



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

Licensure Levels:

Registered Appraiser

Licensed 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.

Satisfactory completion of the state examination (Registered Trainees are not required to take the state exam.)

Submit application, required documents, and associated fees.

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Education Requirements

75 hours for the Registered 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 Appraiser which include the same hour requirement as the Registered Trainee 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 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 Trainee - No experience required

Licensed Appraiser - 2000 hours in no less than 24 months

Certified Residential Appraiser - 2500 hours in no less than 24 months

Certified General Appraiser - 3000 hours in no less than 30 months with at least 1500 hours of experience in non-residential appraisals

Continuing Education Requirements

All licenses expire two years for date of issuance

All licensees must complete 28 hours of continuing education during that two year cycle

7 hours must cover the USPAP Update course or its equivalent

Only 14 hours may be taken through distance education courses

