**GEORGIA REAL ESTATE APPRAISERS BOARD**

**REQUIREMENTS FOR APPRAISERS**

**Effective July 1, 2005**

**Suite 1000 - International Tower**  
229 Peachtree Street, N. E.  
Atlanta, Georgia 30303-1605  
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Fax Number (404) 656-6650  
Email Address - grecmail@grec.state.ga.us  
Website Address - www.greab.state.ga.us

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**TYPES OF APPRAISER CLASSIFICATIONS**

**State Registered Real Property Appraisers** - may perform appraisals on any type of property except when the purpose of the appraisal is for use by a lender in a federally related transaction.

**State Licensed Real Property Appraisers** - may do any appraisal a registered appraiser can do and may appraise properties which involve federally related loans (1) for non-complex one to four unit residential properties where the value of such a property does not exceed $1,000,000.00, and (2) for any other real estate involved in a federally related transaction having a transaction value less than $250,000.00. In federally related transactions licensed appraisers may not appraise real estate where a development analysis/appraisal is necessary and utilized.

**State Certified Residential Real Property Appraisers** - may do any appraisal a Registered or Licensed appraiser can do and may appraise one to four residential units without regard to transaction value or complexity.

**State Certified General Real Property Appraisers** - may appraise any type of property for any purpose.

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**GENERAL REQUIREMENTS**

A copy of the Georgia Crime Information Report (GCIC) on the applicant. Such reports must not be more than 60 days old. The applicant can obtain a GCIC from any local sheriff’s office or police department. (Depending on the law enforcement agency’s policy, there may be a waiting period to obtain the report.) The commission will not accept a third party criminal history.

If the applicant is aware of any conviction, nolo contendere plea, or first offender sentence that is not on the GCIC report, the applicant must disclose such conviction(s).

Failure to supply a GCIC report will result in the Board’s returning the entire application unprocessed. Failure to disclose all convictions, nolo contendere pleas, First Offender sentences and disciplinary sanctions are grounds for denial of your classification.

In order to qualify as a registered, licensed, certified residential, or certified general appraiser, an individual must be at least 18 years of age and must be a high school graduate or the holder of a general educational development equivalency diploma (G.E.D.).

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**APPLICATION PROCEDURES**

**I. Board Review/Preliminary Decision** - Any applicant who has ever been convicted of, pled nolo contendere to, or been granted first offender treatment upon being charged with any criminal offense other than a traffic violation or any traffic violation that involved driving under the influence of alcohol or drugs, homicide or feticide by vehicle, fleeing the scene of an accident, attempting to elude a police officer, or impersonating a law enforcement officer or has been disciplined and/or sanctioned by any licensing agency must reveal that fact on his or her application. After the applicant has met any experience, education, and examination requirements, the Board will then conduct an investigation and review the application thoroughly before deciding upon whether to issue the registration, license, or certification. However, because of the time and expense involved in becoming an applicant for an appraisal classification, the Board allows an individual who has not yet become an applicant to request that the Board make a preliminary decision on the conviction(s) or sanction(s) before the individual takes the required education and examination for classification as an appraiser. The purpose of a preliminary decision is merely to provide advisory guidance. Although preliminary decisions are not binding, the Board may elect to allow a favorable preliminary decision to become its final decision without further investigation or hearing when the individual becomes an applicant for classification. Contact the Board for an Application for Preliminary Decision.

**II. Fees** - A NONREFUNDABLE fee in the form of a cashier’s check or money order must be made payable to Georgia Real Estate Appraisers Board. This fee covers all fees due from the date of issuance until the last day of the
applicant’s month of birth in the calendar year following the date of registration, licensure, or certification. See specific requirements regarding fees below.

III. Inactive Status - An applicant may apply to place his or her registration, license, or certification on inactive status. In this case, the applicant must pay the appropriate registration, license, or certification fee. Any applicant who places a registration, license, or certification on inactive status must pay renewal fees as they come due.

SPECIFIC REQUIREMENTS

NOTE - As of January 1, 2003, Board approved schools transmit all course completions directly to the Board.

PLEASE NOTE: Any appraiser who held and retains an active classification as an appraiser on or before Georgia June 30, 2005 and who seeks a different classification shall have until December 31, 2007, to meet the requirements for that classification that were in effect on June 30, 2005. All other Applicants for an appraiser classification after June 30, 2005, must meet the requirements currently in effect.

STATE REGISTERED REAL PROPERTY APPRAISERS

Fee - $125.00 - paid by cashier’s check or money order only.

Education - An applicant must furnish evidence of successful completion of a 90 hour core course or courses of study approved by the Board.

Experience - none required

Examination - none required

STATE LICENSED REAL PROPERTY APPRAISERS

Fee - $120.00 (cashier’s check or money order only) - if applying within three months of taking the examination or $240.00 if applying after three months but within twelve months after taking the examination. If the applicant fails to apply for licensure within twelve months of taking the examination, the applicant must retake the examination.

Education – If an applicant became classified in Georgia on or before June 30, 2005, he or she must furnish evidence of successful completion of at least 90 hour core course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the Uniform Standards of Professional Appraisal Practice.

All other applicants must:
Furnish evidence of successful completion of at least 150 classroom hours in a course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the Uniform Standards of Professional Appraisal Practice.

