

AGENDA

NORTH CAROLINA APPRAISAL BOARD

Raleigh
April 7, 2026

CALL TO ORDER

CONFLICT OF INTEREST REMINDER

In accordance with the State Government Ethics Act, it is the duty of every Board member to avoid both conflicts of interest and appearances of conflict. Board members are directed to identify any known conflict of interest or appearance of conflict with respect to any matters coming before the Board at this meeting and to refrain from any undue participation in the particular matter involved. Does any Board member know of any conflict of interest or appearance of conflict of interest with respect to any matters coming before the Board at this time? If one arises during the course of this meeting, please articulate it to the Board.

APPROVAL OF AGENDA

Consider approving the agenda with items taken in any order as determined by the Chair.

APPROVAL OF MINUTES (Exhibit 1)

FINANCE

Review the financial report through March 2026 **(Exhibit 2)**

HEARINGS:

Public Hearing - Rulemaking **(Exhibit 3)**

LEGAL

Probable Cause **(Exhibit 4)**

Pending Hearing Report **(Exhibit 5)**

Disciplinary Actions Year-to-Date **(Exhibit 6)**

LICENSING AND EDUCATION

Present list of candidates who have been recently registered, licensed, or certified **(Exhibit 7)**

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Present list of Registered Appraisal Management Companies (**Exhibit 8**)

Examination Report through March 2026 (**Exhibit 9**)

PUBLIC FORUM (Exhibit 10)

OTHER ITEMS

Review The Appraisal Foundation's reports (**Exhibit 11**)

Committee Reports

Staff Report

Closed Session pursuant to N.C. Gen. Stat. §143-318.18(6)

Back to Open Session

2026 Proposed Rule Changes

21 NCAC 57A .0201 Qualifications for Trainee Registration and Appraiser Licensure and Certification

This change adds the option of a practicum course.

21 NCAC 57A .0204 Continuing Education

The Appraisal Foundation no longer updates USPAP every two years; therefore, the course would only need to be completed during each renewal cycle rather than by May 31st of even numbered years.

21 NCAC 57A .0207 Payment of Registration, License and Certificate Fees

This change updates the term from “checks” to “payments.”

21 NCAC 57A .0402 *Display of Registration, Licenses and Certificates*

The title of this rule is updated to remove “Display of.” This change removes the requirement of having a license displayed at each place of business since most appraisers do not have clients entering their office/home.

21 NCAC 57A .0403 Advertising

This change removes paragraph (c).

21 NCAC 57A .0405 Appraisal Reports

This change adds the requirement to retain all versions of any appraisal reports.

21 NCAC 57A .0407 Supervision of Trainees

This change adds the option of a practicum course. Now that the supervisor/trainee course is over 10 years old, it also adds the requirement for a supervisor to have completed the supervisor/trainee course within the past 10 years of supervising a trainee and removes paragraph (h).

21 NCAC 57A .0601 Experience Credit to Upgrade

The title of this rule is updated to Reporting Experience Credit in order to include all reporting. Rule 57A .0605 was merged into this rule, and identifies the requirements to report experience through the supervisor/trainee model, PAREA, and a Practicum course. It also includes the requirement that every version of a report delivered is to be included in the work file.

21 NCAC 57A .0604 Types of Appraisal Experience

This change adds the option of a practicum course.

21 NCAC 57A .0605 Reporting Appraisal Experience

This rule will be repealed – merged with 57A .0601.

21 NCAC 57B .0207 Administration

This change adds the exception of those offering only the 8-hour Valuation Bias and Fair Housing course.

21 NCAC 57B .0306 Instructor Requirements

This change adds a section outlining the instructor's requirements for the 8-hour VBFH course and instructor renewal requirements.

21 NCAC 57B .0603 Criteria for Course Approval

This change updates the classroom requirements.

21 NCAC 57B .0614 Instructors for the Trainee/Supervisor Course Required by GS 93E-1-6.

The title of this course is updated for consistency in the course name throughout the rule and removes the statute from the title. This changes "trainee/supervision" to "supervisor/trainee" for consistency. It also changes the requirements to become an instructor. The requirement to "attend an educational workshop sponsored by the Board" has been removed since the Board no longer offers education workshops.

21 NCAC 57D .0204 Payment of Fees to the Board

This change updates the term from "checks" to "payments."

21 NCAC 57D .0304 Appraiser Qualifications

This changes the rule to be consistent with federal law.

21 NCAC 57D .0305 Appraiser Competency

This changes the term “require” to “request” and “all” to “any.”

21 NCAC 57D .0401 Business Practices

This change is to become consistent with federal law.

1 21 NCAC 57A .0201 is proposed for amendment as follows:

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3 **SECTION .0200 – TRAINEE REGISTRATION AND APPRAISER LICENSING AND CERTIFICATION**

4
5 **21 NCAC 57A .0201 QUALIFICATIONS FOR TRAINEE REGISTRATION AND APPRAISER**
6 **LICENSURE AND CERTIFICATION**

7 (a) Applicants for ~~registration as a trainee registration, real estate appraiser,~~ licensure as a licensed residential real
8 estate appraiser, and for certification as a certified real estate appraiser shall satisfy the qualification requirements set
9 forth in the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser
10 Qualifications Board, which is hereby incorporated by reference, including subsequent amendments and editions and
11 can be found at www.appraisalfoundation.org at no cost.

