

**PROPOSED TEMPORARY REGULATION OF THE
COMMISSION OF APPRAISERS OF REAL ESTATE**

LCB FILE NO. T006-24P

**The following document is a temporary regulation submitted
by the agency on 12/23/2024**

**PROPOSED REGULATION OF THE
COMMISSION OF APPRAISERS OF REAL ESTATE**

NAC 645C

LCB TEMPORARY FILE NO:

January 2, 2025

“Classroom” means:

- 1. A physical room in which live instruction is delivered in the manner described in subsection 1 of section 3 of this regulation; or*
- 2. An electronic platform through which live instruction is delivered in the manner described in subsection 2 of section 3 of this regulation.*

“Live instruction” means instruction that is delivered:

- 1. By a person who is physically located in the same room as the student receiving the instruction;*
- 2. Through an electronic platform that uses electronic means to enable the person providing the instruction and the student receiving the instruction, who are separated by distance but not time, to see, hear and communicate with one another in real time;
or*
- 3. Using a combination of the methods described in subsections 1 and 2.*

“PAREA” means a Practical Application of Real Estate Appraisal program. PAREA programs must be approved by the Appraisal Qualifications Board prior to the program’s administration.

NAC 645C.XXX *Check or draft returned to the Division for lack of payment (NRS 645C.210)*

1. If a person submits a check or draft to the Division to obtain a certificate, approval, accreditation or other type of authorization to engage in an activity for which authorization is required pursuant to this chapter, or chapter 645C of NRS, and the check or draft is returned to the Division because the person had insufficient money or credit with the drawee to pay the check or draft or because the person stopped payment on the check or draft:

(a) The certificate, approval, accreditation or other type of authorization obtained by the person from the Division is involuntarily inactivated; or

(b) If the person has not obtained the certificate, approval, accreditation or other type of authorization from the Division, the Division may refuse to issue or reinstate the authorization.

2. In accordance with NRS 353C.115 and NAC 353C.400, the Division shall charge a person, for each check or draft returned to the Division because the person had insufficient money or credit with the drawee to pay the check or draft or because the person stopped payment on the check or draft, a fee of \$25 or such other amount as may subsequently be required by NRS 353C.115 and NAC 353C.400.

NAC 645C.065 is hereby amended to read as follows: **645C.065**

1. For the purpose of subsection 1 of NRS 645C.330, “at least ~~2 years~~ **6 months** of experience working full-time” means experience gained as an appraiser or while in the employment of a certified appraiser as an intern for at least ~~2,400~~ **1,000** hours during a

period not less than ~~[2-years]~~ **6 months** before applying for a license. An applicant may not apply for a license until at least ~~[2-years]~~ **6 months** after he or she commenced working as an appraiser or intern. The applicant need not have worked exclusively as an appraiser or intern during the period of employment and need not have worked a specific minimum number of hours in the workday.

(i) A Licensed Residential PAREA certificate of completion may satisfy up to 100 percent of the required experience hours for the Licensed Residential classification.

(ii) A Licensed Residential PAREA certificate of completion may satisfy up to 67 percent of the required experience hours for the Certified Residential classification.

(iii) A Licensed Residential PAREA certificate of completion may satisfy up to 33 percent of the required experience hours for the Certified General classification, none of which is eligible towards the required nonresidential hours.

a. Applicants may not receive partial credit for PAREA training.

b. Applicants may not receive a certificate of completion until all required components of PAREA training have been successfully completed and approved by a program mentor;

c. Certificates of completion must be signed by an individual from the training entity qualified to verify an applicant's successful completion; and

d. Certificates of completion must not contain an expiration date or other constraints that either limit or restrict the applicant's ability to receive appropriate credit.

2. For the purpose of subsection 2 of NRS 645C.330, “at least ~~[2-years]~~ **12 months** of experience working full-time” means experience gained as an appraiser or while in the employment of a certified appraiser as an intern for at least ~~[2,500]~~ **1,500** hours during a period not less than ~~[2-years]~~ **12 months** before applying for a certificate. An applicant may not apply for a certificate until at least ~~[2-years]~~ **12 months** after he or she commenced working as an appraiser or intern. The applicant need not have worked exclusively as an appraiser or intern during the period of employment and need not have worked a specific minimum number of hours in the workday. ~~[Not less than 500 hours of those 2,500 hours must relate to the appraisal of complex property as defined in NRS 645C.055.]~~

(i) A Licensed Residential PAREA certificate of completion may satisfy up to 100 percent of the required experience hours for the Licensed Residential classification.

