



Nebraska 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 Nebraska Real Property 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:

Trainee Real Property Appraiser

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

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 (Trainee Real Property Appraisers are not required to take a state exam)

Submit application, required documents, and associated fees.

Education Requirements

75 hours for the Trainee Real Property 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 Real Property Appraiser which include the same hour requirement as the Trainee Real Property 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 Property Appraiser which consist of the same 150 hours of Licensed Residential Real Property 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 Property 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)



Experience Requirements

Trainee Real Property Appraiser - No experience required

Licensed Residential Real Property Appraiser - 2000 hours in no less than 12 months

Certified Residential Real Property Appraiser - 2500 hours in not less than 24 months

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

Continuing Education Requirements

All licenses expire December 31st every two years

Evidence of continuing education completion, along with the application for renewal, is due to the Board's office no later than November 30th of the designated year.

All appraisers must complete 28 hours of continuing education each renewal cycle

7 hours must cover the USPAP Update course (in class only)

The 7-Hour Report Writing and Case Studies Update Course must be completed at least once every four years from the time the course was last completed (in class only)

No more than 14 of the 28 hours of continuing education may be taken online

