MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD, RULE IX AMENDMENT

Acting under the authority of the Mississippi Real Estate Appraiser Licensing and Certification Act, §73-34-9; (1) "The commission shall have the following powers and duties:" (i) "To adopt rules and regulations and regulations for the administration of this chapter that are not inconsistent with the provisions of this chapter or the Constitution and laws of Mississippi or of the United States."; §73-34-9; (2) "The board shall have the following powers and duties:" (l) "To make rules and regulations necessary to implement its powers and duties under this chapter."; and §73-34-59, "Board authorized to implement rules and regulations necessary to bring chapter into compliance with federal requirements."; the Mississippi Real Estate Appraiser Licensing and Certification Board is filing for an amendment to its "Rule-XI".

The purpose of the proposed amendment is as follows:

(1) To change the title of "Registered Real Property Appraiser" to "Appraisal Intern" in order to clarify that the holder of the permit is not a Licensed/Certified real estate appraiser.
(2) To clarify activities allowed to be conducted by an "Appraisal Intern" to reduce confusion and prevent the "Appraisal Intern" from performing the activities required by statute to be performed by Licensed/Certified appraisers.
(3) To amend education/experience requirements in order to be in compliance with Appraiser Qualifications Board criteria to be mandated January 01, 2008. The Appraiser Qualifications Board is a Board of the Appraisal Foundation with the authority under Title XI of the Financial Institutions Recovery, Reform, and Enforcement Act of 1989, as amended, to set minimum education/experience requirements to be met by real estate appraisers, and to be enforced by state regulatory agencies.

Any person to be affected by this rule amendment shall present their views, and/or demand an oral proceeding by notifying this agency, in writing, to the following authority:

Robert E. Praytor, Administrator
Mississippi Real Estate Appraisal Board
2506 Lakeland Drive, Suite 300
Flowood, MS 39232

PROPOSED RULE XI AMENDMENTS

The purpose of the proposed Rule XI amendments is: (1) Change Registered Real Property Appraiser to Appraisal Intern in order to clarify that the holder is not a Licensed/Certified Appraiser. (2) Change activities allowed by the Intern to reduce confusion concerning what activities can be performed in compliance with Mississippi Code, §73-34-5. (3) Amend education/experience requirements in order to be in compliance with proposed Appraiser Qualifications Board criteria.

RULE XI

REGISTERED REAL PROPERTY INTERN
QUALIFICATION CRITERIA

A. The scope of practice for the **Appraisal Intern** Classification is the appraisal **assistance** of those properties, which the supervising **Certified** Appraiser is permitted to appraise.
B. The **Appraisal Intern** shall be subject to the Uniform Standards of Professional Appraisal Practice.
C. The **Appraisal Intern** shall be entitled to obtain copies of appraisal reports he or she **assisted in preparing**. The supervising **Certified** Appraiser shall keep copies of appraisal reports for a period of at least five years or at least two years after final disposition of any judicial proceeding in which testimony was given, whichever period expired last.
D. An **Appraisal Intern** must meet the following requirements:
    1. Examination:
       There is no examination requirement for the **Appraisal Intern permit**.

    2. Education Prerequisite to application:
        a. 75 classroom hours of courses in subjects related to real estate appraisal, which shall include **the successful completion of the 15-Hour National** Uniform Standards of Professional Appraisal Practice **Course**.

            (1) A classroom hour is defined as 50 minutes out of each 60-minute segment.
            (2) Classroom hours may only be obtained where the minimum length of the educational offering is 15-hours and the individual successfully completes an examination pertinent to that educational offering.
            (3) Credit for **the** classroom hour requirement may be obtained from the following:

                (a) Colleges or Universities

(b) Community or Junior colleges
(c) Real Estate Appraisal or Real Estate Related Organizations **as approved by the Board**.
(d) State or Federal Agencies or Commissions **as approved by the Board**.
(e) Proprietary Schools as approved by the Board.
(f) Other providers approved by the **Board.**

(4) **The content for courses, seminars, workshops, or conferences should include coverage of basic real estate appraisal principles, procedures and USPAP as described in the AQB course curriculum guideline, as follows**:
(a) Basic appraisal principles (30-hours)
(b) Basic appraisal procedures (30-hours)
(c) The 15-hour National USPAP Course or its equivalent

