

CERTIFIED GENERAL RESIDENTIAL APPRAISER INFORMATION

Certified General Residential Appraiser will need a total 300 hours of Qualifying Education approved by the Appraisal Qualification Board. The Appraisal Foundation provides direction to the required education and experience hours for licensing appraisers that can be found within (RPAQC) The Real Property Appraiser Qualification Criteria. The pdf can be found on The Appraisal Foundation's website or the MAB's website under Forms/Trainee. The application can be found in Forms under Appraiser Forms/MAB Appraiser Licensee Application and needs to be completed in its entirety. The MAB Experience Log, all copies of Qualifying Education Course Certificates and the fee of \$225 must be returned with the application. Once the National Test and State Test has been passed, there will be additional licensing fees.

1. Qualifying Education required by all applicants applying for the Certified General Appraiser; (RPAQC page 25)
 - a) The Fifteen (15) hours USPAP (QE) must be within a five (5) year period immediately preceding the date of application. (MAB Rule 3.3)
 - b) Educational Providers can be found on the Home page of the Mississippi Appraisal Board website under Educational Providers or click the link:
https://www.mab.ms.gov/wp-content/uploads/2023/06/mab_ce_provider_list_revised_January_2021.pdf
 - c) Basic Appraisal Principles; 30 hours; Basic Appraisal Procedures; 30 hours; 15-hour National USPAP Course; (Trainee) 15 hours; Residential Market Analysis and Highest and Best Use; 15 hours; Residential Appraiser Site Valuation and Cost Approach; 15 hours; Residential Sales Comparison and Income Approaches; 30 hours; Residential Report Writing and Case Studies; 15 hours; (Licensed) College-level Education must be obtained (RPAQC – pg 20 & 21/A & B); As an alternative to the college requirements individual who have held a Licensed Residential credential for a minimum of five (5) years may qualify (RPAQC – pg 21/C); Statistics, Modeling and Finance; 15 hours; Advanced Residential Applications and Case Studies; 15 hours; Appraisal subject Matter electives; 20 hours; Certified Residential Course work currently taken:
 - d) From Trainee Certificate: {RPAQC – pg 24 (D)}
 - General Appraiser Market Analysis and Highest and Best Use; 30 hours
 - Statistics, Modeling and Finance; 15 hours
 - General Appraiser Sales Comparison Approach; 30 hours
 - General Appraiser Site Valuation and cost Approach; 30 hours
 - General Appraiser Income Approach; 60 hours
 - General Appraiser Report Writing and Case Studies; 30 hours
 - Appraisal Subject Matter Electives; 30 hours
 - For a total of an additional 225 hours

- e) From Licensed Appraiser License: {RPAQC – pg 24 (E)}
 - General Appraiser Market Analysis and Highest and Best Use; 15 hours
 - Statistics, Modeling and Finance; 15 hours
 - General Appraiser Sales Comparison Approach; 15 hours
 - General Appraiser Site Valuation and Cost Approach; 15 hours
 - General Appraiser Income Approach; 45 hours
 - General Appraiser Report Writing and Case Studies; 15 hours
 - Appraisal Subject Matter Electives; 30 hours
 - For a total of an additional 150 hours

- f) From Certified Residential License: {RPAQC – pg 24 (F)}
 - General Appraiser Market Analysis and Highest and Best Use; 15 hours
 - General Appraiser Sales Comparison Approach; 15 hours
 - General Appraiser Site Valuation and cost Approach; 15 hours
 - General Appraiser Income Approach; 45 hours
 - General Appraiser Report Writing and Case Studies; 15 hours
 - Appraisal Subject Matter Electives; 30 hours
 - For a total of an additional 100 hours

NOTE: Licensee must renew every two (2) years at the end of their licensing month. Provide the Board with twenty-eight (28) hours of Continuing Education to include a seven (7) hour National USPAP Update. {MAB 5.1}

Education can be e-mailed to info@mab.ms.gov

NOTE: If Licensee is not in compliant with CE by their expiration date, their license will automatically be placed on inactive status. Licensee will not be allowed to provide any appraisal service, while inactive and will be placed on inactive status with the National Registry. The Licensee will be required to provide a copy of approved completed CE certificate. The MAB Reactivation Form and a check for \$50.00 (inactive/reactivate) fee will be required to reactivate. The National Registry will be updated to active status and a new pocket card will be e-mailed to the email address provided in your profile.

RENEWAL FEES \$325.00 LICENSE FEE AND \$80.00 NATIONAL REGISTRY FEE

Trainee or Licensee upgrading will pay an application fee; after application approval and passing the exam; licensing fees will be due within 180 days (MAB Rule 3.5)

- 2. Experience hours for Certified General are 3,000 hours in a minimum of 18 months to include half (½) 1,500 hours to be in non-residential appraisal experience; (RPAQC pg. 24)
 - Trainee to Certified General: 3,000 hours; 18 month
 - Licensed to Certified General: 2,000 hours; additional 12 month
 - Certified Residential to Certified General: 1,500 hours of non-residential appraisal experience; additional 6 month
 - All must have a minimum of 1500 hours of non-residential appraisal experience before upgrading to Certified General that include all 3 approaches (complex)

3. Definition of Non-Complex and Complex and how to calculate experience hours can be found under License Law; MAB Administrative Rule, Rule 2 Experience Requirements:
 - Definition of Non-Complex/Rule 2.6; Definition of Complex/Rule 2.7
 - Certified General Experience/Rule 2.2 (Calculations) Rule 3.3 (2);
 - Must have a report that contains all three approaches to review when upgrading
 - Must have 3000 hours in no fewer than eighteen (18) months to include 1500 hours in non-residential real property appraisal work {MAB Rule 3.3 (2); RPAQC – pg 24/IV}
 - Log must be completed in its entirety with date, property information, task performed and total hours worked on an assignment by trainee and supervisor, if applicable
 - Each log page (sheet) at the bottom must be have total months and hours worked tallied up
 - Each log page (sheet) at the bottom must be signed by both the appraiser and supervisor, if applicable.

4. National and State Exam Requirements for Certified General Residential {MAB Rule 3.3 (3)}
 - Once application has been approved by MAB, applicant will be mailed an approval letter with PSI instruction for taking the National Examination
 - Applicant has three (3) months to take the National Examination as many times as possible before the approval expires;
 - Once National test is passed; Passing record is good for twenty-four (24) months before expiring
 - If National Test cannot be passed within the three (3) month period; Applicant cannot apply to retake exam for an additional 6 months
 - Applicant will have two (2) opportunities to pass the state test within 60 days after passing the National Exam
 - If State Test cannot be passed the applicant cannot apply to retake the exam for an additional 6 months

5. Licensing after Examination: (MAB Rule 3.5)
 - New Licensee has one-hundred-eighty (days) from the examination date to pay required licensing fees;
 - After six (6) months New Licensee will forfeit \$225.00 application fee and will be required to reapply for license credentials
 - If any application requirements have changed, applicant will be subject to meet the new requirements.