12 (b) Applicants for licensure or certification who apply through the supervisor and trainee method, and who are
13 currently registered trainees shall submit a copy of their complete appraisal log in accordance with Rule .0407(d) of
14 this Subchapter. ~~Applicants for certification who are currently licensed or certified appraisers shall submit an appraisal~~
15 ~~log showing that they possess the amount and length of experience as set forth in the Real Property Appraiser~~
16 ~~Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board.~~ All applicants
17 for licensure or certification shall provide to the Board copies of appraisal reports and ~~work files~~ workfiles, as
18 requested, in order for an appraisal to be given experience credit.

19 (c) As an alternative to the requirements in Paragraph (b) of this Rule, applicants for licensure or certification shall
20 complete the requirements of ~~the a~~ a Practical Applications of Real Estate Appraisal (PAREA) program or Practicum
21 course as established in ~~of~~ the Real Property Appraiser Qualification Criteria ~~as implemented and approved by~~ by The
22 Appraisal Foundation's Appraiser Qualifications Board, ~~and shall submit a certificate of completion.~~ completion, and
23 any additional requirements set forth in Rule .0601.

24 (d) When a ~~trainee or a licensed~~ trainee, licensed or certified real estate appraiser ~~becomes a certified real estate~~
25 ~~appraiser, upgrades his or her registration, license, or certificate, his or her~~ the previous ~~registration or licensure~~
26 ~~registration, license, or certificate~~ shall be canceled by the Board. ~~When a certified residential real estate appraiser~~
27 ~~becomes certified as a general real estate appraiser, his or her previous certification shall be canceled by the Board.~~

28 (e) In the event that the Board requests that an applicant submit updated information or provide further information
29 that the Board determines is necessary in order for the applicant to complete the application and the applicant fails to
30 submit the requested information within 90 days following the Board's request, the Board will void the application.
31 An applicant whose application has been voided shall start the licensing process over by filing a complete application
32 with the Board and paying all required fees, as set forth in G.S. 93E-1-6.

33 (f) If an applicant has an open complaint before the North Carolina Appraisal Board or an appraiser licensing board
34 from any other state, the application shall be accepted but no further action shall be taken on the application until the
35 complaint is resolved. If the applicant has any pending criminal charges in this or any state, they shall be reviewed as
36 set forth in G.S. 93B-8.1.

1 (g) An applicant may request that his or her application be withdrawn at any time before final action is taken by the
2 Appraisal Board on the application.

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4 *History Note: Authority G.S. 93E-1-6; 93E-1-10; 93B-8.1;*
5 *Eff. July 1, 1994;*
6 *Amended Eff. July 1, 2014; January 1, 2013; July 1, 2010; September 1, 2008; January 1, 2008;*
7 *March 1, 2007; April 1, 2006, July 1, 2005; August 1, 2002; April 1, 1999;*
8 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
9 *2017;*
10 *Amended Eff. June 1, 2020; May 1, 2020;*
11 *Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*
12 *Amended Eff. July 1, 2026; December 31, 2025*

13

1 21 NCAC 57A .0204 is proposed for amendment as follows:

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3 **21 NCAC 57A .0204 CONTINUING EDUCATION**

4 (a) All registered trainees, real estate appraiser licensees, and certificate holders shall, upon the renewal of their
5 registration, license, or certificate in every odd-numbered year, have obtained continuing education, as required by
6 this Rule. Trainees and appraisers who initially registered with the Board after January 1 of an odd-numbered year are
7 not required to obtain continuing education for renewal of their registration in that odd-numbered year.

8 (b) Each trainee, licensee, and certificate holder who is required to obtain continuing education pursuant to Paragraph
9 (a) of this Rule shall complete 28 hours of continuing education before June 1 of every odd-numbered year. Specific
10 topics required as part of the 28 hours of continuing education are outlined in Paragraph (d) of this Rule. Except as
11 provided in Paragraphs (g) and (h) of this Rule, such education shall have been obtained by taking courses approved
12 by the Board for continuing education credit, at schools approved by the Board to offer such courses, as set forth in
13 21 NCAC 57B .0603. Such education shall relate to real estate appraisers maintaining and increasing their skill,
14 knowledge, and competency in real property appraising. There is no exemption from the continuing education
15 requirement for trainees or appraisers whose status has been upgraded to the level of licensed residential, certified
16 residential, or certified general appraiser, since the issuance or most recent renewal of their registration, license, or
17 certificate. Trainees, licensees, and certificate holders shall not take the same continuing education course more than
18 once during the two-year continuing education cycle.

19 (c) Each appraisal continuing education course shall include a minimum of two classroom hours of instruction on real
20 estate appraisal or related topics, as set forth in the Real Property Appraiser Qualification Criteria as implemented by
21 The Appraisal Foundation's Appraiser Qualifications Board, which is hereby incorporated by reference, including
22 subsequent amendments and editions, and can be found at www.appraisalfoundation.org, at no cost.

