



Idaho Appraisal

Licensing Requirements

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Licensing Requirements

The information contained below is designed to provide a summary of the minimum education, experience, and examination requirements established by the Idaho Real Estate Appraiser Board. 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:

Registered Trainee

Licensed Residential Appraiser

Certified Residential License

Certified General License



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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

Must meet the educational requirement for the applying level of licensure

Must meet the experience requirement for the applying level of licensure

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 (no exam requirement for the Registered Trainee)

Submit application, required documents, and associated fees.

Education Requirements

75 hours for the Registered Appraiser 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 Appraiser which include the same hour requirement as the Registered Appraiser level 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 Appraiser which consist of the same 150 hours of Licensed Appraiser education AND: 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 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

Registered Trainee - No experience requirement

State Licensed Appraiser - 2000 hours in not less than 12 months

Certified Residential Appraiser - 2500 hours in not less than 30 months

Certified General Appraiser - 3000 hours in not less than 30 months with at least 1500 hours of experience in non-residential appraisals

Continuing Education Requirements

All appraiser licenses must be renewed every two years from date of licensure

Appraisers are required to complete 30 hours of continuing education each renewal cycle

The 7-hour USPAP Update course or its equivalent must be taken every other year

