

As of January 1, 2015, the Appraisal Qualifications Board (AQB) increased requirements for licensed trainees and supervisors. Trainees and supervisors must now take a four-hour course on the responsibilities and requirements of each role. The course must be completed by trainees before receiving their Trainee (AT) credential and by supervisors prior to beginning supervision. The course applies only to those trainees and supervisors who began their affiliation after December 31, 2014.

In addition to the course, all supervisors must now:

- Be licensed at the certified level for a minimum of three years with the Bureau of Real Estate Appraisers (Bureau) prior to being eligible to become a supervising appraiser,
- Be in good standing with the Bureau for a period of at least three years, and
- Not be subject to any disciplinary action within any jurisdiction within the last three years that affects the supervisor's legal eligibility to engage in appraisal practice.

Again, trainees and supervisors who can document their affiliation prior to January 1, 2015, are exempt from the increased requirements and may continue to follow the 2008 requirements.

The course can be taken online, and completion is easy to verify; however, the supervisor's eligibility may be difficult to verify. Supervisors should insure they are qualified to supervise a trainee before acting as a supervisor. The Bureau encourages trainees to ask all potential supervisors if they are qualified under the new requirements. Additionally, trainees are encouraged to check the Bureau's online license look-up tool at www.brea.ca.gov. This feature provides a license history so trainees can determine if a potential supervisor qualifies under the new requirements. Difficulties may arise when a potential supervisor is licensed in another state, because each state may disclose information differently. The Bureau encourages trainees to check the Appraisal Subcommittee's National Registry and contact other states where the potential supervisor is or was licensed to verify qualifications.

Trainees should be looking for any restriction on a license that affects a supervisor's legal eligibility to engage in appraisal practice, unless it was successfully terminated more than three years ago (e.g., restricted from appraising vacant land, performing nonresidential appraisal assignments, etc.). Therefore, if a restriction on a certified appraiser's license ended two years ago, the appraiser cannot supervise for one more year.

In an effort to assist trainees, the Bureau has developed an outreach program. The Bureau is currently contacting licensed trainees to:

- Make sure they are aware of how to receive experience credit for their work,
- Make them aware of common deficiencies with respect to obtaining work experience, and
- Provide a contact person/phone number at the Bureau for questions.