23 (d) Each trainee, licensee, and certificate holder who is required to obtain continuing education pursuant to Paragraph
24 (a) of this Rule shall, as part of the 28 hours of continuing education required in Paragraph (b) of this Rule, complete
25 the seven-hour National Uniform Standards of Professional Appraisal Practice (USPAP) Continuing Education
26 course, as required by the Appraiser Qualifications Board of the Appraisal Foundation, ~~between October 1 of an odd-~~
27 ~~numbered year and June 1 of an even numbered year.~~ Foundation. Beginning June 1, 2025, each Each trainee, licensee,
28 and certificate holder shall complete a course which meets the content requirements of the Valuation Bias and Fair
29 Housing Laws and Regulations outline, as set forth in the Real Property Appraiser Qualification Criteria, every
30 continuing education cycle. The course length must be at least seven-hours the first time a trainee, licensee, or
31 certificate holder completes the continuing education requirements of the Valuation Bias and Fair Housing Laws and
32 Regulations requirement. If an appraiser completes the seven-hour (plus one hour exam) course as part of their
33 qualifying education, they have met this requirement. Each continuing education cycle thereafter, the course length
34 shall be at least four-hours.

35 (e) A trainee, licensee, or certificate holder who completes approved continuing education courses in excess of the
36 requirement shall not carry over any continuing education credits from those courses into the subsequent years.

1 (f) Course sponsors shall provide a certificate of course completion to each trainee, licensee, and certificate holder
2 who completes a course, as set forth in 21 NCAC 57B .0603. Course sponsors shall send to the Board a roster of all
3 who completed the course. This roster shall be sent within 15 days of completion of the course. In order to renew a
4 registration, license, or certificate in a timely manner, the Board shall receive proof of completion of the continuing
5 education requirement prior to processing a registration, license, or certificate renewal application. Proof of
6 completion shall be receipt by the Board of a roster from a school or course sponsor showing the courses completed
7 by the applicant. If proof of having completed the continuing education requirement is not provided, the registration,
8 license, or certificate shall expire and the trainee, licensee, or certificate holder shall be subject to the provisions of
9 Rules .0203(e) and .0206 of this Section.

10 (g) A current or former trainee, licensee, or certificate holder may request that the Board grant continuing education
11 credit for a course that has been completed but is not approved by the Board, or for appraisal education activity
12 equivalent to a Board approved course, by making such request and submitting a non-refundable fee of fifty dollars
13 (\$50.00) as set out in G.S. 93E-1-8(d) for each course or type of appraisal education activity to be evaluated. Such
14 requests shall be received before June 15 of an odd-numbered year to be credited towards the continuing education
15 requirement for that odd-numbered year. Continuing education credit for a non-approved course shall be granted only
16 if the trainee, licensee, or certificate holder provides proof of course completion and the Board finds that the course
17 satisfies the requirements for approval of appraisal continuing education courses with regard to subject matter, course
18 length, instructor qualifications, and student attendance, as set forth in 21 NCAC 57B .0603. Appraisal education
19 activities for which credit may be awarded include teaching appraisal courses, authorship of appraisal textbooks, and
20 development of instructional materials on appraisal subjects. Up to 14 hours of continuing education credit may be
21 granted in each continuing education cycle for participation in appraisal education activities. Trainees, and licensed
22 or certified appraisers who have taught an appraisal course approved by the Board for continuing education credit, are
23 deemed to have taken an equivalent course and are not subject to the fee prescribed in G.S. 93E-1-8(d), provided they
24 submit verification of having taught the course(s). A trainee, licensee, or certificate holder who teaches a Board
25 approved continuing education course shall not receive continuing education credit for the same course more than
26 once every two years, regardless of how often he or she teaches the course.

27 (h) A trainee, licensee, or certificate holder may receive continuing education credit by taking any of the Board
28 approved precertification courses, other than Basic Appraisal Principles and Basic Appraisal Procedures, or their
29 approved equivalents. Trainees, licensees, and certificate holders who wish to use a precertification course for
30 continuing education credit shall comply with the provisions of 21 NCAC 57B .0604.

31 (i) A licensee or certificate holder who resides in another state, and is currently credentialed in another state, may
32 satisfy the continuing education requirements in an odd-numbered year by submitting an affidavit prior to renewal
33 which lists the course provider, title, hours, and date of completion of all continuing education completed within the
34 current continuing education cycle. The affidavit form may be found on the Board's website at
35 www.ncappraisalboard.org. The Board will audit no less than ten percent of licensees who renew with an affidavit. A
36 licensee or certificate holder selected for a continuing education audit shall make the certificates available to the Board
37 upon request. A licensee or certificate holder who became licensed in North Carolina by licensure or certification with

1 another state and now resides in North Carolina, may renew by affidavit for his or her first renewal as a resident of
2 North Carolina only if the appraiser moved to North Carolina on or after January 1 of an odd-numbered year. If an
3 appraiser was a resident of this state before January 1 of an odd-numbered year, the appraiser shall comply with the
4 requirements of this section regardless of how the license or certificate was obtained.

5 (j) A trainee, licensee, or certificate holder who returns from active military duty on or after February 1 of an odd-
6 numbered year, may renew his or her registration, license, or certificate in that odd-numbered year even if the required
7 continuing education is not completed before June 1 of that year. When a trainee, licensee, or certificate holder returns
8 from active duty, all required continuing education shall be completed pursuant to the Real Property Appraiser
9 Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board. The Board shall
10 immediately place any licensee or certificate holder enrolled in the Appraisal Subcommittee's National Registry in an
11 inactive status and may revoke the registration, license, or certificate, in accordance with G.S. 93E-1-12, if the required
12 continuing education is not completed pursuant to the Real Property Appraiser Qualification Criteria as implemented
13 by The Appraisal Foundation's Appraiser Qualifications Board. This Paragraph applies to an individual who is serving
14 in the armed forces of the United States and to whom G.S. 105-249.2 grants an extension of time to file a tax return.

