

PUBLIC PROTECTION CABINET
Real Estate Appraisers Board
(New Administrative Regulation)

831 KAR 3:030. Education requirements for certification and licensure.

RELATES TO: KRS Chapter 324A, 12 U.S.C. § 3350

STATUTORY AUTHORITY: KRS 324A.035

CERTIFICATION STATEMENT:

NECESSITY, FUNCTION, AND CONFORMITY: KRS 324A.020 and 324A.035 require the Real Estate Appraisers Board, with the review of the director of the Division of Real Property Boards, to promulgate administrative regulations necessary to carry out the provisions of KRS Chapter 324A. This administrative regulation is necessary to comply with Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C. § 3331 through 12 U.S.C. § 3351), and KRS Chapter 324A. KRS 324A.035(3) (a), (b), and (d), require the board to establish by administrative regulations requirements for classifications of appraisers, certification and licensure, and standards of education. This administrative regulation describes education requirements for certification and licensure.

Section 1. Qualifying Education for Licensure or Certification.

- (1) Prior to applying for a credential to practice appraisal in federally related transactions, an applicant shall obtain qualifying education.
- (2) Credit for the qualifying education requirements established in this administrative regulation may be obtained only from the following providers:
 - (a) Colleges or universities;
 - (b) Community or junior colleges;
 - (c) Real estate appraisal or real estate-related organizations;
 - (d) State or federal agencies or commissions;
 - (e) Proprietary schools; and
 - (f) The Appraisal Foundation or its boards.
- (3) Credit toward qualifying education requirements may also be obtained by the completion of a degree in Real Estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the US Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the AQB.
- (4) Experience shall not be substituted for education.

Section 2. Criteria Specific to Qualifying Education.

- (1) A qualifying education course shall be credited only for educational offerings with content that follows the Required Core Curriculum established in Section 9 of this regulation for each respective credential.
- (2) The course content requirement may be general or specific to a property type.
- (3) A qualifying education credit shall be obtained only if:
 - (a) The minimum length of the education offering is at least fifteen (15) hours, with the exception of the eight (8) hour Valuation Bias and Fair Housing Laws and Regulation course stated in Section 4;
 - (b) The student successfully completes a proctored, closed-book examination pertinent to that qualifying educational offering; and
 - (c) The qualifying education course covers multiple topics identified within the Required Core Curriculum that is appropriately tested for each component.
- (4) A single course cannot be completed multiple times to satisfy the qualifying education requirements.

(5) Courses shall foster problem-solving skills in the education process by utilizing case studies as a major teaching method if applicable.

(6) A distance education course shall be accepted for qualifying education provided:

(a) The course includes a written, closed-book final examination; and

(b) The course examination is proctored in person or remotely by an official approved by the college or university, or by the sponsoring organization, or by bio-metric proctoring.

Section 3. Uniform Standards of Professional Appraisal Practice (USPAP) Courses.

(1) An applicant shall take the 15-Hour National USPAP Course, or its equivalent, and pass the associated 15-Hour National USPAP Course Examination as approved by the AQB.

(2) At least one (1) of the course instructors shall be an AQB Certified USPAP instructor who is also a state certified appraiser.

(3) USPAP course content equivalency shall be determined by the AQB or by an alternate method established by the AQB.

Section 4. Valuation Bias and Fair Housing Laws and Regulations Courses.

(1) Beginning January 1, 2026, each associate shall successfully complete a one-time eight (8) hour Valuation Bias and Fair Housing Laws and Regulations course approved by the Board.

(2) Beginning January 1, 2026, each licensed residential real property appraiser, certified residential real property appraiser, and certified general real property appraiser shall successfully complete a one-time seven (7) hour Valuation Bias and Fair Housing Laws and Regulations course approved by the Board.

(3) Every two (2) calendar years thereafter, each associate, licensed residential real property appraiser, certified residential real property appraiser, and certified general real property appraiser shall successfully complete a four (4) hour Valuation Bias and Fair Housing Laws and Regulations course approved by the board.

