

LCB File No. R196-08

PROPOSED REGULATION OF THE COMMISSION OF APPRAISERS OF REAL ESTATE

EXPLANATION – Matter in *italics* is new; matter in brackets ~~fomitted-material~~ is material to be omitted.

AUTHORITY: NRS 645C.210 and 645C.330.

Section 1. NAC 645C.231 is hereby amended to read as follows:

NAC 645C.231 Qualifications of instructor to teach course on USPAP. (NRS 645C.210, 645C.330) A course on the *National USPAP* required pursuant to NAC 645C.235 to 645C.244, inclusive, 645C.300, 645C.302 or 645C.305 must be taught by an instructor certified by the Appraiser Qualifications Board of The Appraisal Foundation *who is also a state certified appraiser.*

Sec. 2. NAC 645C.235 is hereby amended to read as follows:

NAC 645C.235 Licensure as residential appraiser: Required instruction. ~~[Effective January 1, 2008.]~~ (NRS 645C.210, 645C.330)

1. A course of instruction for an applicant for a license as a residential appraiser must:
 - (a) Consist of at least the following:
 - (1) Thirty hours of instruction on basic appraisal principles;
 - (2) Thirty hours of instruction on basic appraisal procedures;
 - (3) Fifteen hours of instruction in ~~[a course on]~~ the *National USPAP Course*;
 - (4) Fifteen hours of instruction on residential market analysis and analysis of the highest and best use of real estate;
 - (5) Fifteen hours of instruction on valuation of a site and cost approach for a residential appraiser;
 - (6) Thirty hours of instruction on residential sales comparison and income approaches;
 - (7) Fifteen hours of instruction on residential report writing and case studies; and
 - (8) Three hours of instruction on the laws of this State governing appraisals.

(b) Except as otherwise provided in subsection 2, be completed within the 5 years immediately preceding the submission of an application for a license.

2. The Division may allow credit for a course of instruction set forth in subsection 1 that is completed more than 5 years before the submission of an application for a license as a residential appraiser if the course is successfully completed at an accredited college or university.

Sec. 3. NAC 645C.237 is hereby amended to read as follows:

NAC 645C.237 Certification as residential appraiser: Required instruction and higher education. ~~[Effective January 1, 2008.]~~ (NRS 645C.210, 645C.330)

1. A course of instruction for an applicant for a certificate as a residential appraiser must:

(a) Consist of at least the following:

- (1) Thirty hours of instruction on basic appraisal principles;
- (2) Thirty hours of instruction on basic appraisal procedures;
- (3) Fifteen hours of instruction in ~~[a course on]~~ the *National USPAP Course*;
- (4) Fifteen hours of instruction on residential market analysis and analysis of the highest and best use of real estate;
- (5) Fifteen hours of instruction on residential appraiser valuation of a site and cost approach;
- (6) Thirty hours of instruction on residential sales comparison and income approaches;
- (7) Fifteen hours of instruction on residential report writing and case studies;
- (8) Fifteen hours of instruction on statistics, modeling and finance;
- (9) Fifteen hours of instruction on advanced residential applications and case studies;
- (10) Three hours of instruction on the laws of this State governing appraisals; and
- (11) Twenty hours of instruction in elective courses relating to appraisals.

(b) Except as otherwise provided in subsection 2, be completed within the 5 years immediately preceding the submission of an application for a certificate.

2. The Division may allow credit for a course of instruction set forth in subsection 1 that is completed more than 5 years before the submission of an application for a certificate as a residential appraiser if the course is successfully completed at an accredited college or university.

3. An applicant for a certificate as a residential appraiser must:

(a) Hold an associate degree or higher from an accredited college or university; or

(b) Have earned at least a total of 21 semester credit hours or its equivalent in the following subjects, with a minimum of 3 semester credit hours or its equivalent in each of the following subjects, from an accredited college or university:

- (1) English composition;
- (2) Principles of micro- or macroeconomics;
- (3) Finance;
- (4) Algebra, geometry or a higher level of mathematics;
- (5) Statistics;
- (6) ~~Introduction to computers, including word processing and spreadsheets~~ *Computer Science*; and
- (7) Business or real estate law.