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16 *History Note: Authority G.S. 93B-15; 93E-1-7(a); 93E-1-10;*

17 *Eff. July 1, 1994;*

18 *Amended Eff. July 1, 2014; January 1, 2013; July 1, 2011; July 1, 2010; January 1, 2008; March*
19 *1, 2007; March 1, 2006; July 1, 2005; July 1, 2003; August 1, 2002; April 1, 1999;*

20 *Pursuant to G.S. 150B.21.3A, rule is necessary without substantive public interest Eff. October 3,*
21 *2017;*

22 *Amended Eff. July 1, 2026, August 1, 2024; July 1, 2022; July 1, 2019; July 1, 2018.*

1 21 NCAC 57A .0207 is proposed for amendment as follows:
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3 **21 NCAC 57A .0207 PAYMENT OF REGISTRATION, LICENSE AND CERTIFICATE FEES**

4 ~~Checks given~~ Payments to the Board ~~in payment of~~ for registration, license and certificate fees which are returned
5 unpaid shall be cause for registration, license or certificate denial, suspension or revocation.
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7 *History Note: Authority G.S. 93E-1-10; 93E-1-12(a)(9);*
8 *Eff. July 1, 1994;*
9 *Amended Eff. August 1, 2002; April 1, 1999;*
10 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
11 *2017;*
12 *Amended Eff. July 1, 2026; September 1, 2021.*
13

1 21 NCAC 57A .0402 is proposed for amendment as follows:

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3 **21 NCAC 57A .0402 ~~DISPLAY OF REGISTRATIONS, LICENSES AND CERTIFICATES~~**

4 ~~(a) The original or a copy of the registration, license, or certificate shall be displayed at each of the trainee's or~~
5 ~~appraiser's places of business.~~

6 ~~(b) The annual registration, license, or certificate renewal issued by the Board to each trainee, licensed, or certified~~
7 ~~real estate appraiser shall be retained by the trainee, licensee, or certificate holder as evidence of registration, licensure,~~
8 ~~or certification.~~

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10 *History Note: Authority G.S. 93E-1-10;*

11 *Eff. July 1, 1994;*

12 *Amended Eff. March 1, 2006; August 1, 2002; April 1, 1999;*

13 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
14 *2017;*

15 *Amended Eff. July 1, 2026; July 1, 2022.*
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1 21 NCAC 57A .0403 is proposed for amendment as follows:

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3 **21 NCAC 57A .0403 ADVERTISING**

4 (a) When advertising or otherwise holding himself or herself out as a trainee or real estate appraiser, a trainee shall
5 identify himself or herself either as a "registered trainee" or as a "trainee real estate appraiser," a licensed residential
6 real estate appraiser shall identify himself or herself as a "licensed residential real estate appraiser," a certified
7 residential real estate appraiser shall identify himself or herself as a "certified residential real estate appraiser," and a
8 certified general real estate appraiser shall identify himself or herself as a "certified general real estate appraiser".

9 (b) A registered trainee, licensed or certified real estate appraiser doing business as a partnership, association,
10 corporation or other business entity shall not represent in any manner to the public that the partnership, association,
11 corporation or other business entity is registered, licensed or certified by the State of North Carolina to engage in the
12 business of real estate appraising.

13 ~~(c) In the event that any trainee, licensee or certificate holder shall advertise in any manner using a firm name,
14 corporate name, or an assumed name which does not set forth the surname of the trainee, licensee or certificate holder,
15 he shall first notify the Board in writing of such name and furnish the Board with a copy of each registration of
16 assumed name certificate filed with the office of the county register of deeds in compliance with Section 66-68, North
17 Carolina General Statutes.~~

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19 *History Note: Authority G.S. 93E-1-10;*
20 *Eff. July 1, 1994;*
21 *Amended Eff. January 1, 2008; July 1, 2005; July 1, 2003; August 1, 2002; April 1, 1999;*
22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
23 *~~2017, 2017;~~*
24 *Amended Eff. July 1, 2026.*
25

1 21 NCAC 57A .0405 is proposed for amendment as follows:

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3 **21 NCAC 57A .0405 APPRAISAL REPORTS**

4 (a) Each written appraisal report prepared by or under the supervision of a licensed or certified real estate appraiser
5 shall bear the signature of the licensed or certified appraiser, the license or certificate number of the licensee or
6 certificate holder in whose name the appraisal report is issued, and the designation "licensed residential real estate
7 appraiser," "certified residential real estate appraiser," or "certified general real estate appraiser," as applicable. Each
8 appraisal report shall also state whether or not the licensed or certified appraiser has personally inspected the property,
9 and shall identify in the body of the report any other person who assisted in the appraisal process other than by
10 providing clerical assistance. Appraisers shall personally affix their signature to their appraisal reports and shall not
11 allow any other person or entity to affix their signature. Trainees are not required to affix their signatures to appraisal
12 reports, but if they do so, they must personally affix their signature and shall not allow any other person or entity to
13 affix their signature. Trainees and appraisers shall sign their reports with the same name and in the same manner as it
14 is printed on their license or certification.

15 (b) A licensed or certified real estate appraiser who signs an appraisal report prepared by another person, in any
16 capacity, is responsible for the content and conclusions of the report.

