

HOW TO BECOME A REAL ESTATE APPRAISER?

There are three license levels for real estate appraisers: Licensed Residential, Certified Residential, and Certified General. Some states also require a trainee license before candidates can begin gaining experience hours.



THE 3 E'S OF BECOMING A REAL ESTATE APPRAISER

1. EDUCATION:

Becoming an appraiser requires completing specific coursework and meeting degree or college-level education requirements.

Qualifying Education (Total Hours Required):

License Level	Trainee	Licensed Residential	Certified Residential	Certified General
Prerequisite Hours	83 hours	83 hours	158 hours	83 hours
Additional Hours	-	75 hours	42 hours	217 hours
Total Hours	83 hours	158 hours	200 hours	300 hours

Degree Requirements

- **Trainee & Licensed Residential:** None.*
- **Certified Residential:** Bachelor's degree in any field, or an Associate's degree in specific areas (e.g., Business, Accounting, Real Estate), other college-level education options or experience may substitute.*
- **Certified General:** Bachelor's degree in any field.*

2. EXPERIENCE*:

Appraisal experience involves completing minimum hours and meeting a time requirement. Candidates submit a log for state review and may need a field evaluation.

License Level	Trainee	Licensed Residential	Certified Residential	Certified General
Experience Hours	None	1,000 hours	1,500 hours	3,000 hours (1,500 non-residential)
Minimum Time	-	6 months	12 months	18 months

3. EXAM

Candidates must pass the National Appraiser Examination for their desired license level. Some states also require a trainee exam.



NATIONAL ASSOCIATION OF APPRAISERS

naappraisers.org

(210) 570-4950

info@naappraisers.org

7113 San Pedro Ave., #508 San Antonio, TX 78216

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OPTIONS FOR GAINING EXPERIENCE

SUPERVISOR/TRAINEE MODEL

The supervisor model involves finding a Certified Appraiser in good standing to train in the practical aspects of appraising. This is currently the most challenging way to gain experience.

Tips for Finding a supervisor

- **Join an appraisal organization:** Connect with local or national organizations to network.
- **Explore different job options:** Consider roles with lenders, assessors, federal or state departments, as fee appraising isn't the only avenue.
- **Attend conferences and meetings:** Get involved in your appraisal community.
- **Additional education:** Courses on topics like measurement standards or adjustment software can make you more marketable.
- **Highlight your skills:** Show what you can offer a supervisor, like computer skills (Excel, Word, AI), tech proficiency (tablets, photography), or writing and research skills.
- **Learn to market yourself:** Build a resume, meet people in person, and show your passion for appraising and lifelong learning.
- **Be persistent:** Follow up with contacts, be kind, and stay positive even when faced with setbacks.

START YOUR CAREER IN REAL ESTATE APPRAISAL TODAY!

Appraising is not just a job, it's a rewarding lifelong career. Whether you choose the Supervisor/Trainee model, PAREA or Practicum, becoming an appraiser involves dedication, education, and persistence.

Explore your options and start making progress toward your appraisal license now!

PAREA – Practical Applications of Real Estate Appraising* PAREA allows candidates to fulfill 100% of their experience requirements through a structured program for the Licensed and Certified Residential license. All qualifying education must be completed before applying.

PRACTICUM COURSE MODEL* Some states approve practicum courses that blend education with in-field training, providing an alternative to the supervisor model.


**These are the AQB 2026 minimum requirements, states can choose to add requirements.*

**Check your state requirements*



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