
TEXAS APPRAISER LICENSING REQUIREMENTS

APPRAISER TRAINEE

An Appraiser Trainee is a person who is authorized (approved, but not licensed) by the Texas Appraiser Licensing and Certification Board (TALCB) to gain legal real estate appraisal experience under the sponsorship of a Certified General or Certified Residential Real Estate Appraiser.

The Appraiser Trainee must:

- Be a citizen of the United States or a lawfully admitted alien.
- Be eighteen (18) years of age or older.
- Be a legal resident of Texas for a minimum of 60 days, immediately prior to filing the application.
- Satisfy the board as to the applicant's honesty, trustworthiness, and integrity.
- Satisfy the education requirements.
- Have a certified sponsor.

EDUCATION REQUIREMENT

The trainee must complete 75 hours of education including:

- Basic Appraisal Principles (30 hours)
- Basic Appraisal Procedures (30 hours)
- 15-Hour National USPAP or Equivalent (15 hours)

After completing the required education, the applicant may file the Appraiser Trainee application online and pay the filing fee. The applicant must have a sponsoring certified appraiser. The Addition or Termination of Appraiser Trainee Sponsorship form must be completed and signed by the appraiser trainee applicant AND by each sponsoring certified appraiser. While a trainee is not limited to a specific number of sponsors, a sponsor may not sponsor more than three trainees at one time. The application fee must be submitted at the time the application is filed.

No examination is required.

RENEWAL REQUIREMENTS FOR THE APPRAISER TRAINEE

Appraiser trainees are approved for a two-year term and must renew every two years. Failure to receive the renewal notice does not relieve the appraiser of the responsibility of timely application for renewal. The license will expire if the renewal is not submitted on time.

The appraiser trainee is required to keep and submit an appraisal experience log and affidavit on forms prescribed by the board for the period of licensure being renewed.

REQUIREMENTS FOR RENEWAL:

- Submit the Renewal of Appraiser Trainee Approval form and renewal fee of \$275. It must be postmarked no later than the expiration date of the certification.
- Satisfy the required 28 hours of appraiser continuing education, which must include completion of the 7-hour National USPAP Update course. Provide copies of course completion certificates with the renewal.
- Provide a completed appraisal experience log and affidavit.

LICENSED APPRAISER

A Licensed Appraiser is a person who is licensed by the Texas Appraiser Licensing and Certification Board (TALCB) and has met the educational, experience and examination requirements for licensing.

To be eligible to apply for a state license, the appraiser /applicant must:

- Be a citizen of the United States or a lawfully admitted alien.
- Be eighteen (18) years of age or older.
- Provide 2000 hours of acceptable and verifiable appraisal experience acquired over a minimum of 12 months.
- Satisfy the board as to the applicant's honesty, trustworthiness, and integrity.

EDUCATION REQUIREMENTS

The education required to obtain an Appraiser License is 150 hours including:

- Basic Appraisal Principles (30 hours)
- Basic Appraisal Procedures (30 hours)
- 15-Hour National USPAP or Equivalent (15 hours)
- Residential Market Analysis and Highest and Best Use (15 hours)
- Residential Appraiser Site Evaluation and Cost Approach (15 hours)
- Residential Sales Comparison and Income Approaches (30 hours)
- Residential Report Writing and Case Studies (15 hours)

Evidence of successful completion must be presented via credit transcript or course completion certificate when filing an application.

EXAMINATION

An examination is required and must be passed within one year of the application filing date. All requirements must be satisfied, including successfully passing the examination before a certification will be issued. An applicant is prohibited from taking the exam after three failed attempts. An applicant who fails the exam by one to five points must complete an additional 15 hours of education. An applicant who fails by six to ten points must take 30 hours, etc., with a maximum of 60 hours. After the education requirements have been met, an applicant will receive instructions on how to obtain a copy of the Candidate Information Bulletin (CIB) which will provide instructions on how to make reservations to take the examination. The examination fee is \$61.00, each time the exam is taken.

CERTIFIED RESIDENTIAL APPRAISER

A Certified Residential Appraiser is a person certified under the *Texas Appraiser Licensing and Certification Act* to perform residential real property appraisals. To be eligible to apply for a Residential Certification the applicant must:

- Be a citizen of the United States or a lawfully admitted alien.
- Be eighteen (18) years of age or older.
- Provide 2500 hours of acceptable and verifiable appraisal experience acquired over a minimum of 24 months.
- Satisfy the board as to the applicant's honesty, trustworthiness, and integrity.