(ii) A Licensed Residential PAREA certificate of completion may satisfy up to 100 percent of the required experience hours for the Certified Residential classification.

(iii) A Licensed Residential PAREA certificate of completion may satisfy up to 50 percent of the required experience hours for the Certified General classification, none of which is eligible towards the required nonresidential hours.

a. Applicants may not receive partial credit for PAREA training.

b. Applicants may not receive a certificate of completion until all required components of PAREA training have been successfully completed and approved by a program mentor;

c. Certificates of completion must be signed by an individual from the training entity

qualified to verify an applicant's successful completion; and

d. Certificates of completion must not contain an expiration date or other constraints that either limit or restrict the applicant's ability to receive appropriate credit.

3. For the purpose of subsection 3 of NRS 645C.330, “at least ~~3 years~~ **18 months** of experience working full-time” means experience gained as an appraiser or while in the employment of a certified appraiser as an intern for at least ~~3,600~~ **3,000** hours during a period not less than ~~3 years~~ **18 months** before applying for a certificate. An applicant may not apply for a certificate until at least ~~3 years~~ **18 months** after he or she commenced working as an appraiser or intern. The applicant need not have worked exclusively as an appraiser or intern during the period of employment and need not have worked a specific minimum number of hours in the workday. Not less than 1,500 hours of those ~~3,600~~ **3,000** hours must relate to the appraisal of commercial real estate or real estate suitable for or consisting of more than four residential units in any one transaction.

4. Experience gained as an appraiser or while in the employment of a certified appraiser as an intern must:

- (a) Be obtained after January 30, 1989;
- (b) Be in compliance with USPAP; and
- (c) Demonstrate the applicant’s ability to employ correctly the generally accepted techniques that are necessary to produce a credible appraisal.

5. The burden of proof is on the applicant to establish to the satisfaction of the Division that he or she has completed the number of hours of experience required by this section. To meet his or her burden of proof, an applicant may submit:

(a) For work accomplished in Nevada after January 1, 1990, the form required by NAC 645C.120;

(b) A log similar to the form required by NAC 645C.120~~;~~ ~~or~~

~~(c) A list of appraisals to which the applicant made a significant professional contribution.]~~

NAC 645C.068 Requirement for registered intern to attend meetings of Commission. (NRS 645C.210) A registered intern must attend at least ~~6 hours of meetings~~ *1 meeting* of the Commission before he or she may apply for a license or certificate. The *Division on behalf of the* Commission will certify to the attendance of the registered intern. *The intern must provide the certificate of attendance with the application for a license or certificate.*

(Added to NAC by Comm'n of Appraisers of Real Estate by R158-05, eff. 9-18-2006)

NAC 645C.103 Issuance of certificate, license, registration or permit without examination. (NRS 645C.210, 645C.320, 645C.360)

1. For the purpose of subsection 1 of NRS 645C.360, the Administrator will consider the requirements for the certificate, license, registration or permit issued in another jurisdiction to be substantially equivalent to the requirements of this State if:

(a) The requirements of the other jurisdiction meet or exceed the ~~requirements adopted by the Appraisal Subcommittee of the Federal Financial Institutions Examination Council~~ *licensure standards established by Nevada*; and

(b) The Appraisal Subcommittee of the Federal Financial Institutions Examination Council has not disapproved the regulatory program to which the requirements of the other jurisdiction

apply.

2. An applicant for a permit who requests waiver of the examination pursuant to NRS 645C.360 must comply with NRS 645C.330 and:

(a) NAC 645C.235, if the applicant is applying for a permit as a licensed residential appraiser;

(b) NAC 645C.237, if the applicant is applying for a permit as a certified residential appraiser; or

(c) NAC 645C.240, if the applicant is applying for a permit as a certified general appraiser.

3. Before the Administrator may issue a permit, the applicant must affirm, on a form provided by the Division, that he or she has read and understands the provisions of this chapter and chapter 645C of NRS.