17 (c) A written appraisal report shall be issued on all real estate appraisals performed in connection with federally
18 related transactions.

19 (d) Appraisers shall keep a log of all appraisals performed. The log shall contain the appraiser's license or certificate
20 number, the street address of the subject property, the date the report was signed, the name of anyone assisting in the
21 preparation of the report, and the name of the client. These logs shall be updated at least every 30 days.

22 (e) Any appraiser who signs an appraisal report is entitled to make or retain a copy of that appraisal report, as long as
23 the copy is made at the time the report is prepared. Any appraiser who signs or is listed as providing significant real
24 property assistance in an appraisal report shall be given a copy of the appraisal ~~report reports~~ and the ~~work file~~
25 workfiles, by the appraiser that has custody of the workfiles, upon request for purposes of: submission of the report
26 and ~~work file~~ workfile to the Appraisal Board; compliance with due process of law, such as a subpoena; submission
27 to a peer review committee; or in accordance with retrieval arrangements made by the appraiser and the person or
28 entity retaining the report and ~~work file, workfile.~~

29 (f) Appraisal reports transmitted electronically to clients shall be sent in a secure format, such as Adobe PDF.

30 (g) An appraiser shall retain each version of an appraisal report transmitted to the client, to any intended user, or to
31 any other party authorized by the client.

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33 *History Note: Authority G.S. 93E-1-10;*

34 *Eff. July 1, 1994;*

35 *Amended Eff. July 1, 2011; July 1, 2010; September 1, 2008; January 1, 2008; March 1, 2007;*

36 *March 1, 2006; July 1, 2003; August 1, 2002; April 1, 1999;*

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Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3, 2017;
Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);
Amended Eff. July 1, 2026; December 31, 2025.

1 21 NCAC 57A .0407 is proposed for amendment as follows:

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3 **21 NCAC 57A .0407 SUPERVISION OF TRAINEES**

4 (a) A certified real estate appraiser may engage a registered trainee to assist in the performance of real estate
5 appraisals. In the alternative, applicants for licensure or certification may complete the requirements of ~~the a~~ Practical
6 Applications of Real Estate Appraisal (PAREA) program or Practicum course as established in-of the Real Property
7 Appraiser Qualification Criteria as-implemented and approved by The Appraisal Foundation's Appraiser
8 Qualifications Board, ~~and shall~~ submit a certificate of ~~completion.~~ completion, and any additional requirements set
9 forth in Rule .0601. Individuals choosing PAREA or Practicum are not required to register as a trainee.

10 (b) If a certified real estate appraiser engages a registered trainee to assist in the performance of real estate appraisals,
11 the appraiser shall:

- 12 (1) have been certified for at least three years;
- 13 (2) have no more than three trainees working under his or her supervision at any one time;
- 14 (3) prior to the date any trainee begins performing appraisals under his or her supervision, the supervisor
15 shall inform the Board of the name of the trainee by filing a Supervisor Declaration Form with the
16 Board. The form may be found on the Board's website at www.ncappraisalboard.org. The supervisor
17 shall also inform the Board when a trainee is no longer working under his or her supervision by
18 submitting a new Supervisor Declaration Form. The form shall include the following information:
 - 19 (A) the name and registration number of trainee;
 - 20 (B) the name and certification number of supervisor;
 - 21 (C) the date the trainee completed the supervisor/trainee course;
 - 22 (D) the date the supervisor completed the supervisor/trainee course;
 - 23 (E) whether the supervisor has had any disciplinary action within the past three years or
24 pending complaints against his or her ~~certification;~~ certification in any state; and
 - 25 (F) the signature of both the supervisor and trainee (only required for association).
- 26 (4) actively and personally supervise the trainee on all appraisal reports and appraisal related activities
27 until the trainee is no longer under his or her supervision;
- 28 (5) review all appraisal reports and supporting data used in connection with appraisals in which the
29 services of a trainee is utilized, and assures that research of general and specific data has been
30 conducted and reported, application of appraisal principles and methodologies has been applied, and
31 that any analysis, opinions, or conclusions are developed and reported so that the appraisal report is
32 not misleading;
- 33 (6) comply with all provisions of Rule .0405 of this Section regarding appraisal reports;
- 34 (7) review and sign the trainee's log of appraisals prepared in accordance with Paragraph (d) of this
35 Rule. The supervisor shall make available to the trainee a copy of every appraisal report where the
36 trainee documents appraisal experience on their experience log and the trainee's contribution is
37 noted in the appraisal report, or the trainee signs the appraisal report; and

1 (8) not have received any disciplinary action against his or her appraisal certificate from the State of
2 North Carolina or any other state within the previous three years. For the purposes of this
3 Subparagraph, "disciplinary action" means an active suspension, a downgrade of a credential, a
4 revocation, or any other action that restricts a supervisor's ability to engage in appraisal practice.

5 (c) "Active and personal supervision" includes direction, guidance, and support from the supervisor. The supervising
6 appraiser shall have input into and knowledge of the appraisal report prior to its completion, and shall make any
7 changes to the report before it is transmitted to the client. In addition, the supervisor shall accompany the trainee on
8 the inspections of the subject property on the first 25 appraisal assignments or the first 750 hours of experience,
9 whichever comes first for which the trainee either signs the appraisal report or is noted as providing significant
10 appraisal assistance in the report, in compliance with Standard Rule 2(a) and Standard Rule 2(b) of the Uniform
11 Standards of Professional Appraisal Practice. After that point, the trainee may perform the inspections without the
12 presence of the supervisor provided that the supervisor is satisfied that the trainee is competent to perform those
13 inspections.