Experience - An applicant must submit an affidavit of having acquired at least 2,000 hours of real property appraisal experience gained over a period of at least 12 months. You may count experience only if you earned that experience while you held a classification in Georgia or in another state.

Examination - An applicant for licensed appraiser must pass an examination approved by the Board. Applied Measurement Professionals, Inc. (AMP) administers such examinations at testing centers around the state. Applicants may obtain application booklets, which contain fees, test dates, and locations of test centers by writing to AMP/RAP, 18000 West 105th Street, Olathe, Kansas 66061-7543 or calling 1-800-345-6559 or downloading from www.goamp.com.

STATE CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISERS

Fee - $120.00 (cashier’s check or money order only) - if applying within three months of taking the examination or $240.00 if applying after three months but within twelve months after taking the examination. If the applicant fails to apply for licensure within twelve months of taking the examination, the applicant must retake the examination.

Education - If an applicant was classified in Georgia on or before June 30, 2005, he or she must furnish evidence of successful completion of at least 120 classroom hours in a course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the
Uniform Standards of Professional Appraisal Practice.

All other applicants must:
(1) Furnish evidence of successful completion of at least 200 classroom hours in a course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the Uniform Standards of Professional Appraisal Practice.

AND
(2) Hold an associate degree or higher from a college or university accredited by one of the regional accrediting associations recognized by the United States Department of Education or provide college transcripts documenting successful completion of college-level courses of three semester hours or five quarter hours each in English composition, economics, higher mathematics, statistics, basic computer applications, and business or real estate law.

Experience - An applicant must submit an affidavit of having acquired at least 2,500 hours of real property appraisal experience gained continuously over a period of at least 24 months (to include at least 625 hours of property appraisal experience in complex one to four unit residential real property appraisal work). You may count experience only if you earned that experience while you held a classification in Georgia or in another state.

Examination - An applicant for certified residential appraiser must pass an examination approved by the Board. Applied Measurement Professionals, Inc. (AMP) administers such examinations at testing centers around the state. Applicants may obtain application booklets, which contain fees, test dates, and locations of test centers by writing to AMP/RAP, 18000 West 105th Street, Olathe, Kansas 66061-7543 or calling 1-800-345-6559 or downloading from www.goamp.com.

STATE CERTIFIED GENERAL REAL PROPERTY APPRAISERS

Fee - $120.00 (cashier’s check or money order only) - if applying within three months of taking the examination or $240.00 if applying after three months but within twelve months after taking the examination. If the applicant fails to apply for certification within twelve months of taking the examination, the applicant must retake the examination.

Education - If an applicant was classified in Georgia on or before June 30, 2005, he or she must furnish evidence of successful completion of at least 180 classroom hours in a course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the Uniform Standards of Professional Appraisal Practice.

All other applicants must
(1) Furnish evidence of successful completion of at least 300 classroom hours in a course or courses approved by the Board. Applicants who seek to meet all or part of the educational requirement with college credit courses must submit an official transcript and show evidence of completion of a Board approved course of at least fifteen classroom hours with examination in the Uniform Standards of Professional Appraisal Practice.

AND
(2) Hold a bachelor's degree or higher from a college or university accredited by one of the regional accrediting associations recognized by the United States Department of Education or provide college transcripts documenting successful completion of college-level courses of three semester hours or five quarter hours each in English composition, microeconomics, macroeconomics, finance, higher mathematics, statistics, basic computer applications, business or real estate law, and two courses in accounting, geography, economics, business management, or real estate.

Experience - An applicant must submit an affidavit of having acquired at least 3,000 hours of real property appraisal experience gained continuously over a period of at least 30 months (to include at least 1500 hours of nonresidential real property appraisal experience). You may count experience only if you earned that experience while you held a classification in Georgia or in another state.

Examination - An applicant for certified appraiser must pass an examination approved by the Board. Applied Measurement Professionals, Inc. (AMP) administers such examinations at testing centers around the state. Applicants may obtain booklets, which contain fees, test dates, and locations of test centers by writing to:
AMP/RAP, 18000 West 105th Street, Olathe, Kansas 66061-7543 or calling 1-800-345-6559 or downloading from www.goamp.com.
### GEORGIA REAL ESTATE APPRAISERS BOARD

**Summary of Permitted Appraisal Activity**

<table>
<thead>
<tr>
<th>Appraiser Classification</th>
<th>Types of Property</th>
<th>Residential</th>
<th>Commercial/Industrial</th>
<th>Farms/Land/Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>non-complex up to $1 million</td>
<td>non-complex over $1 million</td>
<td>complex up to $250,000</td>
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<tr>
<td>Registered</td>
<td></td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
</tr>
<tr>
<td>FR</td>
<td></td>
<td>NO</td>
<td>NO</td>
<td>NO</td>
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<td>NFR</td>
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<td>Licensed**</td>
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<td>NO</td>
<td>YES</td>
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<tr>
<td>NFR</td>
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<td>Certified Residential**</td>
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</tr>
<tr>
<td>NFR</td>
<td></td>
<td>YES</td>
<td>YES</td>
<td>YES</td>
</tr>
</tbody>
</table>

* FR = Federally Related
* NFR = Not Federally Related

** Licensed and Certified Residential Appraisers may not appraise real estate in federally related transactions when a development analysis/appraisal is necessary and utilized.