

By Senator Hukill

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1 A bill to be entitled

2 An act relating to appraisers; amending s. 475.617,  
3 F.S.; defining a qualifying classroom hour; requiring  
4 all courses to be completed in a classroom or through  
5 an online course that has received certain approvals;  
6 providing an effective date.

7  
8 Be It Enacted by the Legislature of the State of Florida:

9  
10 Section 1. Section 475.617, Florida Statutes, is amended to  
11 read:

12 475.617 Education and experience requirements.—

13 (1) To be registered as a trainee appraiser, an applicant  
14 must present evidence satisfactory to the board that she or he  
15 has successfully completed at least 100 hours of approved  
16 academic courses in subjects related to real estate appraisal,  
17 which must include coverage of the Uniform Standards of  
18 Professional Appraisal Practice, or its equivalent, as  
19 established by rule of the board, from a nationally recognized  
20 or state-recognized appraisal organization, career center,  
21 accredited community college, college, or university, state or  
22 federal agency or commission, or proprietary real estate school  
23 that holds a permit pursuant to s. 475.451. The board may  
24 increase the required number of hours to not more than 125  
25 hours. A qualifying classroom hour is defined as 50 minutes out  
26 of each 60-minute segment. Past courses may be approved on an  
27 hour-for-hour basis.

28 (2) To be certified as a residential appraiser, an  
29 applicant must present satisfactory evidence to the board that

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30 she or he has met the minimum education and experience  
31 requirements prescribed by rule of the board. The board shall  
32 prescribe by rule education and experience requirements that  
33 meet or exceed the following real property appraiser  
34 qualification criteria adopted on February 20, 2004, by the  
35 Appraisal Qualifications Board of the Appraisal Foundation:

36 (a) Has at least 2,500 hours of experience obtained over a  
37 24-month period in real property appraisal as defined by rule.

38 (b) Has successfully completed at least 200 classroom  
39 hours, inclusive of examination, of approved academic courses in  
40 subjects related to real estate appraisal, which must include a  
41 15-hour National Uniform Standards of Professional Appraisal  
42 Practice course, or its equivalent, as established by rule of  
43 the board, from a nationally recognized or state-recognized  
44 appraisal organization, career center, accredited community  
45 college, college, or university, state or federal agency or  
46 commission, or proprietary real estate school that holds a  
47 permit pursuant to s. 475.451. A qualifying classroom hour is  
48 defined as 50 minutes out of each 60-minute segment. Past  
49 courses may be approved by the board and substituted on an hour-  
50 for-hour basis.

51 (3) To be certified as a general appraiser, an applicant  
52 must present evidence satisfactory to the board that she or he  
53 has met the minimum education and experience requirements  
54 prescribed by rule of the board. The board shall prescribe  
55 education and experience requirements that meet or exceed the  
56 following real property appraiser qualification criteria adopted  
57 on February 20, 2004, by the Appraisal Qualifications Board of  
58 the Appraisal Foundation:

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59 (a) Has at least 3,000 hours of experience obtained over a  
60 30-month period in real property appraisal as defined by rule.

61 (b) Has successfully completed at least 300 classroom  
62 hours, inclusive of examination, of approved academic courses in  
63 subjects related to real estate appraisal, which must include a  
64 15-hour National Uniform Standards of Professional Appraisal  
65 Practice course, or its equivalent, as established by rule of  
66 the board, from a nationally recognized or state-recognized  
67 appraisal organization, career center, accredited community  
68 college, college, or university, state or federal agency or  
69 commission, or proprietary real estate school that holds a  
70 permit pursuant to s. 475.451. A qualifying classroom hour is  
71 defined as 50 minutes out of each 60-minute segment. Past  
72 courses may be approved by the board and substituted on an hour-  
73 for-hour basis.

74 (4) All academic education courses must be completed in a  
75 classroom or through online distance education. The board may  
76 find that an online distance education course meets the  
77 classroom hour requirement if the course has received approval  
78 from the International Distance Education Certification Center  
79 for the course design and delivery method and the approval of  
80 the Appraiser Qualifications Board through its Course Approval  
81 Program.

82 (5)~~(4)~~ Each applicant must furnish, under oath, a detailed  
83 statement of the experience for each year of experience she or  
84 he claims. Upon request, the applicant shall furnish to the  
85 board, for its examination, copies of appraisal reports or file  
86 memoranda to support the claim for experience. Any appraisal  
87 report or file memoranda used to support a claim for experience

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88 must be maintained by the applicant for no less than 5 years  
89 after the date of certification.

90 (6)~~(5)~~ The board may implement the provisions of this  
91 section by rule.

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