14 (d) An appraisal experience log shall be maintained jointly by the supervisor and the trainee. Both the supervisor and
15 the trainee are responsible for maintaining the experience log and ensuring that it is accurate, current, and includes the
16 following:

- 17 (1) the applicant's name and signature;
- 18 (2) the supervisor's name and signature;
- 19 (3) the supervisor's certificate number;
- 20 (4) the date the supervisor signed the log;
- 21 (5) the subject property address;
- 22 (6) the date the appraisal report was signed;
- 23 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form
24 used;
- 25 (8) the client's name;
- 26 (9) the applicant's file number for the appraisal assignment, if any;
- 27 (10) the number of actual work hours by the trainee applicant on the assignment;
- 28 (11) whether the supervisory appraiser accompanied the applicant on the inspection of the subject
29 property; and
- 30 (12) a description of the work performed by the applicant and the level of review and supervision of his
31 or her supervisor on each assignment.

32 The log shall be updated at least every 30 days. A separate log shall be maintained for each supervising appraiser. A
33 log form is available on the Board's website at www.ncappraisalboard.org.

34 (e) An appraiser shall complete the supervisor trainee course developed by the North Carolina Appraisal Board ~~Board~~,
35 within the past 10 years, prior to supervising ~~any trainees~~: a trainee. This course shall be taught only by instructors
36 approved by the Board in accordance with 21 NCAC 57B .0614.

1 (f) Trainees shall ensure that the Appraisal Board has received the Supervisor Declaration Form on or before the day
2 the trainee begins assisting the supervising appraiser by contacting the Board by telephone or email at ncab@ncab.org.
3 The form may be found on the Board's website at www.ncappraisalboard.org. Trainees shall not receive appraisal
4 experience credit for appraisals performed in violation of this Paragraph.

5 (g) Supervising appraisers shall not be employed by a trainee or by a company, firm, or partnership in which the
6 trainee has a controlling interest.

7 ~~(h) If more than one appraiser signs the report, the appraiser with the highest level of credential shall be the declared
8 supervisor for the trainee. If all appraisers signing the report have the same level of credential, at least one of them
9 shall be declared as the trainee's supervisor before the report is signed.~~

10 (i) (h) Only one trainee may receive credit for providing real property appraisal assistance on an appraisal report.

11
12 *History Note: Authority G.S. 93E-1-6.1; 93E-1-10; 93E-1-12;*

13 *Eff. July 1, 1994;*

14 *Amended Eff. January 1, 2015; July 1, 2014; January 1, 2013; July 1, 2010; September 1, 2008;*

15 *January 1, 2008; March 1, 2007; March 1, 2006; July 1, 2005; August 1, 2002; April 1, 1999;*

16 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
17 *2017;*

18 *Amended Eff. May 1, 2020; July 1, 2019;*

19 *Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*

20 *Amended Eff. July 1, 2026; December 31, 2025.*

1 21 NCAC 57A .0601 is proposed for amendment as follows:

2
3 **SECTION .0600 - EXPERIENCE CREDIT**

4
5 **21 NCAC 57A .0601 REPORTING EXPERIENCE CREDIT TO UPGRADE**

6 (a) Applicants for licensure or certification shall meet the Real Property Appraiser Qualification Criteria as
7 implemented by The Appraisal Foundation's Appraiser Qualifications Board. An applicant shall obtain the required
8 experience by performing or reviewing appraisals using appraisal methods and processes that are employed by real
9 estate appraisers and shall comply with the edition of the USPAP Uniform Standards of Professional Appraisal
10 Practice (USPAP) in effect at the time of the appraisal, in addition to meeting the applicable requirements set forth in
11 this Section.

12 (b) Except as provided in (d) through (j) of this Rule, applicants shall use the Appraisal Board's appraisal experience
13 log to report appraisal experience. The appraisal experience log is available on the Board's website at
14 www.ncappraisalboard.org.

15 (c) The Log shall contain the following:

- 16 (1) the applicant's name and signature;
- 17 (2) the supervisor's name and signature;
- 18 (3) the supervisor's certificate number;
- 19 (4) the date the supervisor signed the log;
- 20 (5) the subject property address;
- 21 (6) the date the appraisal report was signed;
- 22 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form
23 used;
- 24 (8) the client's name;
- 25 (9) the applicant's file number for the appraisal assignment, if any;
- 26 (10) the number of actual work hours by the trainee applicant on the assignment;
- 27 (11) whether the supervisory appraiser accompanied the applicant on the inspection of the subject
28 property; and
- 29 (12) a description of the work performed by the applicant and the level of review and supervision by his
30 or her supervisor on each assignment.

31 (d) In the alternative, applicants for licensure ~~or certification~~ may complete the requirements of ~~the a~~ Practical
32 Applications of Real Estate Appraisal (PAREA) program as established in ~~of~~ the Real Property Appraiser
33 Qualification Criteria as ~~implemented~~ and approved by The Appraisal Foundation's Appraiser Qualifications Board,
34 and shall submit a certificate of completion.

35 (e) In the alternative, applicants for residential certification may complete the requirements of a PAREA program,
36 shall submit a certificate of completion along with an experience log demonstrating they have completed at least 15
37 appraisal reports. The Appraisal Board shall select five reports and workfiles to review for compliance with USPAP.