3. Experience

a. The **Appraisal Intern** shall be subject to direct supervision by a supervising **Certified** Appraiser who shall be state certified in good standing **and subject to the Board's approval**.
b. The supervising **Certified** Appraiser shall be responsible for the training and direct supervision of the Registered Real Property Intern by:

(1) Accepting **all** responsibility for the appraisal **and** report by signing and certifying the report is in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) **and that the Intern did not provide significant real property appraisal assistance.**
(2) Personally inspecting each appraised property with the **Intern** if inspection is required.

c. The **Appraisal Intern** is permitted to have more than one supervising appraiser.
d. An appraisal log shall be maintained by the **Appraisal Intern, with each sheet** signed by the supervising **Certified** Appraiser and shall at a minimum include the following:

(1) Type of property
(2) Client name and address
(3) Address of appraised property
(4) Description of work performed
(5) Number of work hours per task

(6) Signature and state certification number of the supervising **Certified** Appraiser

e. Separate appraisal logs shall be maintained for each supervising **Certified** Appraiser

4. CONTINUING EDUCATION

An **Appraisal Intern** who remains in this classification in excess of two years shall be required in the third and successive years to obtain:

a. **At least fourteen hours of elective continuing education per year. In addition, a seven-hour USPAP up-date course must be taken within a two-year period**

(1) A classroom hour is defined as fifty minutes out of each sixty-minute segment
(2) Credit toward the classroom hour requirement may be granted only where the length of the educational offering is at least two hour
(3) Credit for the classroom hour requirement may be obtained from the following:

(a) Colleges or Universities
(b) Community or Junior colleges
(c) Real Estate Appraisal or Real Estate related organizations **approved by the Board**
(d) State or Federal agencies or commissions **approved by the Board**
(e) Proprietary schools approved by the Board
(f) Other providers approved by the **Board**

(4) Credit may be granted for educational offerings, which are consistent with the purpose of continuing education stated in subparagraph "c" below and cover real estate related appraisal topics such as those listed below.

(a) Ad Valorem Taxation
(b) Arbitration
(c) Business courses related to practice of real estate appraisal
(d) Construction estimating
(e) Ethics and standards of professional practice
(f) Land use planning, zoning and taxation
(g) Management, leasing, brokerage, timesharing

(h) Property development
(i) Real estate appraisal (valuations/evaluations)
(j) Real estate law
(k) Real estate litigation
(l) Real estate financing and investment
(m) Real estate appraisal related computer applications
(n) Real estate securities and syndication
(o) Real property exchange

b. Continuing education credit may also be granted for participation, other than as a student, in appraisal educational processes and programs. Examples of activities for which credit may be granted are teaching, program development, authorship of textbooks, or similar activities, which are determined to be equivalent to obtaining education
c. The purpose of continuing education is to ensure that the appraiser participates in a program that maintains and increases his/her skill, knowledge and competency in real estate appraising

E. This Rule will become effective July 01, 2006.

When signing an appraisal form approved by a Federal agency (Example: Fannie Mae Form 1004) or financial lending institution, the following additional abbreviations may be used:

Licensed Real Estate Appraiser
MS LA-000; LA-000

Licensed Certified Residential Real Estate Appraiser
MS Crt. RA-000, MS Cert. RA-000; RA-000

Licensed Certified General Real Estate Appraiser
MS Crt. GA-000; MS Cert. GA-000; GA-000

RULE 11
REGISTERED REAL PROPERTY APPRAISER
CLASSIFICATION OF THE APPRAISER
QUALIFICATION CRITERIA

A. The scope of practice fro the Registered Real Property Appraiser Classification is the appraisal of those properties which the supervising appraiser is permitted to appraise.

B. The Registered Real Property Appraiser shall be subject to the *Uniform Standards of Professional Appraisal Practice.*

C. The Registered Real Property Appraiser shall be entitled to obtain copies of appraisal reports he or she prepared. The supervising appraiser shall keep copies of appraisal reports for a period of at least five years or at least two years after final disposition of any judicial proceeding in which testimony was given, whichever period expires last.

D. A Registered Real Property Appraiser must meet the following requirements:

1. EXAMINATION

   a. There is no exmination requirement for the Registered Real Property Appraiser classification.

2. EDUCATION

   Prerequisite to application.

   a. Seventy-five (75) classroom hours of courses in subjects related to real estate appraisal, which shall include coverage of the *Uniform Standards of Professional Appraisal Practice.*

(1) A classroom hour is defined as 50 minutes out of each 60-minute segment.