Section 5. Qualifying Education for Associate Real Property Appraisers.

(1) Prior to applying for an associate real property appraiser credential, an applicant shall have completed 105 class hours as specified in the Required Core Curriculum.

(2) The Required Core Curriculum and class hours for an associate real property appraiser certification shall be:

(a) Basic appraisal principles: thirty (30) class hours;

(b) Basic appraisal procedures: thirty (30) class hours;

(c) 15-Hour national USPAP course or its equivalent: fifteen (15) hours;

(d) Market analysis highest and best use: fifteen (15) class hours;

(e) Valuation bias and fair housing laws and regulations: eight (8) class hours; and

(f) Supervisor associate mandatory course: seven (7) class hours

(3) An applicant shall pass the Required Core Curriculum examination for each course taken.

(4) All qualifying education shall be completed within the five (5) year period immediately preceding the submission of an application for an Associate Real Property Appraiser credential.

Section 6. Qualifying Education for Licensed Residential Real Property Appraisers.

(1) The prerequisite for taking the AQB approved examination for licensure as a licensed residential real property appraiser shall be successful completion of 158 class hours as established in the Required Core Curriculum, except that credit shall be awarded for class hours completed for licensure as an associate real property appraiser, for certification as a certified residential real property appraiser, and for certification as a certified general real property appraiser.

(2) The Required Core Curriculum and class hours for a licensed residential real property appraiser shall be:

- (a) Basic appraisal principles: thirty (30) class hours;
- (b) Basic appraisal procedures: thirty (30) class hours;
- (c) Valuation bias and fair housing laws and regulations: eight (8) class hours;
- (d) 15-Hour national USPAP course or its equivalent: fifteen (15) class hours;
- (e) Residential market analysis and highest and best use: fifteen (15) class hours;
- (f) Residential appraiser site valuation and cost approach: fifteen (15) class hours;
- (g) Residential sales comparison and income approaches: thirty (30) class hours; and
- (h) Residential report writing and case studies: fifteen (15) class hours.

(3) An individual holding an appraisal license or certification may satisfy the educational requirements for the licensed residential credential by successfully completing the following additional educational hours:

- (a) Associate real property appraisers:
 - 1. Residential market analysis and highest and best use: fifteen (15) class hours;
 - 2. Residential appraiser site valuation and cost approach: fifteen (15) class hours;
 - 3. Residential sales comparison and income approaches: thirty (30) class hours; and
 - 4. Residential report writing and case studies: fifteen (15) class hours.
- (b) Certified residential real property appraisers satisfy the qualifying educational requirements for the licensed residential real property appraiser credential.
- (c) Certified general real property appraisers satisfy the qualifying educational requirements for the licensed residential real property appraiser credential.

Section 7. Qualifying Education for Certified Residential Real Property Appraisers Certification.

(1) The prerequisite for taking the AQB approved examination shall be completion of 200 class hours as established in the Required Core Curriculum, except that credit shall be awarded for class hours completed for licensure as an associate real property appraiser, for licensure as a licensed residential real property appraiser, or for certification as a certified general real property appraiser.

(2) The Required Core Curriculum and class hours for a certified residential real estate appraiser shall be:

- (a) Basic appraisal principles: thirty (30) class hours;
- (b) Basic appraisal procedures: thirty (30) class hours;
- (c) Valuation bias and fair housing laws and regulations: eight (8) class hours;
- (d) 15-Hour national USPAP course or its equivalent: fifteen (15) class hours;
- (e) Residential market analysis and highest and best use: fifteen (15) class hours;
- (f) Residential appraiser site valuation and cost approach: fifteen (15) class hours;
- (g) Residential sales comparison and income approaches: thirty (30) class hours;
- (h) Residential report writing and case studies: fifteen (15) class hours;
- (i) Statistics, modeling, and finance: fifteen (15) class hours;
- (j) Advanced residential applications and case studies: fifteen (15) class hours; and
- (k) Appraisal subject matter electives: twelve (12) class hours.

