



**Michigan 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 Massachusetts Board of Real Estate 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:

Limited Real Estate Appraiser

State Licensed Real Estate Appraiser

Certified Residential Appraiser

Certified General 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

Must be of good moral character

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 (Limited Real Estate Appraisers are not required to take a state exam)

Submit application, required documents, and associated fees.

### Education Requirements

75 hours for the Limited Real Estate 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 State Licensed Real Estate Appraiser which include the same hour requirement as the Limited Real Estate 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 Real Estate Appraiser which consist of the same 150 hours of Licensed Residential 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 Real Estate Appraiser which includes the same 200 hours for the Certified Residential Appraiser education AND: Income Property Appraisal (60 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

Limited Real Estate Appraiser - No experience requirement

State Licensed Real Estate Appraiser - 2000 hours including 1500 in residential experience in no less than 12 months

Certified Residential Real Estate Appraiser - 2500 hours including 1500 hours in residential experience in not less than 24 months

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

## Continuing Education Requirements

Licenses expire on July 31 of the renewal year. New licenses issued after the first week in April will expire on July 31 of the following year.

License renewals not received by July 31 can be renewed with submission of the regular renewal fee, plus a \$20.00 late fee until September 29. Beginning September 30 of the renewal year the licensee must apply for [relicensure](#). Licensees must take 28 hours of education during the two year renewal cycle

In accordance with the Appraiser Qualifications Board Criteria, effective July 1, 2013 Limited Real Estate Appraisers are required to complete 14 hours of approved continuing education from the date of licensure

To ensure that your renewal is processed timely, continuing education should be completed and reported to the department no later than May 30 of each renewal year, even though the deadline for continuing education is July 31 of each renewal year. The hours may be completed at any time during the 2-year renewal period, which begins August 1 of each renewal year

The 7-hour National USPAP course must be completed every renewal period. Also, a 2-hour course on Michigan appraiser licensing law and rules must be completed every 2 years

