

REAL ESTATE APPRAISER LICENSE LEVELS

The Bureau offers four levels of real estate appraiser licensing in California. Each license level has specific education, experience, and scope of practice requirements as established by the Appraiser Qualifications Board (AQB) and California state mandates.

A. Trainee License (AT)

1. Scope of Practice: Any property which the supervising appraiser is qualified to appraise.
2. Education: A minimum of 75 hours of basic/qualifying education of real estate appraisal.
3. Experience: No experience is required as a prerequisite.

B. Residential License (AL)

1. Scope of Practice: Any non-complex one to four family properties with a transaction value up to \$1 million and non-residential property up to \$250,000.
2. Education: A minimum of 150 hours of basic/qualifying education of real estate appraisal.
3. Experience: A minimum of 1,000 hours over no less than 6 months of acceptable appraisal experience.

C. Certified Residential License (AR)

1. Scope of Practice: Any one to four family properties regardless of the transaction value or complexity and non-residential property up to \$250,000.
2. Education: College level education (see Section 2, II, D. located on Page 10 of this handbook) and a minimum of 200 hours of basic/qualifying education of real estate appraisal.
3. Experience: A minimum of 1,500 hours over no less than 12 months of acceptable appraisal experience.

D. Certified General License (AG)

4. Scope of Practice: All types of real estate properties regardless of the transaction value or complexity.
5. Education: A bachelor's degree or higher and a minimum of 300 hours of basic/qualifying education of real estate appraisal.

6. Experience: A minimum of 3,000 hours over no less than 18 months of acceptable appraisal experience with at least 1500 hours in non-residential appraisals.

License Levels	Education Requirements*	Experience Requirements	Scope of Practice
Trainee (AT)	<p>75 hours, covering specific modules including the 15-hour National USPAP Course (or its equivalent as determined by the Appraiser Qualifications Board (AQB)).</p> <p>All initial Trainee applicants must also complete the following approved courses prior to obtaining a license:</p> <ul style="list-style-type: none"> • Supervisory/Trainee Appraisers course. • California state and federal laws course. • Cultural Competency 	None	Any property which the supervising appraiser is permitted to appraise.
Residential (AL)	<p>150 hours, covering specific modules including the 15-hour National USPAP Course (or its equivalent as determined by the AQB).</p> <p>All initial and reciprocal applicants must also complete the following approved courses prior to obtaining a license:</p> <ul style="list-style-type: none"> • California state and federal laws course. • Cultural Competency 	1,000 hours and encompassing no less than 6 months of acceptable appraisal experience.	Any non-complex 1-4 family property with a transaction value up to \$1 million; and non-residential property with a transaction value up to \$250,000.
Certified Residential (AR)	<p>200 hours, covering specific modules, including the 15-hour National USPAP Course; and meeting the criteria of one of the options listed in the next table labeled "College Level Education Options for Certified Residential".</p>	1,500 hours and encompassing no less than 12 months of acceptable appraisal experience.	Any 1-4 family property without regard to transaction value or complexity; and non-residential property with a

	<p>All initial and reciprocal applicants must also complete the following approved courses prior to obtaining a license:</p> <ul style="list-style-type: none"> • California state and federal laws course. • Cultural Competency 		transaction value up to \$250,000.
Certified General (AG)	<p>300 hours, covering specific modules, including the 15-hour National USPAP Course; and a Bachelor's degree or higher from an accredited college or university.</p> <p>All initial and reciprocal applicants must also complete the following approved courses prior to obtaining a license:</p> <ul style="list-style-type: none"> • California state and federal laws course. • Cultural Competency 	<p>3,000 hours and encompassing no less than 18 months of acceptable appraisal experience, of which 1,500 hours must be non-residential.</p>	<p>All real estate without regard to transaction value or complexity.</p>