Applicants will be required to pay a National Registry fee after the exam is passed and the experience requirements are met to obtain an active license.

EDUCATION REQUIREMENT

The following education is required to become a Certified Residential Appraiser (200 hours total):

- Basic Appraisal Principles (30 hours)
- Basic Appraisal Procedures (30 hours)
- 15-Hour national USPAP or Equivalent (15 hours)
- Residential Market Analysis and Highest and Best Use (15 hours)
- Residential Appraiser Site Evaluation and Cost Approach (15 hours)
- Residential Sales Comparison and Income Approaches (30 hours)
- Residential Report Writing and Case Studies (15 hours)
- Statistics, Modeling and Finance (15 hours)
- Advanced Residential Applications and Case Studies (15 hours)
- Appraisal Subject Matter Electives (20 hours)

Additionally, an associate degree or higher OR 21 semester credit hours in each of the following courses (each course must be a minimum of three (3) semester hours) is required:

- English Composition
- Principles of Economics (Micro or Macro)
- Finance
- Algebra, Geometry, or higher math
- Statistics
- Computer Science

- Business or Real Estate Law

Evidence of successful completion shall be presented via credit transcript or course completion certificate when filing an application.

APPLICATION

After completion of education, the applicant may file the online Application for Appraiser License at My License Online Services. A required fee must be submitted with the application.

EXAMINATION

An examination is required and must be passed within one year of the application filing date. All requirements must be satisfied, including successfully passing the examination before a certification will be issued. An applicant is prohibited from taking the exam after three failed attempts. An applicant who fails the exam by one to five points must complete an additional 15 hours of education. An applicant who failed by six to ten points must take 30 hours, etc., with a maximum of 60 hours. After the education requirements have been met, an applicant will receive instructions on how to obtain a copy of the Candidate Information Bulletin (CIB) which will provide instructions on how to make reservations to take the examination. The examination fee must be paid each time the exam is taken.

CERTIFIED GENERAL APPRAISER

A Certified General Appraiser is a person certified under the *Texas Appraiser Licensing and Certification Act* to perform real property appraisals. To be eligible to apply for a Certified General Appraiser the applicant must:

- Be a citizen of the United States or a lawfully admitted alien.
- Be eighteen (18) years of age or older.
- Provide 3000 hours of acceptable and verifiable appraisal experience acquired over a minimum of 30 months of which a minimum of 1500 hours must be non-residential real property appraisal experience.
- Satisfy the board as to the applicant's honesty, trustworthiness, and integrity.

Applicants will be required to pay a National Registry fee after the exam is passed and the experience requirements are met in order to obtain an active license.

EDUCATION REQUIREMENT

The following education (300 hours) is required to become a Certified General Appraiser:

- Basic Appraisal Principles (30 hours)
- Basic Appraisal Procedures (30 hours)
- 15-Hour national USPAP or Equivalent (15 hours)
- General Appraiser Market Analysis and Highest and Best Use (30 hours)
- General Appraiser Site Evaluation and Cost Approach (30 hours)
- General Appraiser Sales Comparison and Income Approaches (30 hours)
- General Appraiser Income Approach (60 hours)
- General Appraiser Report Writing and Case Studies (30 hours)

- Statistics, Modeling and Finance (15 hours)
- Appraisal Subject Matter Electives (30 hours)

Additionally, a bachelor's degree or higher OR 30 semester credit hours in each of the following courses (each course must be a minimum of three (3) semester hours):

- English Composition
- Micro Economics
- Macro Economics
- Finance
- Algebra, Geometry, or higher math
- Statistics
- Computer Science
- Business or Real Estate Law
- Two elective courses in Accounting, Geography, Ag-Economics, Business Management or Real Estate

Evidence of successful completion shall be presented via credit transcript or course completion certificate when filing an application.

EXAMINATION

An examination is required and must be passed within one year of the application filing date. All requirements must be satisfied, including successfully passing the examination before a general certification will be issued. An applicant is prohibited from taking the exam after three failed attempts. An applicant who fails the exam by one to five points must complete an additional 15 hours of education. An applicant who failed by six to ten points must take 30 hours, etc., with a maximum of 60 hours. After the education requirements have been met, an applicant will receive instructions on how to obtain a copy of the Candidate Information Bulletin (CIB) which will provide instructions on how to make reservations to take the examination. The examination fee must be paid each time the exam is taken.