacy and MAI Membership](#) (Account set-up required)

## 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 a 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