(Added to NAC by Comm'n of Appraisers of Real Estate, eff. 5-27-92; A by R100-03, 1-30-2004; R176-18, 6-8-2020)

NAC 645C.108 Qualifications for supervisory appraiser; supervisory appraiser required to personally supervise certain appraisals assigned to intern. (NRS 645C.210, 645C.270)

1. A supervisory appraiser must:

(a) Have been certified as a residential appraiser or general appraiser for at least 3 years before he or she supervises a registered intern;

(b) Complete the course of instruction described in NAC 645C.2445 before he or she supervises a registered intern;

(c) Be in good standing with the Division;

(d) Not have been subject to any disciplinary action within the immediately preceding 3 years that affects the ability of the supervisory appraiser to engage in the practice of appraisal; and

(e) Not supervise more than ~~two~~ *three* registered interns at a time.

2. A supervisory appraiser shall personally inspect with a registered intern the first 50 properties assigned to the registered intern for appraisal.

(Added to NAC by Comm'n of Appraisers of Real Estate by R100-03, eff. 1-30-2004; A by R158-05, 9-18-2006; R088-12, 6-3-2013; R011-13, 6-23-2014; R176-18, 6-8-2020)

NAC 645C.231 Qualifications of instructor to teach *National USPAP Course* and *National USPAP Update Course*. (NRS 645C.210)

1. The *National USPAP Course* and the *National USPAP Update Course* required pursuant to NAC 645C.235 to 645C.244, inclusive, 645C.300, 645C.302 or 645C.305 must be taught by an instructor who is a certified appraiser *in good standing* and who is certified by the Appraiser Qualifications Board of The Appraisal Foundation.

2. As used in this section, “certified appraiser” has the meaning ascribed to it in NRS 645C.047.

(Added to NAC by Comm'n of Appraisers of Real Estate by R158-05, eff. 9-18-2006; A by R196-08, 2-11-2009)

NAC 645C.235 Licensure as residential appraiser: Required instruction; exception. (NRS 645C.210, 645C.330)

1. Except as otherwise provided in this section, 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 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.

3. An applicant for a license as a residential appraiser is not required to complete a course of instruction that meets the requirements set forth in this section if he or she holds a current license as a residential appraiser issued by another state or territory of the United States or the District of Columbia, ~~has held that license for at least 5 years~~ and is in good standing with the authority which issued the license.

(Added to NAC by Comm'n of Appraisers of Real Estate, eff. 1-26-90; A 11-19-91; R036-00, 5-4-2000; R100-03, 1-30-2004; R158-05, 9-18-2006, eff. 1-1-2008; R196-08, 2-11-2009; R011-13, 6-23-2014, eff. 1-1-2015; R176-18, 6-8-2020)

NAC 645C.237 **Certification as residential appraiser: Required instruction and higher education; exception. (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 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 meet at least one of the following criteria:

(a) Holds a bachelor's degree in any field of study.

(b) Holds an associate's degree in a field of study related to the following:

(1) Business administration;

(2) Accounting;

(3) Finance;

(4) Economics; or

(5) Real estate.

(c) Has successfully completed 30 semester hours of college-level courses which must include not less than:

(1) Three semester hours of English composition;

(2) Three semester hours of microeconomics;

(3) Three semester hours of macroeconomics;

(4) Three semester hours of finance;

(5) Three semester hours of algebra, geometry or higher mathematics;

(6) Three semester hours of statistics;

(7) Three semester hours of computer science;

(8) Three semester hours of business or real estate law; and

(9) Two elective courses each consisting of three semester hours in any of the areas listed in this paragraph or in accounting, geography, agricultural economics, business management or real estate.

(d) Has successfully completed at least 30 semester hours of College-Level Examination Program (CLEP) examinations in each of the following areas:

(1) Three semester hours of college algebra;

(2) Six semester hours of college composition;

(3) Three semester hours of college composition modular;

(4) Six semester hours of college mathematics;

(5) Three semester hours of macroeconomics;

(6) Three semester hours of microeconomics;

(7) Three semester hours of introductory business law; and

(8) Three semester hours of information systems.

(e) Successfully completed any combination of paragraphs (c) and (d) that ensure coverage of all areas and semester hours pursuant to paragraph (c).

4. An applicant is not required to meet the educational requirements set forth in subsection 3 if he or she holds a current certificate as a residential appraiser issued by another state or territory of the United States or the District of Columbia, ~~has held that certificate for at least 5~~ ~~years~~ and is in good standing with the authority which issued the certificate.

(Added to NAC by Comm'n of Appraisers of Real Estate, eff. 11-19-91; A by R100-03, 1-30-2004; R158-05, 9-18-2006, eff. 1-1-2008; R196-08, 2-11-2009; R011-13, 6-23-2014, eff.

1-1-2015; R176-18, 6-8-2020)