

1 A bill to be entitled
 2 An act relating to real estate appraisers; amending s.
 3 475.617, F.S.; revising terminology applicable to
 4 education requirements for registered trainee
 5 appraisers, certified residential appraisers, and
 6 certified general appraisers; authorizing qualifying
 7 education courses completed by applicants for
 8 registration as a trainee or certification as a
 9 residential appraiser or general appraiser to be
 10 completed through Internet-based instruction;
 11 providing requirements for the Florida Real Estate
 12 Appraisal Board's approval of Internet-based courses;
 13 providing an effective date.

14
 15 Be It Enacted by the Legislature of the State of Florida:

16
 17 Section 1. Section 475.617, Florida Statutes, is amended
 18 to read:

19 475.617 Education and experience requirements.—

20 (1) To be registered as a trainee appraiser, an applicant
 21 must present evidence satisfactory to the board that she or he
 22 has successfully completed at least 100 hours of approved
 23 qualifying education ~~academic~~ courses in subjects related to
 24 real estate appraisal, which must include coverage of the
 25 Uniform Standards of Professional Appraisal Practice, or its
 26 equivalent, as established by rule of the board, from a
 27 nationally recognized or state-recognized appraisal
 28 organization, career center, accredited community college,

HB 1025

2013

29 college, or university, state or federal agency or commission,
30 or proprietary real estate school that holds a permit pursuant
31 to s. 475.451. The board may increase the required number of
32 hours to not more than 125 hours. All qualifying education
33 courses may be completed through in-person classroom instruction
34 or Internet-based instruction. A classroom hour is defined as 50
35 minutes out of each 60-minute segment. The board may determine
36 that an Internet-based course meets the classroom hour
37 requirement if the course is approved by the International
38 Distance Education Certification Center for the course design
39 and delivery method and by the Appraiser Qualifications Board
40 Course Approval Program. Past courses may be approved on an
41 hour-for-hour basis.

42 (2) To be certified as a residential appraiser, an
43 applicant must present satisfactory evidence to the board that
44 she or he has met the minimum education and experience
45 requirements prescribed by rule of the board. The board shall
46 prescribe by rule education and experience requirements that
47 meet or exceed the following real property appraiser
48 qualification criteria adopted on February 20, 2004, by the
49 Appraisal Qualifications Board of the Appraisal Foundation:

50 (a) Has at least 2,500 hours of experience obtained over a
51 24-month period in real property appraisal as defined by rule.

52 (b) Has successfully completed at least 200 classroom
53 hours, inclusive of examination, of approved qualifying
54 education ~~academic~~ courses in subjects related to real estate
55 appraisal, which must include a 15-hour National Uniform
56 Standards of Professional Appraisal Practice course, or its

57 equivalent, as established by rule of the board, from a
58 nationally recognized or state-recognized appraisal
59 organization, career center, accredited community college,
60 college, or university, state or federal agency or commission,
61 or proprietary real estate school that holds a permit pursuant
62 to s. 475.451. All qualifying education courses may be completed
63 through in-person classroom instruction or Internet-based
64 instruction. A classroom hour is defined as 50 minutes out of
65 each 60-minute segment. The board may determine that an
66 Internet-based course meets the classroom hour requirement if
67 the course is approved by the International Distance Education
68 Certification Center for the course design and delivery method
69 and by the Appraiser Qualifications Board Course Approval
70 Program. Past courses may be approved by the board and
71 substituted on an hour-for-hour basis.

72 (3) To be certified as a general appraiser, an applicant
73 must present evidence satisfactory to the board that she or he
74 has met the minimum education and experience requirements
75 prescribed by rule of the board. The board shall prescribe
76 education and experience requirements that meet or exceed the
77 following real property appraiser qualification criteria adopted
78 on February 20, 2004, by the Appraisal Qualifications Board of
79 the Appraisal Foundation:

80 (a) Has at least 3,000 hours of experience obtained over a
81 30-month period in real property appraisal as defined by rule.

82 (b) Has successfully completed at least 300 classroom
83 hours, inclusive of examination, of approved qualifying
84 education ~~academic~~ courses in subjects related to real estate

HB 1025

2013

85 appraisal, which must include a 15-hour National Uniform
86 Standards of Professional Appraisal Practice course, or its
87 equivalent, as established by rule of the board, from a
88 nationally recognized or state-recognized appraisal
89 organization, career center, accredited community college,
90 college, or university, state or federal agency or commission,
91 or proprietary real estate school that holds a permit pursuant
92 to s. 475.451. All qualifying education courses may be completed
93 through in-person classroom instruction or Internet-based
94 instruction. A classroom hour is defined as 50 minutes out of
95 each 60-minute segment. The board may determine that an
96 Internet-based course meets the classroom hour requirement if
97 the course is approved by the International Distance Education
98 Certification Center for the course design and delivery method
99 and by the Appraiser Qualifications Board Course Approval
100 Program. Past courses may be approved by the board and
101 substituted on an hour-for-hour basis.

102 (4) Each applicant must furnish, under oath, a detailed
103 statement of the experience for each year of experience she or
104 he claims. Upon request, the applicant shall furnish to the
105 board, for its examination, copies of appraisal reports or file
106 memoranda to support the claim for experience. Any appraisal
107 report or file memoranda used to support a claim for experience
108 must be maintained by the applicant for no less than 5 years
109 after the date of certification.

110 (5) The board may implement the provisions of this section
111 by rule.

112 Section 2. This act shall take effect July 1, 2013.