(2) Classroom hour may only be obtained where the minimum length of the educational offering is 15 hours and the individual successfully completes an examination pertinent to that educational offering.

(3) Credit for classroom hours requirement may be obtained from the following:

- (a) Colleges or Universities
- (b) Community or Junior Colleges
- (c) Real Estate Appraisal or Real Estate related organizations
- (d) State or Federal Agencies or Commissions
- (e) Proprietary Schools
- (f) Other providers approved by the state certification/licensing agency

(4) Qualifying education must have been obtained within the five year period immediately preceding application of licensure

(5) The content of courses, seminars, workshops, or conferences should include coverage of real estate appraisal related topics, such as:

- (a) Influences on Real Estate Value
- (b) Legal considerations in Appraisal
- (c) Type of Value
- (d) Economic Principles
- (e) Real Estate Markets and Analysis
- (f) Valuation Process
- (g) Property Description
- (h) Highest and Best Use Analysis
- (i) Appraisal Statistical Concepts
- (j) Sales Comparison Approach
- (k) Site Value
- (l) Cost Approach
- (m) Income Approach
- (n) Valuation of Partial Interests
- (o) Appraisal Standards and Ethics

3. EXPERIENCE

A. The Registered Real Property Appraiser shall be subject to direct supervision by a supervising appraiser who shall be state certified in good standing.

B. The supervising appraiser shall be responsible for the training and direct supervision of the Registered Real Property Appraiser by:

1. accepting responsibility for the appraisal report by signing and certifying the report is in compliance with the *Uniform Standards of Professional Appraisal Practice (USPAP).*
2. reviewing the Registered Real Property Appraiser appraisal report(s); and
3. personally inspecting each appraised property with the appraiser until the supervising appraiser determines the Registered Real Property Appraiser is competent in accordance with the Competency Provision of the *Uniform Standards of Professional Appraisal Practice (USPAP).*

C. The Registered Real Property Appraiser is permitted to have more than one supervising appraiser.

D. An appraisal log shall be maintained by the Registered Real Property Appraiser and shall, at a minimum, include the following for each appraisal:

(1) Type of property
(2) Client name and address
(3) Address of appraised property
(4) Description of work performed
(5) Number of work hours
(6) Signature and state certification number of the supervising appraiser

E. Separate appraisal logs shall be maintained for each supervising appraiser.

4. CONTINUING EDUCATION

A Registered Real Property Appraiser who remains in this classification in excess of two years shall be required in the third and successive years to obtain:

a. The equivalent of fourteen (14) classroom hours of instruction in the courses or seminars during each subsequent year. (For example: a two-year Registered Real Property Appraiser term would require twenty-eight (28) hours.) Continuing education hours may be obtained anytime during the term.

(1) A classroom hour is defined as fifty (50) minutes our of each sixty (6) minute segment.

(2) Credit toward the classroom hour requirement may be granted only where they length of the educational offering is at least two hours.

(3) Credit for the classroom hour requirement may be obtained from the following

(a) Colleges or Universities
(b) Community or Junior Colleges
(c) Real Estate Appraisal or Real Estate Related Organizations
(d) State or Federal Agencies of Commissions
(e) Proprietary Schools
(f) Other providers approved by the state certification/licensing agency

(4) Credit may be granted for educational offerings which are consistent with the purpose of continuing education stated in subparagraph "c" below and cover real estate related appraisal topics such as those listed below.

(a) Ad Valorem Taxation
(b) Arbitration
(c) Business Courses related to practice of real estate appraisal
(d) Construction estimating
(e) Ethics and standards of professional practice
(f) Land use planning, zoning and taxation
(g) Management, leasing, brokerage, timesharing
(h) Property development

(i) Real estate appraisal (valuations/evaluations)
(j) Real estate law
(k) Real estate litigation
(l) Real estate financing and investment
(m) Real estate appraisal related computer applications
(n) Real estate securities and syndication
(o) Real property exchange

b. Continuing education credit may also be granted for participation, other than as a student, in appraisal educational processes and programs. Example of activities for which credit may be granted are teaching, program development, authorship of textbooks, or similar activities, which are determined to be equivalent to obtaining education.

c. The purpose of continuing education is to ensure that the appraiser participates in a program that maintains and increases his/her skill, knowledge and competency in real estate appraising.

E. This rule will become effective July 01, 1999.