



District of Columbia Appraisal

Licensing Requirements

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District of Columbia Appraisal Licensing Requirements

The information contained below is designed to provide a summary of the minimum education, experience, and examination requirements established by the District of Columbia Board of Appraisers. The information provided below can be found on the Board's website. However, we recommend you contact the Board for more detailed information and for any changes which may have occurred.

Licensure Levels:

Appraiser Trainee

Licensed Residential Real Property Appraiser

Certified Residential Real Property Appraiser

Certified General Real Property Appraiser



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IMPORTANT NOTICE: The Appraiser Qualifications Board (AQB) has adopted changes to the Real Property Appraiser Qualification Criteria that will become effective January 1, 2015. A summary of the changes can be found on The Appraisal Foundation's (TAF) website at:

<https://appraisalfoundation.sharefile.com/d/sd2f26fafefe402ab>

Licensure Requirements

Must be at least 18 years of age

Must have a high school diploma or its equivalent

Not have been convicted of a crime of moral turpitude which bears directly on the applicant's fitness to be licensed

Turn in a complete, notarized application form provided by the Board

Include with application, two recent passport photos measuring 2"x2" and the licensing fee

Must meet the educational requirement for the applying level of licensure

Must meet the experience requirement for the applying level of licensure

Submit Work Experience Log forms

For Certified Residential level: A minimum of an Associates Degree OR 21 college semester hours in specific subject matters is also required.

For Certified General level: A minimum of a Bachelors Degree OR 30 college semester hours in specific subject matters is also required.

Satisfactory completion of the state examination

Submit the Board's application within 30 months of passing the exam

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Education Requirements

75 hours for the Appraiser Trainee which consist of the following courses: Basic Appraisal Principles (30 hours), Basic Appraisal Procedures (30 hours), 15 Hour National USPAP Course or its equivalent (15 hours)

150 Hours for the Licensed Residential Real Property Appraiser which consist of the same 75 hours of Trainee education AND: Residential Market Analysis and Highest and Best Use (15 hours), Residential Appraiser Site Valuation and Cost Approach (15 hours), Residential Report Writing and Case Studies (15 Hours), Residential Sales Comparison and Income Approach (30 hours)

200 Hours for the Certified Residential Real Property Appraiser which consist of the same 75 hours of Provisional Licensed Appraiser education AND: Residential Market Analysis and Highest and Best Use (15 hours), Residential Appraiser Site Valuation and Cost Approach (15 hours), Residential Report Writing and Case Studies (15 Hours), Residential Sales Comparison and Income Approach (30 hours)
Statistics, Modeling and Finance (15 hours), Advanced Residential Application and Case Studies (15 hours), Appraisal Subject Matter Electives (20 hours)

300 hours for the Certified General Real Property Appraiser which includes the same 200 hours for the Certified Residential Real Property Appraiser education AND: General Appraiser Sales Comparison and Income 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 (10 hours), General Appraiser Market Analysis and Highest and Best Use (15 hours)



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Experience Requirements

Appraiser Trainee - no work experience requirement

Licensed Residential Real Property Appraiser - 2000 hours over at least 12 months

Certified Residential Real Property Appraiser - 2500 hours gained continuously over at least 24 months (to include at least 625 hours of property appraisal experience in complex one to four unit residential real property appraisal work)

Certified General Real Property Appraiser - 3000 hours gained continuously over at least 30 months with at least 1500 hours of experience in non-residential appraisals

Continuing Education Requirements

There is no continuing education requirements for applicants who obtain a license during the second year of the two year period preceding the date the license expires.

Licensees must complete 28 hours of continuing education within the renewal cycle

At least 7 hours of this requirement must cover the USPAP Update course or its equivalent