(3) An applicant for the certified residential real property certificate shall satisfy at least one of the following options:

- (a) Possess a bachelor's degree from an accredited college or university in any field of study;
- (b) Possess an associate's degree from an accredited college or university in any field of study related to:
 - 1. Business Administration;
 - 2. Accounting;
 - 3. Finance;

4. Economics; or
5. Real Estate;

(c) Have successfully completed thirty (30) semester hours of college-level courses that cover each of the following specific topic areas and hours:

1. English Composition: three (3) semester hours;
2. Microeconomics: three (3) semester hours;
3. Macroeconomics: three (3) semester hours;
4. Finance: three (3) semester hours;
5. Algebra, Geometry, or higher mathematics: three (3) semester hours;
6. Statistics: three (3) semester hours;
7. Computer Science: three (3) semester hours;
8. Business or Real Estate Law: three (3) semester hours; and
9. Two (2) elective courses in any of the topics listed in this paragraph or in accounting, geography, agricultural economics, business management, or real estate: three (3) semester hours each;

(d) Successful completion of at least thirty (30) semester hours of College Level Examination Program® (CLEP®) examinations from each of the following subject matter areas:

1. College Algebra: three (3) semester hours;
2. College Composition: six (6) semester hours;
3. College Composition Modular: three (3) semester hours;
4. College Mathematics: six (6) semester hours;
5. Principles of Macroeconomics: three (3) semester hours;
6. Principles of Microeconomics: three (3) semester hours;
7. Introductory Business Law: three (3) semester hours; and
8. Information Systems: three (3) semester hours.

(e) Any combination of paragraphs (c) and (d) of this subsection that ensure coverage of all topics and hours identified in paragraph (c) of this subsection; or

(f) Proof of credential as a licensed residential real property appraiser for a minimum of five (5) years with no record of adverse, final, and non-appealable disciplinary action affecting the licensed residential real property appraiser's legal ability to engage in appraisal practice within the five (5) years immediately preceding the date of application for the certified residential credential.

(4) An individual holding an appraisal license or certification may satisfy the educational requirements for the certified residential credential by successfully completing the following additional educational hours:

(a) Associate real property appraisers:

1. Residential appraiser site valuation and cost approach: fifteen (15) class hours;
2. Residential sales comparison and income approaches: thirty (30) class hours;
3. Residential report writing and case studies: fifteen (15) class hours;
4. Statistics, modeling, and finance: fifteen (15) class hours;
5. Advanced residential applications and case studies: fifteen (15) class hours; and
6. Appraisal subject matter electives: twelve (12) class hours.

(b) Licensed residential real property appraisers:

1. Statistics, modeling, and finance: fifteen (15) class hours;
2. Advanced residential applications and case studies: fifteen (15) class hours; and
3. Appraisal subject matter electives: twelve (12) class hours.

(c) Certified general real property appraisers satisfy the qualifying educational requirements for the certified residential real property appraiser credential.

Section 8. Qualifying Education for Certified General Real Property Appraiser Certification.

(1) The prerequisite for taking the AQB approved examination shall be completion of 300 class hours as established in the Required Core Curriculum, except that credit shall be awarded for class hours completed for licensure as an associate real property appraiser, for licensure as a licensed residential real property appraiser, or for certification as a certified residential real property appraiser.

(2) The Required Core Curriculum and class hours for a certified general real property appraiser shall be:

- (a) Basic appraisal principles: thirty (30) class hours;
- (b) Basic appraisal procedures: thirty (30) class hours;
- (c) Valuation bias and fair housing laws and regulations: eight (8) class hours;
- (d) 15-Hour national USPAP course or its equivalent: fifteen (15) class hours;
- (e) General appraiser market analysis and highest and best use: thirty (30) class hours;
- (f) Statistics, modeling, and finance: fifteen (15) class hours;
- (g) General appraiser site valuation and cost approach: thirty (30) class hours;
- (h) General appraiser sales comparison approach: thirty (30) lass hours;
- (i) General appraiser income approach: sixty (60) class hours;
- (j) General appraiser report writing and case studies: thirty (30) class hours; and
- (k) Appraisal subject matter electives: twenty-two (22) class hours.

