

Chapter 70. Board of Certified Real Estate Appraisers.

(Words in **boldface and underlined** indicate language being added; words [CAPITALIZED AND BRACKETED] indicate language being deleted. Complete new sections are not in boldface or underlined.)

The introductory language of 12 AAC 70.130(a) is amended to read:

(a) To be certified as a real estate appraiser by examination, an applicant must pass the following examination **not later than** [WITHIN THE] 24 months **after being approved to take the examination** [IMMEDIATELY PRECEDING THE DATE OF CERTIFICATION]:

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12 AAC 70.130 is amended by adding a new subsection to read:

(c) An examination score is valid for 24 months after the date the applicant passed the examination. (Eff. 7/16/92, Register 123; am 4/15/94, Register 130; am 1/16/2005, Register 173; am 5/24/2007, Register 182; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.110

12 AAC 70.140 is repealed and readopted to read:

12 AAC 70.140. Standards for acceptable education. (a) To comply with the real estate appraisal education requirements of 12 AAC 70.115 for initial certification or the registered trainee education requirements of 12 AAC 70.125, an applicant's classroom hours of instruction as defined in 12 AAC 70.910 must

- (1) relate directly to real estate appraisal theory or practices;
- (2) be obtained through a course approved under 12 AAC 70.145; and
- (3) meet the requirements of 12 AAC 70.145.

(b) Only a course that has prior approval of the board under 12 AAC 70.145 will be credited toward the classroom hours of instruction required for certification or registration.

(c) An applicant's classroom hours of education for certification as a general or residential real estate appraiser must include coverage of the full scope of the fundamentals of appraisal theory, principles, and practices and all topics listed in the applicable Appraiser Qualification Criteria developed by the Appraiser Qualifications Board of The Appraisal Foundation, *The Real Property Appraiser Qualification Criteria* effective January 1, 2026, and adopted by reference. A course that is highly specialized or narrow in focus will not be credited toward an applicant's required classroom hours of instruction unless the applicant has also completed sufficient courses to cover the fundamental aspects of appraisal theory, principles, and practices as set out under this section.

(d) An online course that meets the requirements of this section will be approved under the same process and criteria as an in-person course.

(e) The board will not award credit for noninstructional course time except for a maximum of 20 hours spent writing appraisal reports for a course on that subject. The number of hours credited under this subsection may not exceed 50 percent of the total classroom hours awarded for the course for which the appraisal reports were written. The board will award credit under this subsection for not more than one course during an applicant's total classroom hours of instruction.

(f) The board may require additional information if necessary to determine whether an applicant's classroom hours of instruction meet the requirements in this section. (Eff. 7/16/92, Register 123; am 4/15/94, Register 130; am 12/13/94, Register 133; am 6/13/97, Register 142; am 6/5/98, Register 146; am 4/16/2004, Register 170; am 1/16/2005, Register 173; am

5/24/2007, Register 182; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am 10/18/2017, Register 224; am 3/28/2019, Register 229; am 3/5/2023, Register 245; am _____/_____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

The first paragraph of the editor's note that follows 12 AAC 70.140 is changed:

Editor's note: Copies of *The Real Property Appraiser Qualification Criteria*, [THE APPRAISER QUALIFICATION CRITERIA] adopted by reference in 12 AAC 70.140, are available from the Appraisal Qualifications Board of The [THE] Appraisal Foundation, 1155 15th Street, N.W., Suite 1111, Washington, DC 20005-3517; phone: (202) 347-7722; website at www.appraisalfoundation.org.

12 AAC 70.145 is repealed and readopted to read:

12 AAC 70.145. Approval of course or seminar for initial certification or trainee registration. (a) The following courses or seminars are approved by the board to meet the education requirements for initial certification or trainee registration if the courses or seminars meet the requirements of 12 AAC 70.140 and (b) of this section:

- (1) a course or seminar offered by a member organization of The Appraisal Foundation;
- (2) a course or seminar offered by a regionally accredited junior college, college, or university;
- (3) a course or seminar approved by the Appraiser Qualifications Board Course Approval Program of The Appraisal Foundation;

(4) an online education course or seminar approved by the International Distance Education Certification Center.

