

# Appraisal License State Requirements: Florida

## Post-2008 Appraiser's License National Requirements

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The information contained below is designed to provide a summary of the minimum education, experience and examination requirements established by the Florida Real Estate Appraiser Board (FREAB).

[https://www.state.fl.us/dbpr/re/freab\\_welcome.shtml](https://www.state.fl.us/dbpr/re/freab_welcome.shtml). The information can be found in the FREAB Statutes and Administrative Code. However, we recommend that you contact the Appraisal Board for more detailed information.

## Four Categories of Appraisers in Florida:

Registered Appraiser Trainee  
 Licensed Appraiser  
 Certified Residential Appraiser  
 Certified General Appraiser

## To Be Eligible for Licensure/Certification, a person must:

Make application in writing to the Department of Business and Professional Regulation (DBPR) on Board prescribed forms.

Be at least 18 years of age and hold a high school diploma or its equivalent.

Furnish evidence of successful completion of required education and evidence of required experience, if any. Submit a completed RE 2060-1 form with employment information if the information was not provided on the application, or visit DBPR's Online Services to apply online.

Pay the appropriate fees, as set forth in the rules of the Board.

Submit a fingerprint card with all applications for registration, certification, or licensure. \*\*

Pass the Board prescribed state examination. An approved vendor, Assessment Systems, Inc. (ASI), administers all exams for appraiser applicants. There are various testing centers throughout Florida. (See FREAB website for exam details.) (Trainees are not required to take a state examination.)

At the time of filing a notarized application for registration, licensure, or certification, sign a pledge to comply with the Uniform Standards of Professional Appraisal Practice upon registration, licensure, or certification, and indicate in writing that she or he understands the types of misconduct for which disciplinary proceedings may be initiated. The application shall expire 1 year from the date received, if the applicant for registration, licensure, or certification fails to take the appropriate examination.

\*\* The fingerprint card shall be forwarded to the Division of Criminal Justice Information Systems within the Department of Law Enforcement for purposes of processing the fingerprint card to determine if the applicant has a criminal history record. The fingerprint card shall also be forwarded to the Federal Bureau of Investigation for purposes of processing the fingerprint card to determine if the applicant has a criminal history record. The information obtained by the processing of the fingerprint card by the Florida Department of Law Enforcement and the Federal Bureau of Investigation shall be sent to the department for the purpose of determining if the applicant is statutorily qualified for registration, certification, or licensure.

**Education:** Each level must successfully complete the specified hours of approved real estate appraisal courses for each level of licensure, which includes at least 15 hours on the Uniform Standards of Professional Appraisal Practice (USPAP). Past courses may be approved by the Board and substituted on an-hour-for-hour basis. NOTE : For Trainees, a course on Uniform Standards of Professional Practice (or the USPAP portion of a course) that portion of a course will not be accepted after two years from the successful completion of the course. The specified hours are:

75 hours for Registered Appraiser Trainee classification.

90 hours for the Licensed Appraiser classification. The classroom hours required for the Licensed Appraiser may include classroom hours required for the Registered Appraiser Trainee.

120 hours for the Certified Residential Appraiser classification. The classroom hours required for the Certified Residential Appraiser may include classroom hours required for the Licensed Appraiser or the Registered Appraiser Trainee.

180 hours for the Certified General Appraiser classification. The classroom hours required for the Certified General Appraiser may include the classroom hours required for the Certified Residential Appraiser, the Licensed Appraiser, and the Registered Appraiser Trainee.

**Experience:** Applicants shall list their appraisal experience on the application provided by the Board.

There is no experience requirement for the Registered Appraiser Trainee. Trainees must work under the direct supervision of an appraiser who is licensed/ certified in good standing.

Applicants for Licensed Appraiser shall 2 years of experience in real property appraisal as defined by FREAB Rules. Applicants for a Certified Residential Appraiser certificate shall have at least 2,500 hours of experience obtained over a 24-month period in real property appraisal as defined by rule. Applicants for a Certified General Appraiser certificate shall have a minimum of 3,000 hours of experience within 30 months. Of those hours, at least 1,500 must have been in non-residential real property appraisal work.

Renewal Information: All appraisers renew on the same date, regardless of the original issue date. The appraiser renewal cycle runs from December 1 of an even year to November 30 of the next even year (for example, a cycle would extend from December 1, 1998 to November 30, 2000). Those who have had their registration, license, or certification for less than one year are not required to take appraiser continuing education for renewal, but must pay the renewal fee. All others must be able to show proof of 30 hours of appraiser continuing education, with a minimum of seven hours and maximum of fifteen hours (per renewal cycle) covering USPAP and Florida law updates. Please visit DBPR's Online Services to update your account information at your convenience, 24 hours a day, seven days a week. Requirements for late renewal are in Chapter 61J1-2.005 , Florida Administrative Code (starts on page 1145) . In addition to the other late renewal requirements, a \$25 late fee is added.