(3) An applicant shall demonstrate that his or her education includes the core courses listed in these criteria, with particular emphasis on nonresidential properties.

(4) An applicant for the certified general real property certificate shall hold a bachelor's degree or higher from an accredited college or university.

(5) An individual holding appraiser license or certification may satisfy the educational requirements for the Certified General Real Property Appraiser credential by successfully completing the following additional educational hours:

(a) Associate real property appraisers:

- 1. General appraiser market analysis and highest and best use: thirty (30) class hours;
- 2. Statistics, modeling, and finance: fifteen (15) class hours;
- 3. General appraiser site valuation and cost approach: thirty (30) class hours;
- 4. General appraiser sales comparison approach: thirty (30) class hours;
- 5. General appraiser income approach: sixty (60) class hours;
- 6. General appraiser report writing and case studies: thirty (30) class hours;
- 7. Statistics, modeling, and finance: fifteen (15) class hours; and
- 8. Appraisal subject matter electives: twenty-two (22) class hours.

(b) Licensed residential real property appraisers:

- 1. General appraiser market analysis and highest and best use: fifteen (15) class hours;
- 2. Statistics, modeling, and finance: fifteen (15) class hours;
- 3. General appraiser site valuation and cost approach: fifteen (15) class hours;
- 4. General appraiser sales comparison approach: thirty (30) class hours;
- 5. General appraiser income approach: forty-five (45) class ours;
- 6. General appraiser report writing and case studies: fifteen (15) class hours; and
- 7. Appraisal subject matter electives: twenty-two (22) class hours.

(c) Certified residential real property appraisers:

- 1. General appraiser market analysis and highest and best use: fifteen (15) class hours;
- 2. General appraiser site valuation and cost approach: fifteen (15) class hours;
- 3. General appraiser sales comparison approach: fifteen (15) class hours;
- 4. General appraiser income approach: forty-five (45) class hours; and
- 5. General appraiser report writing and case studies: ten (10) class hours.

Section 9. Required Core Curriculum. The Required Core Curriculum and class hours for each of the types or classification of licensees or certificate holders prescribed in this administrative regulation shall be consistent with and cover the topics established in the Real Property Appraiser Qualification Criteria, January 1, 2026, "Required Core Curriculum," for qualifying education issued by the Appraiser Qualification Board of the Appraisal Foundation, available at: <https://appraisalfoundation.sharefile.com/share/view/s40baa2c6550748bb971c35f8b4d6a3a6>.

JOHN DEXTER OUTLAW, Board Chairperson

TRACY CARROLL, Director

RAY A. PERRY, Secretary

APPROVED BY AGENCY: March 25, 2026

FILED WITH LRC: March 30, 2026 at 2:50 p.m.

PUBLIC HEARING AND COMMENT PERIOD: A public hearing on this administrative regulation shall be held on June 24, 2026, at 1:00 P.M. Eastern Time at the Mayo-Underwood Building, Room 133CE, 500 Mero Street, Frankfort, Kentucky 40601. Individuals interested in being heard at this hearing shall notify this agency in writing by five workdays prior to the hearing, of their intent to attend. If no notification of intent to attend the hearing was received by that date, the hearing may be canceled. A transcript of the public hearing will not be made unless a written request for a transcript is made. If you do not wish to be heard at the public hearing, you may submit written comments on the proposed administrative regulation. Written comments shall be accepted through June 30, 2026. Send written notification of intent to be heard at the public hearing or written comments on the proposed administrative regulation to the contact person.

CONTACT PERSON: Patrick Riley, General Counsel, Kentucky Real Estate Appraisers Board, 500 Mero Street, Frankfort, Kentucky 40601, Email patrick.riley@ky.gov, Tel. (502) 782-2618.