(b) An education provider or other organization that wishes to sponsor a course or seminar for approval under this section shall submit to the board

(1) a completed application on a form provided by the department;

(2) applicable fees required under 12 AAC 02.370; and

(3) if applying for approval under (a)(3) or (4) of this section, verification that the course or seminar is approved by the Appraiser Qualifications Board or the International Distance Education Certification Center.

(c) The board will use the standards established under this section to determine if a course or seminar that is not approved under (a) of this section contains material sufficiently related to real estate appraisal, and may credit the course or seminar toward an applicant's total classroom hours of instruction.

(d) To receive the board's approval under (b) and (c) of this section, a course or seminar must

(1) have a primary focus directly related to the theories, concepts, principles, practices, techniques, methods, or problems applicable to one or more aspects of real property appraisal;

(2) meet the following requirements:

(A) the course or seminar must offer a verification of attendance;

(B) the course or seminar must require successful completion of a final examination and be a minimum of 15 classroom hours in duration, except that

(i) a course or seminar on valuation bias and fair housing laws and regulations must be a minimum of eight classroom hours in duration;

(ii) time spent on an assignment that is not an appraisal report under 12 AAC 70.140(e) will not be counted toward a minimum course or seminar duration or credited toward the total classroom hours of instruction required for initial certification or trainee registration; and

(3) have the number of hours of instruction sufficient for quality instruction on the subject matter that the course or seminar covers.

(e) A course or seminar that is approved by the board under (d) of this section but is not approved by the Appraiser Qualifications Board or the International Distance Education Certification Center is valid for three years after the date of initial approval. Approval may be renewed by submitting a renewal application on forms provided by the department.

(f) A course or seminar that is approved by the Appraiser Qualifications Board or the International Distance Education Certification Center has an expiration date consistent with the organization's expiration date, as follows:

(1) the department

(A) will update the course or seminar expiration date if the course or seminar provider submits recertification documents;

(B) will not update the course or seminar expiration date if the Appraiser Qualifications Board or International Distance Education Certification Center recertification exceeds three years after the date of initial approval;

(2) approval for a course or seminar that expires after three years may be renewed by submitting a renewal application on forms provided by the department.

(g) The board will maintain a list of courses and seminars approved under 12 AAC 70.140 and this section. (Eff. 6/13/97, Register 142; am 9/16/2000, Register 155; am 1/16/2005, Register 173; am 6/22/2005, Register 174; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.310

12 AAC 70.160(a)(1)(E)(ii) is amended to read:

(ii) has not had **action under AS 08.87.135(b)(2) taken by this state against** a real estate appraiser certificate [DENIED, CANCELLED, SUSPENDED, REVOKED, PUT ON PROBATION, OR SURRENDERED IN LIEU OF A PENDING REVOCATION, AS DESCRIBED IN AS 08.87.135(b)(2), AND FOR A SUBSTANTIVE CAUSE AS DETERMINED BY THE SAME STATE THAT ISSUED THE CERTIFICATE]; and
(Eff. 3/28/2019, Register 229; am 4/8/2021, Register 238; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.130 AS 08.87.135

12 AAC 70.175 is amended to read:

12 AAC 70.175. Annual reporting and federal registry requirements for appraisal management companies. (a) **Not later than June 30 of each year, a** [A] registered appraisal management company shall **submit**

(1) an annual report [ANNUALLY] on a form provided by the department; and

(2) [SUBMIT] the registry fee required under [IN] 12 AAC 02.370(b)(5) for each appraiser on the appraiser panel who performed [PERFORMING] appraisals for covered transactions in the state during the preceding calendar year.

