



Nevada 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 Nevada Real Estate Division. The information provided below can be found on the Division's website. However, we recommend you contact the Division for more detailed information and for any changes which may have occurred.

Licensure Levels:

Registered Intern

Licensed Residential 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 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.

Registered Interns are required to attend 6 hours of a Commission hearing prior to applying for a license/certification

Satisfactory completion of the state examination (Registered Interns are not required to take a state exam)

Submit application, required documents, and associated fees.

Education Requirements

78 hours for the Registered Intern 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), Nevada Law (3 hours)

153 hours for the Licensed Residential Appraiser which include the same hour requirement as the Registered Intern 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)

203 Hours for the Certified Residential 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)

303 hours for the Certified General 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

Registered Intern - No experience required

Licensed Residential Appraiser - 2000 hours in no less than 24 months

Certified Residential Appraiser - 2500 hours in not less than 24 months including not less than 500 hours of experience relating to complex property

Certified General Real Property Appraiser - 3600 hours in not less than 30 months with at least 1500 hours of experience in non-residential appraisals

Continuing Education Requirements

Appraiser licenses expire 2 years from the date of licensed

Appraisers must complete 30 hours of continuing education during the two year cycle

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

