

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 83 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: Refer to 12 C.F.R. § 323.3 (Subchapter B, Chapter III, Title 12) - as currently in effect - and to the Appraiser Qualifications Board (AQB) Criteria in force at the time of practice.
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: Refer to 12 C.F.R. § 323.3 (Subchapter B, Chapter III, Title 12) - as currently in effect - and to the Appraiser Qualifications Board (AQB) Criteria in force at the time of practice.
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.