(b) Not later than June 30 of each year, a federally [FEDERALLY] regulated appraisal management company shall submit

(1) [COMPANIES MUST REPORT ANNUALLY TO THE BOARD] information required by AS 08.87.155 to the board on a form provided by the department; and

(2) [SUBMIT] the registry fee required under [IN] 12 AAC 02.370(b)(5) for each appraiser on the appraiser panel who performed [PERFORMING] appraisals for covered transactions in the state during the preceding calendar year.

(c) An appraisal management company that fails to submit the required form and corresponding fee by the designated reporting date in (a) and (b) of this section will be recorded as inactive on the appraisal management company registry and may be subject to disciplinary proceedings under AS 08.87.215 and 08.87.220. (Eff. 3/28/2019, Register 229; am 4/8/2021, Register 238; am ____/____/_____, Register _____)

Authority: [AS 08.07.130] AS 08.87.130 AS 08.87.155
AS 08.87.020 AS 08.87.135

12 AAC 70.200 is repealed and readopted to read:

12 AAC 70.200. Application for continuing education course or seminar approval.

(a) The following courses or seminars are approved for continuing education if they comply with the requirements of 12 AAC 70.210 and (b) of this section:

(1) a course or seminar offered by a member organization of The Appraisal Foundation;

(2) a course or seminar offered by a regionally accredited junior college, college, or university;

(3) a course or seminar approved by the Appraiser Qualifications Board Course Approval Program of The Appraisal Foundation;

(4) an online education course or seminar approved by the International Distance Education Certification Center.

(b) To obtain approval by the board under (a) of this section, the education provider or other organization sponsoring the course or seminar shall submit

(1) a completed application on forms provided by the department;

(2) applicable fees required under 12 AAC 02.370; and

(3) if applying for approval under (a)(3) or (4) of this section, verification that the course or seminar is approved by the Appraiser Qualifications Board or the International Distance Education Certification Center.

(c) An education provider or other organization that wishes to sponsor a real estate appraisal continuing education course or seminar that is not approved under (a) and (b) of this section shall apply for board approval by submitting

(1) a completed application on forms provided by the department; and

(2) applicable fees required under 12 AAC 02.370.

(d) A course or seminar that is approved by the board under (c) of this section but is not approved by the Appraiser Qualifications Board or the International Distance Education Certification Center is valid for three years after the date of initial approval. Approval may be renewed by submitting a renewal application on forms provided by the department.

(e) A course or seminar approved by the Appraiser Qualifications Board or the International Distance Education Certification Center has an expiration date consistent with the organization's expiration date, as follows:

(1) the department

(A) will update the course or seminar expiration date if the course or seminar provider submits recertification documents;

(B) will not update the course or seminar expiration date if the Appraiser Qualifications Board or International Distance Education Certification Center recertification exceeds three years after the date of initial approval;

(2) approval for a course or seminar that expires after three years may be renewed by submitting a renewal application on forms provided by the department. (Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 6/13/97, Register 142; am 9/16/2000, Register 155; am 6/22/2005, Register 174; am 12/28/2018, Register 228; am 4/8/2021, Register 238; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.120

12 AAC 70.210 is repealed and readopted to read:

12 AAC 70.210. Approved continuing education courses and seminars. (a) To be approved by the board, a continuing education course or seminar must have a primary focus directly related to the theories, concepts, principles, practices, techniques, methods, or problems applicable to one or more aspects of real property appraisal.

(b) The board will approve a course or seminar on the following topics if the course or seminar meets the requirements of (a) of this section:

- (1) construction cost estimating;
- (2) ethics and standards of professional appraisal practice;
- (3) land use planning, zoning, and taxation;
- (4) property development;
- (5) real estate appraisal, including valuations and evaluations;
- (6) real estate financing and investment;
- (7) real estate law;
- (8) real estate litigation;
- (9) real estate appraisal related computer applications;
- (10) other topics related to real estate appraisal that are approved by the board.

