

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

831 KAR 3:140. Education course approval, renewal, and standards.

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

STATUTORY AUTHORITY: KRS 324A.035, 324A.065

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 Estate 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 requires the board to establish requirements for the education of appraisers. KRS 324A.035(d) and (f) requires the board to establish requirements for education and continuing education of appraisers, respectively. This administrative regulation describes how to receive board approval or renewal for qualifying education and continuing education courses, and provides standards including standards for distance learning.

Section 1. Types of education courses for appraisers.

- (1) Qualifying education courses are prelicensure education courses designed to meet the qualifying education requirements for a credential issued by the board under 831 KAR 3:030.
- (2) Continuing education courses are post-licensure education courses designed to meet the continuing education requirements for a credential issued by the board under 831 KAR 3:100.
- (3) Each education course shall be approved by the board in accordance with this administrative regulation and shall be conducted by an education provider recognized by the board in accordance with 831 KAR 3:130.

Section 2. How to apply for education course approval. To apply for board approval of a qualifying education or continuing education course, an education provider shall, for each course:

- (1) Complete and submit an Application for Course Approval and attach:
 - (a) A copy of a contract or agreement to be signed by the student which outlines the class schedule, grading system, and attendance requirements, if a contract or agreement is executed between the student and the provider; and
 - (b) A copy of the course syllabus or outline and all written material that will be used in the course;
- (2) Complete and submit an Instructor Application and current resume or curriculum vitae for each instructor of the course listed on the Application for Course Approval, unless the instructor has been approved by the board in accordance with 831 KAR 3:130 Section 4; and
- (3) Submit payment of the fee set forth in 831 KAR 3:010 Section 2.

Section 3. Board approval of education courses.

- (1) The board shall approve a qualifying education course if it meets the requirements of this regulation and 831 KAR 3:030 Sections 1 and 2.
- (2) The board shall approve a continuing education course if it meets the requirements of this regulation.

Section 4. Standards for continuing education courses.

- (1) A continuing education course shall:
 - (a) Be at least two (2) class hours in duration; and
 - (b) Be designed to maintain or increase an appraiser's skill, knowledge, and competency in real property appraisal.
- (2) A continuing education course shall cover topics related to real property appraisal, including:
 - (a) Ad valorem taxation;
 - (b) Arbitration, dispute resolution;
 - (c) Courses related to the practice of real estate appraisal or consulting;
 - (d) Development cost estimating;
 - (e) Ethics and standards of professional practice, USPAP;
 - (f) Fair housing, valuation bias, and equal housing opportunity;
 - (g) Land use planning, zoning;
 - (h) Management, leasing, timesharing;
 - (i) Property development, partial interests;
 - (j) Real estate law, easements, and legal interests;
 - (k) Real estate litigation, damages, condemnation;
 - (l) Real estate financing and investment;
 - (m) Real estate appraisal-related computer applications;
 - (n) Real estate securities and syndication;
 - (o) Green building construction;
 - (p) Impact of seller concessions;
 - (q) Appraising personal property as a component of real property value; or
 - (r) Appraising business value as a component of real property value.
- (3) A continuing education course on the topic of USPAP shall be instructed by at least one (1) AQB Certified USPAP Instructor who is also a state certified appraiser in good standing.

Section 5. Distance education standards.

- (1) Continuing education or qualifying education class hours may be delivered by synchronous distance education.
- (2) Continuing education or qualifying education class hours may be delivered by asynchronous distance education if:
 - (a) The course provides a reciprocal environment where the student has verbal or written communication with the instructor;
 - (b) Approval of course content for college-level courses is obtained from the board, the AQB, or an accredited college, community college, or university that offers distance education programs and is approved or accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the United States Secretary of Education;
 - (c) Approval of non-academic credit college courses provided by a college is approved by the board or the AQB; and
 - (d) Course delivery mechanism approval is obtained from:
 1. The AQB;
 2. An organization approved by the AQB to provide approval of course design and delivery;
 3. A college or university that is approved or accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the United States Secretary of Education, and that:
 - a. Awards academic credit for the distance education course; or
 - b. Has a distance education delivery program that approves the course design and delivery that incorporates a reciprocal environment where the student has verbal

or written communication with the instructor.

(3) Continuing education or qualifying education class hours may be delivered by hybrid distance education if each of its class hours meets the requirements of subsection (1) or (2) of this section.

Section 6. Incorporation by Reference.

(1) "Application for Course Approval," KREAB Form 013, March 2026, is incorporated by reference.

(2) This material may be inspected, copied, or obtained, subject to applicable copyright law, at the Kentucky Real Estate Appraisers Board, 500 Mero Street, Frankfort, Kentucky 40601, (502) 564-4000, Monday through Friday, 8 a.m. to 4:30 p.m. Eastern Time, and is available on the board website, kreab.ky.gov.

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.