Sec. 4. NAC 645C.240 is hereby amended to read as follows:

NAC 645C.240 Certification as general appraiser: Required instruction and higher education. ~~[Effective January 1, 2008.]~~ (NRS 645C.210, 645C.330)

1. A course of instruction for an applicant for a certificate as a general appraiser must:
 - (a) Consist of at least the following:
 - (1) Thirty hours of instruction on basic appraisal principles;
 - (2) Thirty hours of instruction on basic appraisal procedures;
 - (3) Fifteen hours of instruction in ~~[a course on]~~ the *National USPAP Course*;
 - (4) Thirty hours of instruction on residential market analysis and analysis of the highest and best use of real estate;
 - (5) Thirty hours of instruction on valuation of a site and cost approach for a general appraiser;
 - (6) Thirty hours of instruction on a sales comparison approach for a general appraiser;
 - (7) Sixty hours of instruction on an income approach for a general appraiser;
 - (8) Thirty hours of instruction on report writing and case studies for a general appraiser;
 - (9) Fifteen hours of instruction on statistics, modeling and finance;
 - (10) Three hours of instruction on the laws of this State governing appraisals; and
 - (11) Thirty hours of instruction in elective courses relating to appraisals.

(b) Except as otherwise provided in subsection 2, be completed within the 5 years immediately preceding the submission of an application for a certificate.

2. The Division may allow credit for a course of instruction set forth in subsection 1 that is completed more than 5 years before the submission of an application for a certificate as a general appraiser if the course is successfully completed at an accredited college or university.

3. An applicant for a certificate as a general appraiser must:

(a) Hold a bachelor's degree or higher from an accredited college or university; or

(b) Have earned at least a total of 30 semester credit hours or its equivalent in the following subjects, with a minimum of 3 semester credit hours or its equivalent in each of the following subjects, from an accredited college or university:

(1) English composition;

(2) Principles of microeconomics;

(3) Principles of macroeconomics;

(4) Finance;

(5) Algebra, geometry or a higher level of mathematics;

(6) Statistics;

(7) ~~Introduction to computers, including word processing and spreadsheets~~ *Computer Science*; and

(8) Business or real estate law; and

(9) Two elective courses in accounting, geography, agricultural economics, business management or real estate.

Sec. 5. NAC 645C.243 is hereby amended to read as follows:

NAC 645C.243 Registration as intern: Required instruction. ~~[Effective January 1, 2008.]~~
(NRS 645C.210)

1. Except as otherwise provided in subsection 3, an applicant for registration as an intern pursuant to NRS 645C.270 must include on his application evidence satisfactory to the Division that he has successfully completed, within the 5 years immediately preceding the submission of his application for registration as an intern, at least:

(a) Thirty hours of instruction on basic appraisal principles;

- (b) Thirty hours of instruction on basic appraisal procedures;
- (c) Fifteen hours of instruction in ~~[a course on]~~ the *National USPAP Course*; and
- (d) Three hours of instruction on the laws of this State governing appraisals.

2. An applicant for registration as an intern is not required to pass the examination for the *USPAP* before he submits his application for registration as an intern.

3. The Division may allow credit for a course of instruction set forth in subsection 1 that is completed more than 5 years before the submission of an application for registration as an intern if the course is successfully completed at an accredited college or university.

Sec. 6. NAC 645C.300 is hereby amended to read as follows:

NAC 645C.300 Requirements for renewal of active registration, license or certificate and reinstatement of inactive license or certificate. (NRS 645C.210, 645C.440)

1. To renew an active registration, license or certificate, the intern, licensee or holder of the certificate must complete at least 30 hours of continuing education in courses approved by the Commission, including, without limitation, at least 7 hours of instruction in ~~[a course on the]~~ *National USPAP update course* ~~[relating to updates to the USPAP,]~~ within the 2 years immediately preceding the application for renewal.

2. To reinstate a license or certificate which has been placed on inactive status, a person must provide the Division with proof that he has met the following requirements for continuing education, including, without limitation:

(a) At least 7 hours of instruction in the ~~[course on the]~~ *National USPAP update course* ~~[relating to updates to the USPAP]~~ most recently approved by the Commission;

(b) For a license or certificate that has been placed on inactive status for not more than 2 years, at least 30 hours of instruction in continuing education courses approved by the Commission; and

(c) For a license or certificate that has been placed on inactive status for more than 2 years, at least 15 hours of instruction in continuing education courses approved by the Commission for each year of inactive status.

3. The 7 hours of instruction in a ~~[course on the]~~ *National USPAP update course* ~~[relating to updates to the USPAP]~~ required pursuant to this section may not be taken through distance education courses.

Sec. 7. NAC 645C.302 is hereby amended to read as follows:

NAC 645C.302 Requirements for renewal of registration as intern; failure to renew. (NRS 645C.210)

1. A registered intern must complete, every 2 years, at least 30 hours of courses in continuing education that have been approved by the Commission as a condition of the renewal of his registration as an intern. Those courses must include, without limitation, at least 7 hours of instruction in a ~~[course on the]~~ *National USPAP update course* ~~[relating to updates to the USPAP]~~.

2. If a registration as an intern is not renewed, the person who held the registration must apply for a new registration as an intern before acting or assuming to act as an intern.