(c) To be approved by the board, a continuing education course or seminar must include a minimum of two classroom hours that meet the requirements of (a) of this section.

(d) To be approved by the board, a continuing education course or seminar must offer a verification of attendance.

(e) Consistent with the Appraiser Qualification Criteria in *The Real Property Appraiser Qualification Criteria*, adopted by reference in 12 AAC 70.140, the board will award continuing education credit for participation in one in-person or teleconference board meeting each biennial licensing period if participation meets the requirements of this section and

- (1) the participant is a certified real estate appraiser subject to the requirements of 12 AAC 70.220;
- (2) the board meeting is a minimum of two hours;
- (3) the hours claimed for participation do not exceed seven hours;

(4) attendance is maintained throughout the duration of the scheduled meeting;
and

(5) participation is documented on a form provided by the department and
returned to the board.

(f) An online course that meets the requirements of this section will be approved under the same process and criteria as an in-person course. (Eff. 7/16/92, Register 123; am 4/15/94, Register 130; am 12/13/94, Register 133; am 6/13/97, Register 142; am 6/5/98, Register 146; am 12/30/99, Register 152; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am 12/28/2018, Register 228; am 3/5/2023, Register 245; am ____/____/____, Register ____)

Authority: AS 08.87.020 AS 08.87.120

An editor's note is added to 12 AAC 70.210 to read:

Copies of *The Real Property Appraiser Qualification Criteria*, adopted by reference in 12 AAC 70.140 and referenced in 12 AAC 70.210, are available from the Appraisal Qualifications Board of The Appraisal Foundation, 1155 15th Street, N.W., Suite 1111, Washington, DC 20005-3517; phone: (202) 347-7722; website at www.appraisalfoundation.org.

12 AAC 70.215 is repealed:

12 AAC 70.215. Approved online courses. Repealed. [(a) TO BE APPROVED BY THE BOARD TO MEET THE CONTINUING EDUCATION REQUIREMENTS OF 12 AAC 70.220, THE PRIMARY PURPOSE OF AN ONLINE COURSE MUST BE DIRECTLY RELATED TO THE THEORIES, CONCEPTS, PRINCIPLES, PRACTICES, TECHNIQUES,

METHODS, OR PROBLEMS APPLICABLE TO ONE OR MORE ASPECTS OF REAL PROPERTY APPRAISAL.

(b) THE BOARD WILL APPROVE AN ONLINE COURSE ON THE FOLLOWING TOPICS IF THE ONLINE COURSE MEETS THE REQUIREMENTS OF (a) OF THIS SECTION:

- (1) REPEALED 6/28/2015;
- (2) CONSTRUCTION COST ESTIMATING;
- (3) ETHICS AND STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE;
- (4) LAND USE PLANNING, ZONING, AND TAXATION;
- (5) PROPERTY DEVELOPMENT;
- (6) REAL ESTATE APPRAISAL, INCLUDING VALUATIONS AND EVALUATIONS;
- (7) REAL ESTATE FINANCING AND INVESTMENT;
- (8) REAL ESTATE LAW;
- (9) REAL ESTATE LITIGATION;
- (10) REAL ESTATE APPRAISAL RELATED COMPUTER APPLICATIONS;
- (11) OTHER TOPICS RELATED TO REAL ESTATE APPRAISAL THAT ARE APPROVED BY THE BOARD.

