

20:14:04:11. Appraisal by state-registered appraiser.

- Change brings the state into compliance with AQB Criteria.
 - I.B. – scope of practice limited to supervisor’s competence
 - V.B.2. – Supervisor to review and sign trainee’s reports.
 - By the language used by the AQB, being a trainee is an all other nothing proposition.

20:14:04:15. Application for supervisory appraiser approval.

- Adding requirement that a state-registered appraiser be named.
- There are a number of supervisory appraisers who are not supervising any appraisers.
- The license is not intended to be used to raise a licensee’s profile, if the supervisory appraiser does not plan to supervise, the license should not be granted.

20:14:04:16. Supervisory appraiser approval renewal.

- Sets firm dates and eliminates potential for interpretation errors.
- Disallows the renewal of a supervisory appraiser who has not supervised an appraiser for the last 2 years and requires them to reapply.
- Eliminates licensees who hold the credential with no intention to supervise a state registered appraiser.
- The purpose of the credential is for those who intend to supervise. It is not a status credential.

20:14:04:17. Responsibilities of the supervisory appraiser.

- Removes set number of co-inspections required of a supervisor and state-registered appraiser.
- Mirrors AQB Criteria.
- Gives flexibility to supervisors to determine what is needed for the state-registered appraiser they are training.
 - Requires supervisor to stand behind the state-registered’s capabilities.
- Does not mandate more or less.

20:14:05:01.02. Limited exemption for qualifications -- Military.

- Repeals time period set in rule as time period has passed and is no longer relevant.

20:14:05:02. Examination.

- Removes language requiring a state-registered appraiser to take an examination.
 - In line with AQB Criteria.

- State-registered is a trainee who is learning, making them take an exam meant for someone who has fulfilled the experience requirements for a state-licensed credential is not a reasonable barrier.
- Removes language requiring additional fees if applicant fails the applicable exam four times.
 - In line with AQB Criteria.
 - The applicant has 24 months to pass exam in 20:14:05:02.00.
 - Extra fees do not make the applicant more likely to pass the examination.

20:14:05:02.00. Examination approval -- Time limit.

- Changes follow suit with 20:14:05:02, as state-registered is a trainee without any experience.
- State-registered appraisers cannot appraise properties without the supervisory appraiser.

20:14:05:05. Acceptable experience.

- Change to mirror the AQB Criteria.
- Removes limits on practicum and non-client experience.
- Last Paragraph addressed in 20:14:05:21.
- Note clarifies “demonstration” or non-client reports are allowed.

20:14:05:21. Acceptable alternative appraisal experience.

- Allow 100% practicum experience, PAREA, and ETP experience.
- Mirrors AQB requirements.

20:14:13:02. Acceptable continuing education course topics.

- Adds sub (17) topic.
- Style and form changes.

20:14:13:05.01. Acceptable courses without state review.

- Clarifies that it is another state that must have reviewed the course.

20:14:13:05.02. Acceptable distance education courses.

- Updates distance education to mirror AQB requirements.

20:14:13:05.03. Distance Asynchronous education -- Continuing education.

- Updates distance education to mirror AQB requirements

20:14:13:05.04. Distance education -- Qualifying education.

- Updates distance education to mirror AQB requirements.

20:14:15:01. Eligibility requirements.

- Requires applicants to be state-registered appraisers.

20:14:15:02. Experience training program application.

- Sets out information required to be in the application.

20:14:15:03. Ranking system for candidate selection.

- Sets forth a ranking system to use if there are more applicants that the program has capacity for.

20:14:15:04. Requirements to complete the experience portion of the program.

- Requires the candidate to complete the experience required by the ETP.
- ETP must be approved by the ASC before going forward.
- The grant for the ASC was awarded based on the promise for innovative solutions to produce minimally competent appraisers.
 - The ASC does not consider extra hours and longer wait periods to be innovative or in the spirit of the grant.
 - The ASC indicated it would not support a grant for a program that requires more experience hours and longer wait times than the traditional supervisory-trainee model.

20:14:15:05. Partial experience credit not allowed.

- Prevents a candidate who quits the ETP from using that experience to obtain licensure.

20:14:15:06. Requirements to complete the education portion of the program.

- Allows a candidate to simultaneously complete the AQB's qualifying education while in the ETP.

20:14:15:07. Grounds for dismissal from experience training program.

- Sets forth grounds for dismissing a candidate from the ETP.
- Allows for makeup of missed hours and excused absences.
- Directs actions of lead trainer if there are issues of noncompliance.

20:14:15:08. Certificate of completion.

- Requires the issuance of a certificate of completion.
- Certificate will be used as part of the application process showing that the experience requirement has been met.

20:14:15:09. Lead and associate trainer requirements.

- Sets out requirement for lead and associate trainers.

20:14:15:10. Agreement with department for other institutions to administer an experience training program.

- In the future other programs outside of SDSU may develop. This ensures the department can monitor and guide those programs.

20:77:01:05. Definitions.

- Adds "substantive cause" to the definitions for use in other sections

20:77:03:01. Application for registration.

- Brings section in line with ASC rules (AMC Rule) on ownership requirements
 - Credential appraiser owners who have been disciplined, and
 - Owners of 10 percent or more.
- See 12 CFR 1222.24 and identical regs by other federal regulators.

20:77:03:06. Change of ownership -- new application.

- Changes requirement for filing a new application to a simple notice requirement when ownership changes.

20:77:07:03. Grounds for disciplinary action.

- Mirrors information required in 20:77:03:01

20:77:07:04. Reporting of discipline.

- Explicitly states that an AMC that is subject to discipline will be reported to the ASC's registry.
- Sets 5-day time requirement.

Proposed Addition:

1. Creation of a new credential for non-federally related transactions; or
2. Exempt non-federally related transactions from requiring a credential

State-registered appraisers are not allowed to perform appraisals without the supervisor. Either of these options would allow a person who wishes to perform appraisals on non-federally related transactions a path to do that work.