

BECOME A CERTIFIED RESIDENTIAL APPRAISER

SCOPE OF PRACTICE

Any one to four family properties regardless of the transaction value or complexity and non-residential property up to \$250,000.

REQUIREMENTS

A. Age

18 years of age or older

B. College-Level Education

College level education (see Section D. College Education Criteria under [Qualifying Education Criteria](#)) and a minimum of 200 hours of basic/qualifying education of real estate appraisal.

C. Qualifying Education

1. A minimum of 200 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. Residential Market Analysis and Highest and Best Use 15 Hours
 - e. Residential Appraiser Site Valuation and Cost Approach 15 Hours
 - f. Residential Sales Comparison and Income Approaches 30 Hours
 - g. Residential Report Writing and Case Studies 15 Hours
 - h. Statistics, Modeling and Finance 15 Hours
 - i. Advanced Residential Applications and Case Studies 15 Hours
 - j. Appraisal Subject Matter Electives 20 Hours

Total 200 Hours

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

a. Residential Market Analysis and Highest and Best Use	15 Hours
b. Residential Appraiser Site Valuation and Cost Approach	15 Hours
c. Residential Sales Comparison and Income Approaches	30 Hours
d. Residential Report Writing and Case Studies	15 Hours
e. Statistics, Modeling and Finance	15 Hours
f. Advanced Residential Applications and Case Studies	15 Hours
g. Appraisal Subject Matter Electives	20 Hours

Total 125 hours

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

a. Statistics, Modeling and Finance	15 Hours
b. Advanced Residential Applications and Case Studies	15 Hours
c. Appraisal Subject Matter Electives	20 Hours

Total 50 Hours

D. Additional California Education Requirements for Initial Applicants

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

E. Experience

1. The certified residential applicants shall have a minimum of 1,500 hours of real property appraisal experience obtained cumulatively over a period of not less than twelve (12) months.
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 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 form ([REA Form 3001](#)).
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](#).
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 \$1,030.00 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 every 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](#)) after they pass the examination.

D. Application Status

Applicants may track the status of their applications using the [Application Status tracker](#).