



649216

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
04/09/2013	.	
	.	
	.	
	.	

The Committee on Judiciary (Bradley) recommended the following:

Senate Amendment (with title amendment)

Delete everything after the enacting clause
and insert:

Section 1. Section 475.617, Florida Statutes, is amended to
read:

475.617 Education and experience requirements.—

(1) To be registered as a trainee appraiser, an applicant
must present evidence satisfactory to the board that she or he
has successfully completed at least 100 hours of approved
qualifying education ~~academic~~ courses in subjects related to
real estate appraisal, which must include coverage of the
Uniform Standards of Professional Appraisal Practice, or its



649216

14 equivalent, as established by rule of the board, from a
15 nationally recognized or state-recognized appraisal
16 organization, career center, accredited community college,
17 college, or university, state or federal agency or commission,
18 or proprietary real estate school that holds a permit pursuant
19 to s. 475.451. The board may increase the required number of
20 hours to not more than 125 hours. All qualifying education
21 courses may be completed through in-person classroom instruction
22 or distance learning. A classroom hour is defined as 50 minutes
23 out of each 60-minute segment. Past courses may be approved on
24 an hour-for-hour basis.

25 (2) To be certified as a residential appraiser, an
26 applicant must present satisfactory evidence to the board that
27 she or he has met the minimum education and experience
28 requirements prescribed by rule of the board. The board shall
29 prescribe by rule education and experience requirements that
30 meet or exceed the following real property appraiser
31 qualification criteria adopted on December 9, 2011 ~~February 20,~~
32 ~~2004~~, by the Appraisal Qualifications Board of the Appraisal
33 Foundation:

34 (a) Has at least 2,500 hours of experience obtained over a
35 24-month period in real property appraisal as defined by rule.

36 (b) Has successfully completed at least 200 classroom
37 hours, inclusive of examination, of approved qualifying
38 education ~~academic~~ courses in subjects related to real estate
39 appraisal, which must include a 15-hour National Uniform
40 Standards of Professional Appraisal Practice course, or its
41 equivalent, as established by rule of the board, from a
42 nationally recognized or state-recognized appraisal



649216

43 organization, career center, accredited community college,
44 college, or university, state or federal agency or commission,
45 or proprietary real estate school that holds a permit pursuant
46 to s. 475.451. All qualifying education courses may be completed
47 through in-person classroom instruction or distance learning. A
48 classroom hour is defined as 50 minutes out of each 60-minute
49 segment. Past courses may be approved by the board and
50 substituted on an hour-for-hour basis.

51 (3) To be certified as a general appraiser, an applicant
52 must present evidence satisfactory to the board that she or he
53 has met the minimum education and experience requirements
54 prescribed by rule of the board. The board shall prescribe
55 education and experience requirements that meet or exceed the
56 following real property appraiser qualification criteria adopted
57 on December 9, 2011 ~~February 20, 2004~~, by the Appraisal
58 Qualifications Board of the Appraisal Foundation:

59 (a) Has at least 3,000 hours of experience obtained over a
60 30-month period in real property appraisal as defined by rule.

61 (b) Has successfully completed at least 300 classroom
62 hours, inclusive of examination, of approved qualifying
63 education ~~academic~~ courses in subjects related to real estate
64 appraisal, which must include a 15-hour National Uniform
65 Standards of Professional Appraisal Practice course, or its
66 equivalent, as established by rule of the board, from a
67 nationally recognized or state-recognized appraisal
68 organization, career center, accredited community college,
69 college, or university, state or federal agency or commission,
70 or proprietary real estate school that holds a permit pursuant
71 to s. 475.451. All qualifying education courses may be completed



649216

72 through in-person classroom instruction or distance learning. A
73 classroom hour is defined as 50 minutes out of each 60-minute
74 segment. Past courses may be approved by the board and
75 substituted on an hour-for-hour basis.

76 (4) A distance learning course may be approved by the board
77 as an option to classroom hours for satisfactory completion of
78 the academic courses required under this section. The schools
79 authorized by this section have the option of providing
80 classroom courses, distance learning courses, or both.

81 (a) A distance learning course must use a delivery method
82 that is certified or approved by a board-authorized independent
83 certifying organization.

84 (b) A distance learning course intended for use as academic
85 education must include a written, closed-book final examination
86 proctored by an appropriate individual who represents the public
87 interest and is free from any conflicts of interest. As used in
88 this paragraph, the term "written" refers to an exam that might
89 be written on paper or administered electronically on a computer
90 workstation or other device. Oral exams are not acceptable.

91 (5)~~(4)~~ Each applicant must furnish, under oath, a detailed
92 statement of the experience for each year of experience she or
93 he claims. Upon request, the applicant shall furnish to the
94 board, for its examination, copies of appraisal reports or file
95 memoranda to support the claim for experience. Any appraisal
96 report or file memoranda used to support a claim for experience
97 must be maintained by the applicant for no less than 5 years
98 after the date of certification.

99 (6)~~(5)~~ The board may implement the provisions of this
100 section by rule.



649216

101 Section 2. This act shall take effect July 1, 2013.

102

103 ===== T I T L E A M E N D M E N T =====

104 And the title is amended as follows:

105 Delete everything before the enacting clause
106 and insert:

107 A bill to be entitled
108 An act relating to real estate appraisers; amending s.
109 475.617, F.S.; revising terminology applicable to
110 education requirements for registered trainee
111 appraisers, certified residential appraisers, and
112 certified general appraisers; authorizing qualifying
113 education courses completed by applicants for
114 registration as a trainee or certification as a
115 residential appraiser or general appraiser to be
116 completed through distance learning; revising the
117 education and experience requirements for certified
118 residential appraisers and certified general
119 appraisers according to certain real property
120 appraiser qualification criteria adopted by the
121 Appraiser Qualifications Board of the Appraisal
122 Foundation on a specified date; authorizing the use of
123 a distance learning course; providing requirements for
124 a distance learning course and a final examination;
125 providing an effective date.