(c) IN ADDITION TO THE ONLINE COURSES APPROVED BY THE BOARD UNDER (b) OF THIS SECTION, THE FOLLOWING ONLINE COURSES ARE APPROVED FOR CONTINUING EDUCATION IF THEY ARE CONSISTENT WITH (a) OF THIS SECTION:

(1) COURSES PRESENTED BY A REGIONALLY ACCREDITED JUNIOR COLLEGE, COLLEGE, OR UNIVERSITY THAT OFFERS DISTANCE EDUCATION PROGRAMS IN OTHER DISCIPLINES;

(2) REPEALED 1/16/2005;

(3) COURSES APPROVED BY THE APPRAISER QUALIFICATIONS BOARD COURSE APPROVAL PROGRAM OF THE APPRAISAL FOUNDATION INCLUDING QUALIFYING EDUCATION AND CONTINUING EDUCATION IN THE ASYNCHRONOUS OR SYNCHRONOUS FORMAT;

(4) REPEALED 6/28/2015.] (Eff. 1/7/2001, Register 157; am 1/16/2005, Register 173; am 6/28/2015, Register 214; am 3/5/2023, Register 245; repealed ____ / ____ / _____, Register _____)

12 AAC 70.220(b) is amended to read:

(b) The board will not recognize continuing education hours claimed by an applicant for renewal for taking the same [,] or substantially identical [,] course **or seminar** more than once during a certification period.

12 AAC 70.220(c) is amended to read:

(c) **Credit** [EXCEPT AS PROVIDED IN (d) OF THIS SECTION, CREDIT,] is given for classroom and examination hours only and not for hours devoted to class preparation or completion of assignments. A classroom hour is defined in 12 AAC 70.910.

12 AAC 70.220(d) is amended to read:

(d) **Only a course or seminar that has prior approval of the board under 12 AAC 70.200 will be credited towards the requirements of (a) of this section.** [HOURS REQUIRED BY THIS SECTION MAY BE OBTAINED THROUGH ONLINE COURSES APPROVED UNDER 12 AAC 70.210 OR ONLINE COURSES APPROVED UNDER 12 AAC 70.215.]

12 AAC 70.220(f) is repealed:

(f) Repealed ____/____/_____. [DURING THE LICENSING PERIOD OF JULY 1, 2019 TO JUNE 20, 2021, AN UNLIMITED NUMBER OF THE HOURS REQUIRED BY THIS SECTION MAY BE OBTAINED THROUGH DISTANCE EDUCATION DESCRIBED IN (d) OF THIS SECTION.]

12 AAC 70.220 is amended by adding a new subsection to read:

(g) The board will award up to 10 hours of continuing education credit for each hour completed in preparation for instruction or discussion as an instructor or discussion leader of an educational program that meets the requirements of 12 AAC 70.210 as set out in AS 08.87.120(b)(2). A maximum of 10 credits may be obtained under this section during each biennial licensing period. To receive credit under this subsection, an applicant for renewal shall provide the documentation necessary to substantiate the applicant's participation and experience, including

- (1) information on the topics covered and the hours spent in the program; and
- (2) documentation that the applicant's involvement in the program was in the technical and professional aspects of real estate appraisal and that the primary focus of the program was directly related to the theories, concepts, principles, practices, techniques, methods,

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or problems applicable to one or more aspects of real property appraisal. (Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 1/7/2001, Register 157; am 4/16/2004, Register 170; am 1/16/2005, Register 173; am 6/22/2005, Register 174; am 9/14/2012, Register 203; am 6/28/2015, Register 214; am 4/8/2021, Register 238; am 3/5/2023, Register 245; am ____/____/_____, Register _____; add'l am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.120

12 AAC 70.910(1) is amended to read:

(1) except as provided in [12 AAC 70.145(d)(2)(A) AND] 12 AAC 70.220(c) **and** **(g)**, one classroom hour equals a minimum of 50 minutes of **in-person or online** instruction; (Eff. 7/16/92, Register 123; am 12/13/94, Register 133; am 1/16/2005, Register 173; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.110 AS 08.87.120

12 AAC 70.935(h)(2) is amended to read:

(2) is not eligible towards the **83** [75] hours of qualifying education required under 12 AAC 70.125. (Eff. 6/28/2015, Register 214; am 4/8/2021, Register 238; am ____/____/_____, Register _____)

Authority: AS 08.87.020 AS 08.87.310