

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

831 KAR 3:050. Examinations.

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

STATUTORY AUTHORITY: KRS 324A.040

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 (e) require the board to establish by administrative regulations requirements for classifications of appraisers, certification and licensure, and examination of applicants for certification or licensure. KRS 324A.040 requires the Board to establish examination requirements for certification and licensure. This administrative regulation describes examination requirements for certification and licensure.

Section 1. Examination.

(1) An applicant for certification as a certified general real property appraiser, a certified residential real property appraiser, or for licensure as a licensed residential real property appraiser shall pass an examination specific to the certification or license applied for and approved by:

(a) The board; and

(b) The Appraiser Qualifications Board of the Appraisal Foundation.

(2) A passing score from an examination shall be valid for two (2) years from the date of the passing score being reported to the applicant.

(3) There is no examination requirement for an associate real property appraiser credential. An applicant for credentialing as an associate real property appraiser shall pass the appropriate end-of-course examinations in all prerequisite qualifying education courses to receive credit for those courses.

Section 2. Board Approval.

(1) Prior to being approved to take the national appraisal examination for credit toward licensure or certification by the board, an applicant shall complete all education and experience requirements for the credential set forth in administrative regulations 831 KAR 3:030 and 831 KAR 3:040.

(2) To receive board approval to take a national appraisal examination for credit toward licensure or certification by the board, prior to taking the examination an individual shall submit:

(a) A completed Application for Examination Approval;

(b) The fee required by 831 KAR 3:010 Section 1(1)(a);

(c) Proof of completion of the required education as established in administrative regulation 831 KAR 3:030; and

(d) Proof of completion of the required experience as established in administrative regulation 831 KAR 3:040, including:

1. An Appraisal Log as established in administrative regulation 831 KAR 3:040; and

2. Sample appraisal reports, file memoranda, and other documentation requested by the board to confirm the applicant's appraisal experience.

(3) An applicant for examination shall receive approval from the board before scheduling the examination.

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.