1 (f) Applicants shall use the Appraisal Board's PAREA experience log to report appraisal experience. The PAREA
2 experience log is available on the Board's website at www.ncappraisalboard.org.

3 (g) The PAREA experience log shall contain the following:

- 4 (1) the applicant's name and signature;
- 5 (2) the date the log was signed;
- 6 (3) the date the report was signed;
- 7 (4) the subject property address;
- 8 (5) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form
9 used;
- 10 (6) the property type; and
- 11 (7) a description of the work performed by the applicant.

12 (h) In the alternative, applicants for licensure or certification may complete a Practicum course as established in the
13 Real Property Appraiser Qualification Criteria and approved by The Appraisal Foundation's Appraisal Qualifications
14 Board, and shall submit a certificate of completion along with an experience log demonstrating they have completed
15 at least 15 appraisal reports. The Board will select five reports to review for compliance with USPAP.

16 (i) Applicants shall use the Appraisal Board's Practicum experience log to report appraisal experience. The Practicum
17 appraisal experience log is available on the Board's website at www.ncappraisalboard.org.

18 (j) The Practicum experience log shall contain the following:

- 19 (1) the applicant's name and signature;
- 20 (2) the instructor's name and signature;
- 21 (3) the instructor's certificate number;
- 22 (4) the date the log was signed;
- 23 (5) the subject property address;
- 24 (6) the date the appraisal report was signed;
- 25 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form
26 used;
- 27 (8) the client's name, if any;
- 28 (9) the applicant's file number for the appraisal assignment, if any;
- 29 (10) the number of actual work hours by the trainee applicant on the assignment;
- 30 (11) whether the instructor accompanied the applicant on the inspection of the subject property; and
- 31 (12) a description of the work performed by the applicant and the level of review and supervision of his
32 or her instructor on each assignment.

33 (k) Applicants shall retain all versions of all appraisal reports and their associated workfiles to support all appraisal
34 experience reported on the log.

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37 *History Note: Authority G.S. 93E-1-6.1; 93E-1-10;*

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Eff. July 1, 2016;
Amended Eff. May 1, 2020;
Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);
Amended Eff. July 1, 2026, December 31, 2025.

1 21 NCAC 57A .0604 is proposed for amendment as follows:

2
3 **21 NCAC 57A .0604 TYPES OF APPRAISAL EXPERIENCE**

4 (a) An applicant may receive experience credit for standard appraisals, review appraisals, and demonstration
5 appraisals. In the alternative, applicants for licensure or certification may complete the requirements of ~~the a~~ Practical
6 Applications of Real Estate Appraisal (PAREA) program or Practicum course as established in of the Real Property
7 Appraiser Qualification Criteria ~~as implemented and approved~~ by The Appraisal Foundation's Appraiser
8 Qualifications Board, ~~and shall submit a certificate of completion.~~ completion, and any additional requirements set
9 forth in Rule .0601.

10 (b) A "standard appraisal" is the process of developing an appraisal in accordance with ~~Standard Rule 1 of~~ USPAP
11 and preparing a written or oral appraisal report or file memorandum describing the appraisal and reporting the estimate
12 of value.

13 (c) A "review appraisal" is the process of reviewing an appraisal report in accordance with USPAP that is prepared
14 by another appraiser and preparing a separate written or oral appraisal report or file memorandum setting forth the
15 results of the review process.

16 (d) A "demonstration appraisal" is an appraisal performed without a ~~client.~~ client in accordance with USPAP. If a
17 trainee performs a demonstration appraisal, the trainee's supervisor shall sign the appraisal in order for the trainee to
18 receive experience credit for it.

19
20 *History Note: Authority G.S. 93E-1-10;*
21 *Eff. July 1, 2016;*
22 *Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*
23 *Amended Eff. July 1, 2026; December 31, 2025.*
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1 21 NCAC 57A .0605 is proposed for repeal as follows:

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3 **21 NCAC 57A .0605 REPORTING APPRAISAL EXPERIENCE**

4

5 *History Note: Authority G.S. 93E-1-6.1; 93E-1-10;*

6 *Eff. July 1, 2016;*

7 *Amended Eff. September 1, 2019;*

8 *Amended Eff. Pending legislative review pursuant to G.S. 150B-21.3;*

9 *Amended Eff. December 31, ~~2025~~-2025;*

10 *Repealed Eff. July 1, 2026.*

11

1 21 NCAC 57B .0207 is proposed for amendment as follows:

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3 **21 NCAC 57B .0207 ADMINISTRATION**

4 One person shall be designated as the Director for each approved school or course sponsor and shall be responsible
5 for administrative matters such as program development, scheduling of classes, advertising, maintenance of facilities
6 and equipment, record keeping, and general supervision of the instruction program. The director shall ensure that the
7 policies and general operations of the school or course sponsor comply with the provisions of Sections .0200 and
8 .0300 of this Subchapter. Except for those offering only the 8-hour Valuation Bias and Fair Housing course, The the
9 Director shall meet the fitness standards for applicants for trainee registration or appraiser licensure or certification.

