BECOME A CERTIFIED GENERAL APPRAISER

SCOPE OF PRACTICE

All types of real estate properties regardless of the transaction value or complexity.

REQUIREMENTS

A. Age

18 years of age or older

B. College-Level Education

A bachelor's degree or higher from an accredited college or university. Applicants with a college degree from a foreign country may have their education evaluated for equivalency pursuant to the AQB guidance.

C. Qualifying Education

1. A minimum of 300 hours of basic/qualifying education of real estate appraisal:

a. Basic Appraisal Principles	30 Hours
b. Basic Appraisal Procedures	30 Hours
c. National USPAP Course (or its equivalent)	15 Hours
d. General Appraiser Market Analysis and Highest and Best Use	30 Hours
e. Statistics, Modeling, and Finance	15 Hours
f. General Appraiser Sales Comparison Approach	30 Hours
g. General Appraiser Site Valuation and Cost Approach	30 Hours
h. General Appraiser Income Approach	60 Hours
i. General Appraiser Report Writing and Case Studies	30 Hours
j. Appraisal Subject Matter Electives	30 Hours
	Total 300 Hours

2. Appraisers holding a valid Trainee appraiser credential may satisfy the educational requirements by successfully completing the following additional educational hours:

a. General Appraiser Market Analysis and Highest and Best Use	30 Hours
b. Statistics, Modeling and Finance	15 Hours
c. General Appraiser Sales Comparison Approach	30 Hours
d. General Appraiser Site Valuation and Cost Approach	30 Hours
e. General Appraiser Income Approach	60 Hours
f. General Appraiser Report Writing and Case Studies	30 Hours
g. Appraisal Subject Matter Electives	30 Hours
	Total 225 Hours

3. Appraisers holding a valid Licensed Residential credential may satisfy the educational requirements by successfully completing the following additional educational hours:

a. General Appraiser Market Analysis and Highest and Best Use	15 Hours
b. Statistics, Modeling and Finance	15 Hours
c. General Appraiser Sales Comparison Approach	15 Hours
d. General Appraiser Site Valuation and Cost Approach	15 Hours
e. General Appraiser Income Approach	45 Hours
f. General Appraiser Report Writing and Case Studies	15 Hours
g. Appraisal Subject Matter Electives	30 Hours
	Total 150 Hours

4. Appraisers holding a valid Certified Residential credential may satisfy the educational requirements by successfully completing the following additional educational hours:

a. General Appraiser Market Analysis and Highest and Best Use	15 Hours

b. General Appraiser Sales Comparison Approach	15 Hours
c. General Appraiser Site Valuation and Cost Approach	15 Hours
d. General Appraiser Income Approach	45 Hours
e. General Appraiser Report Writing and Case Studies	10 Hours
	Total 100 Hours

D. Additional California Education Requirements for Initial Applicants

1. AQB/BREA approved Cultural Competency course	1 Hour
2. BREA approved Laws and Regulations course	4 Hours

E. Experience

1. The Certified General applicants shall have a minimum of 3,000 hours of real property appraisal experience obtained cumulatively over a period of not less than eighteen (18) months. One thousand five hundred (1,500) hours must be in non-residential work.
2. While the hours may be cumulative, the required number of months must accrue before an individual can be certified.

F. Background

1. California residing applicants must submit electronic fingerprints via California Department of Justice, and applicants residing outside of California must submit fingerprint cards (FD-258) through an authorized agency in their state of residence.
2. A list of authorized Live Scan locations can be found on the California DOJ website . Applicants are responsible for paying the required Live Scan fee at the time of fingerprinting.
3. Applicants with a history of criminal convictions may provide evidence of rehabilitation.

FILE YOUR APPLICATION

A. License Application

1. Initial applicants must submit an initial application (REA 3001) form.
2. Applicants must use the REA 3002 form to report on the basic education courses.
3. The applicants must submit a log of appraisal experience using REA 3004 form.
4. The applicants must provide appraisal work samples selected by BREA later in the process.

B. Initial Certified General Application Fee

1. A total of $1,110.00 non-refundable fee must be submitted along with the application. Dishonored checks will result in an extra $25 fee. Applicants must pay the application fee via check or money order made payable to "the Bureau." The check should include the applicant's full name and the type of fee being paid (e.g. Initial Certified General Application fee).
2. Cash payments are NOT accepted for any type of licensing fee.

C. National Uniform Licensing and Certification Examination

Upon approval of their applications, the applicants will receive an eligibility letter from BREA with instructions to schedule the examination.

1. Applicants are allowed five attempts to pass the examination within one year from the date the Bureau issues the eligibility letter. If the application expires, the applicant must submit a new application and pay all applicable fees.
2. Examination results are only accepted when presented in the official score report issued by the examination administrator.
3. Applicants shall submit Application for License Issuance- (REA 3008) form after they pass the examination.

D. Application Status

Applicants may track the status of their applications using the Application Status tracker.