

New AQB (Federal) Education Requirements: Valuation Bias & Fair Housing Laws and Regulations

Effective date: January 1, 2026

Applies to: All California real estate appraiser licensees and all new applicants (Trainee, Licensed Residential, Certified Residential, Certified General)

What's changing and why

The Appraisal Qualifications Board (AQB) adopted new education requirements to strengthen competency in **Valuation Bias and Fair Housing Laws and Regulations**. Beginning **January 1, 2026**, these requirements become part of both **continuing education (CE)** for renewing licensees and **qualifying education (QE)** for new applicants.

Bottom line: You must meet the Valuation Bias & Fair Housing education requirements described below:

- If you renew your license on or after January 1, 2026
- If your initial or upgrade license is going to be issued (i.e. the exam result is received) on or after January 1, 2026.

For details, please click here: [New Education Requirements](#)

Requirements at a glance

For Renewing Licensees (Continuing Education)

- Complete a Valuation Bias & Fair Housing Laws and Regulations course **every two years (each renewal cycle)**.
- The **first time** you take this course: it must be a **7-hour** course.
- **Every two years thereafter:** complete a **4-hour** course.

For New Applicants (Qualifying Education)

- Complete an **8-hour** Valuation Bias & Fair Housing Laws and Regulations course as part of core curriculum.

- The **8-hour QE** course covers the same content as the **7-hour CE course**, plus a **1-hour exam** as required for QE.

Efficient path if you may upgrade later

- If you currently hold a credential and need to take your initial **7-hour** course for CE, consider taking the **8-hour** version (7 hours of instruction + 1-hour exam). Doing so can **satisfy your CE requirement now** and **bank the 8-hour QE requirement** if you choose to upgrade in the future.

Who must comply and when

- **Renewals:** Any Trainee, Licensed Residential, Certified Residential, or Certified General appraiser who submits a **renewal application on or after January 1, 2026**, must demonstrate compliance with the **Valuation Bias & Fair Housing continuing education (CE)** requirement outlined above.
- **New Applicants:** For all **initial and upgrade applications**, if the **Application for License Issuance** (submitted after passing the examination) is filed **on or after January 1, 2026**, the applicant must have completed an **8-hour Valuation Bias & Fair Housing course** as part of **Qualifying Education (QE)** before the license can be issued.

Tip: Plan ahead. Courses may fill quickly as we approach 2026.

How to comply

1. **Choose an approved provider** offering the Valuation Bias & Fair Housing course (7-hr CE, or 8-hr QE with exam).
2. **Keep documentation** (completion certificates) for your application packet.
3. **Align timing with your cycle:** If you renew your license in 2026, make sure the required course is completed **before** you submit your renewal application. For Qualifying Education, complete the **8-hour** course and include proof with your application.

Frequently Asked Questions (FAQs)

Question:

I renewed my license in 2025. Do I need to take the course again in early 2026?

Answer:

The requirement applies to renewals **on or after Jan 1, 2026**. Your next CE cycle must include the Valuation Bias & Fair Housing course per the rules above.

Question:

Can I take the 8-hour QE course to satisfy my first CE requirement?

Answer:

Yes. The **8-hour QE** course (7 hours + 1-hour exam) can satisfy your **initial CE requirement** and also count toward **QE** if you later upgrade.

Question:

If I complete the 7-hour Valuation Bias and Fair Housing course, do I still need to take the 2-hour Elimination of Bias course required by California?

Answer:

No. The **7-hour** or **4-hour** Valuation Bias and Fair Housing course taken for continuing education **meets the requirement** for the **2-hour Elimination of Bias** course. You do **not** need to complete both.

Question:

If I complete the 7-hour or 4-hour Valuation Bias and Fair Housing course for continuing education, do I still need to take the 1-hour Cultural Competency course?

Answer:

Yes. The Valuation Bias and Fair Housing continuing education courses **do not** satisfy the **1-hour Cultural Competency** requirement. You must still complete **one hour** of Cultural Competency training, which may be combined with any continuing education course.

Question:

I've already applied for an initial or upgrade license, and my education and experience have been approved. Do I still need to complete the 8-hour Valuation Bias and Fair Housing course if I take the exam on or after January 1, 2026?

Answer:

Yes. Even if your education and experience have already been approved, you **must complete the 8-hour** Valuation Bias and Fair Housing course before license issuance if you submit your **exam results and Application for License Issuance** on or after January 1, 2026.

Question:

Is the 4-hour course acceptable for my first time?

Answer:

No. Your **first** Valuation Bias & Fair Housing course must be **7 hours**. After that, you'll complete a **4-hour** course **every two calendar years**.

Question:

Does this replace USPAP?

Answer:

No. The **15-Hour National USPAP Course (or equivalent)** remains a separate requirement in QE, and **7-hour USPAP** continuing education requirements remain separate.

Stay informed

To find a valuation bias and fair housing course, please visit [Course Search](#)

Questions? Contact BREa at **(916) 552-9000** or info@brea.ca.gov

Reference

These requirements derive from the **AQB Real Property Appraiser Qualification Criteria** effective **January 1, 2026**, which add Valuation Bias & Fair Housing Laws and Regulations coursework to both CE and QE. For the full Criteria, please consult AQB publications for **Criteria 2026**

This notice is intended to help California appraisers and applicants prepare for January 1, 2026. It does not replace statutes, regulations, or the AQB Criteria.