

SRA Designation Requirements for Residential Candidates for Designation

For full requirement details, please refer to [Regulation No. 2](#)

Residential Candidacy	Required to have a general or residential state certification (or equivalent) to be approved for the residential Candidate program, or complete all general or residential certification exams and/or course exams through the Appraisal Institute.
Good Moral Character	The residential Candidate must have good moral character.
Begin	Enter Residential Candidate for Designation Program
1.	<p>Standards and Ethics Requirement* (must be completed within first year of Candidacy unless readmitting) Provide proof of your most current USPAP** completion certificate, and; Required to complete the Appraisal Institute Business Practices and Ethics course</p> <p>*For those readmitting to the Appraisal Institute, Standards and Ethics requirements must be completed before readmitting to the Appraisal Institute **Candidates who practice solely outside the United States may take the Introduction to International Valuation Standards Overview course (not currently available). For a short time, receive free copy of new IVS here so you may study: IVS Online (approval code: appraisalinst) then take exam here: Apply for Examination. Once passed you will received credit for IVS.</p>
2.	<p>College Degree Requirement Candidate must have received at least a four (4) year Bachelor’s Degree from an accredited degree-granting educational institution (or international degree equivalent for international Candidates).</p> <p>Note: <i>If you are a General Certified Real Property Appraiser or a Residential Certified Real Property Appraiser in the U.S., you are not required to submit a four (4) year Bachelor’s Degree.</i></p>
3.	<p>Residential Equivalency Examination Must pass Residential Equivalency Exam (a residential Candidate who holds an active general or residential state certification will be eligible to take and pass the residential equivalency examination for credit towards the following examinations, or may pass the following examinations instead)</p> <ul style="list-style-type: none"> • Residential Appraiser Site Valuation and Cost Approach • Residential Sales Comparison and Income Approaches • Residential Report Writing and Case Studies

4.	Pass Exam for Residential Market Analysis and Highest and Best Use (available online) or General Appraiser Market Analysis and Highest and Best Use (classroom only) Challenge Exam Application (w/out completing course)/
5.	Pass Exam for Real Estate Finance, Statistics, Valuation Modeling (available online) Challenge Exam Application (w/out completing course)/
6.	Attend Course and Pass Exam for Advanced Residential Applications and Case Studies/Part 1 Note: Pair and Pass Adv. Residential Applications and Case Studies/Part 1 (course/exam) with Advanced Residential Report Writing/Part 2 (course/exam) to also satisfy the residential Demonstration of Knowledge requirement (#7)
7.	Residential Demonstration of Knowledge Requirement Must receive credit for the demonstration of knowledge requirement (6 options available).
8.	Residential Experience Requirement Must receive credit for 3,000 hours of residential appraisal experience.
9.	SRA Membership Application Submit final application for approval once all requirements above are completed and credit is received.
Complete	Residential Candidate Program Completed (within 3 years or less)

Important Resource Documents

[Candidate Resources Manual](#)

[Candidate Policy Manual](#)