

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; revising
 11 the education and experience requirements for
 12 certified residential appraisers and certified general
 13 appraisers according to certain real property
 14 appraiser qualification criteria adopted by the
 15 Appraiser Qualifications Board of the Appraisal
 16 Foundation on a specified date; authorizing certain
 17 schools to provide in-person classroom instruction,
 18 Internet-based instruction, or both; providing
 19 requirements for Internet-based instruction and course
 20 examinations; providing a definition; providing an
 21 effective date.

22
 23 Be It Enacted by the Legislature of the State of Florida:

24
 25 Section 1. Section 475.617, Florida Statutes, is amended
 26 to read:

27 475.617 Education and experience requirements.—
 28 (1) To be registered as a trainee appraiser, an applicant

29 | must present evidence satisfactory to the board that she or he
 30 | has successfully completed at least 100 hours of approved
 31 | qualifying education ~~academic~~ courses in subjects related to
 32 | real estate appraisal, which must include coverage of the
 33 | Uniform Standards of Professional Appraisal Practice, or its
 34 | equivalent, as established by rule of the board, from a
 35 | nationally recognized or state-recognized appraisal
 36 | organization, career center, accredited community college,
 37 | college, or university, state or federal agency or commission,
 38 | or proprietary real estate school that holds a permit pursuant
 39 | to s. 475.451. The board may increase the required number of
 40 | hours to not more than 125 hours. All qualifying education
 41 | courses may be completed through in-person classroom instruction
 42 | or Internet-based instruction. A classroom hour is defined as 50
 43 | minutes out of each 60-minute segment. Past courses may be
 44 | approved on an hour-for-hour basis.

45 | (2) To be certified as a residential appraiser, an
 46 | applicant must present satisfactory evidence to the board that
 47 | she or he has met the minimum education and experience
 48 | requirements prescribed by rule of the board. The board shall
 49 | prescribe by rule education and experience requirements that
 50 | meet or exceed the following real property appraiser
 51 | qualification criteria adopted on December 9, 2011 ~~February 20,~~
 52 | ~~2004~~, by the Appraisal Qualifications Board of the Appraisal
 53 | Foundation:

54 | (a) Has at least 2,500 hours of experience obtained over a
 55 | 24-month period in real property appraisal as defined by rule.

56 | (b) Has successfully completed at least 200 classroom

57 | hours, inclusive of examination, of approved qualifying
58 | education ~~academic~~ courses in subjects related to real estate
59 | appraisal, which must include a 15-hour National Uniform
60 | Standards of Professional Appraisal Practice course, or its
61 | equivalent, as established by rule of the board, from a
62 | nationally recognized or state-recognized appraisal
63 | organization, career center, accredited community college,
64 | college, or university, state or federal agency or commission,
65 | or proprietary real estate school that holds a permit pursuant
66 | to s. 475.451. All qualifying education courses may be completed
67 | through in-person classroom instruction or Internet-based
68 | instruction. A classroom hour is defined as 50 minutes out of
69 | each 60-minute segment. Past courses may be approved by the
70 | board and substituted on an hour-for-hour basis.

71 | (3) To be certified as a general appraiser, an applicant
72 | must present evidence satisfactory to the board that she or he
73 | has met the minimum education and experience requirements
74 | prescribed by rule of the board. The board shall prescribe
75 | education and experience requirements that meet or exceed the
76 | following real property appraiser qualification criteria adopted
77 | on December 9, 2011 ~~February 20, 2004~~, by the Appraisal
78 | Qualifications Board of the Appraisal Foundation:

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

81 | (b) Has successfully completed at least 300 classroom
82 | hours, inclusive of examination, of approved qualifying
83 | education ~~academic~~ courses in subjects related to real estate
84 | appraisal, which must include a 15-hour National Uniform

85 Standards of Professional Appraisal Practice course, or its
86 equivalent, as established by rule of the board, from a
87 nationally recognized or state-recognized appraisal
88 organization, career center, accredited community college,
89 college, or university, state or federal agency or commission,
90 or proprietary real estate school that holds a permit pursuant
91 to s. 475.451. All qualifying education courses may be completed
92 through in-person classroom instruction or Internet-based
93 instruction. A classroom hour is defined as 50 minutes out of
94 each 60-minute segment. Past courses may be approved by the
95 board and substituted on an hour-for-hour basis.

96 (4) Internet-based instruction may be approved by the
97 board as an option for completing the classroom hours necessary
98 for satisfactory completion of any qualifying education course
99 required by this section. Schools authorized by this section to
100 deliver qualifying education courses have the option to provide
101 the courses through in-person classroom instruction, Internet-
102 based instruction, or both.

103 (a) Internet-based instruction must use a delivery method
104 certified or approved by an independent certifying organization
105 authorized by the board.

106 (b) Internet-based instruction must include a written,
107 closed-book final examination proctored by an appropriate
108 individual who represents the public interest and is free from
109 any conflict of interest. As used in this paragraph, the term
110 "written" means administered on paper or electronically via a
111 computer work station or other electronic device. An oral
112 examination is not an acceptable form of final examination.

CS/CS/HB 1025

2013

113 (5)~~(4)~~ Each applicant must furnish, under oath, a detailed
114 statement of the experience for each year of experience she or
115 he claims. Upon request, the applicant shall furnish to the
116 board, for its examination, copies of appraisal reports or file
117 memoranda to support the claim for experience. Any appraisal
118 report or file memoranda used to support a claim for experience
119 must be maintained by the applicant for no less than 5 years
120 after the date of certification.

121 (6)~~(5)~~ The board may implement the provisions of this
122 section by rule.

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