10 The Director shall:

- 11 (1) have a baccalaureate or higher degree in the field of education; or
- 12 (2) have at least two years full time experience within the past 10 years as an instructor or school
13 administrator; or
- 14 (3) meet the minimum appraisal education and experience qualifications listed in 21 NCAC 57B .0306
15 to teach either the residential or general appraisal precertification courses; or
- 16 (4) possess qualifications which are found by the Board to be substantially equivalent to Item (1), (2),
17 or (3) of this Rule.

18
19 *History Note: Authority G.S. 93E-1-8(a); 93E-1-10;*
20 *Eff. July 1, 1994;*
21 *Amended Eff. July 1, 2014; September 1, 2008; August 1, 2002;*
22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
23 *~~2017.~~ 2017;*
24 *Amended Eff. July 1, 2026.*
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1 21 NCAC 57B .0306 is proposed for amendment as follows:

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3 **21 NCAC 57B .0306 INSTRUCTOR REQUIREMENTS**

4 (a) Except for guest lecturers as set forth in Paragraph (b) of this Rule, all courses that qualify for credit pursuant to
5 this Section shall be taught by instructors who meet the following minimum qualifications:

6 (1) for residential appraiser courses, the instructor shall:

7 (A) have two years' full-time experience, consisting of 1500 hours per year, as a certified
8 residential or general real estate appraiser within the previous five years, with at least one-
9 half of the experience in residential property appraising; and

10 (B) be a current certified residential or general real estate appraiser.

11 (2) for general appraiser courses, the instructor shall:

12 (A) have three years' full-time experience as a general real estate appraiser within the previous
13 five years, with at least one-half of the experience in income property appraising; and

14 (B) currently be and has been a certified general real estate appraiser for at least five years.

15 (3) for USPAP courses, the instructor shall:

16 (A) currently be a certified residential or a certified general appraiser; and

17 (B) be certified by the Appraiser Qualifications Board of the Appraisal Foundation as an
18 instructor for the National USPAP Course. If a USPAP instructor fails to renew or loses
19 his or her certification by the Appraiser Qualifications Board, the instructor shall stop
20 teaching and notify the Appraisal Board of the loss of certification.

21 (4) for statistics, modeling and finance courses, the instructor shall:

22 (A) have previously completed this class; or

23 (B) have completed 3 semester hours of statistics from a regionally accredited college or
24 university.

25 (5) for the 8-hour Valuation Bias and Fair Housing Laws and Regulations courses that do not have
26 course approval through The Appraisal Foundation's Appraisal Qualifications Board Course Approval Program, the
27 instructor shall:

28 (A) have a bachelor's degree in any field and three years of experience directly related to the
29 subject matter to be taught;

30 (B) have a master's degree in any field and one year of experience directly related to the subject
31 matter to be taught;

32 (C) have a master's or higher degree in a field that is directly related to the subject matter to be
33 taught;

34 (D) have five years of real estate appraisal teaching experience directly related to the subject
35 matter to be taught; or

36 (E) be a certified residential or certified general appraiser and have previously completed this
37 class within five years of application.

1 (b) Guest lecturers who do not possess the qualifications set forth in Paragraph (a) of this Rule may teach collectively
2 up to one-fourth of any course, if each guest lecturer possesses education and experience in the subject area about
3 which the lecturer is teaching.

4 (c) Instructors shall conduct their classes in a manner that demonstrates knowledge of the subject matter being taught
5 and mastery of the following teaching skills:

- 6 (1) The ability to utilize illustrative examples, and to respond to questions from students;
- 7 (2) The ability to utilize varied instructive techniques other than straight lecture, such as class
8 discussion;
- 9 (3) The ability to utilize instructional aids to enhance learning;
- 10 (4) The ability to maintain a learning environment and control of a class; and
- 11 (6) The ability to interact with students in a professional and non-discriminatory manner.

12 (d) Upon request of the Board, an instructor or proposed instructor shall submit to the Board a recording that depicts
13 the instructor teaching portions of a qualifying course, in order to ensure that all requirements of this Rule are being
14 met.

15 (e) The inquiry into determining whether to approve an instructor shall include consideration of whether the instructor
16 has ever had any disciplinary action taken or has a disciplinary action pending against his or her appraisal license or
17 certificate or any other professional license or certificate in North Carolina or any other state. If the instructor has any
18 pending criminal charges in this or any state, they shall be reviewed as set forth in G.S. 93B-8.1 in determining whether
19 to approve the instructor. An instructor shall not have received any disciplinary action against his or her appraisal
20 license or certificate from the State of North Carolina or any other state within the previous two years. For the purposes
21 of this Section, disciplinary action means a reprimand, suspension (whether active or inactive), or a revocation.

22 (f) Proposed qualifying course instructors who do not meet the minimum appraisal education and experience
23 qualifications listed in Paragraph (a) of this Rule, and who seek to have their qualifications determined by the Board
24 to be equivalent to the qualifications listed in Paragraph (a) of this Rule, shall supply the Board with copies of sample
25 appraisal reports or other evidence of experience.

26 (g) Persons desiring to become instructors for qualifying courses shall file an instructor application for qualifying
27 education and be approved by the Board. There is no fee for application for instructor approval. Once an instructor
28 has been approved to teach a specific qualifying course, that person may teach the course at any school or for any
29 course sponsor approved by the Appraisal Board to offer qualifying courses. The instructor application form shall
30 include the following information:

- 31 (1) the instructor's name, address, phone number, and email address;
- 32 (2) a list of course provider(s) the instructor will be teaching for;
- 33 (3) the programs the instructor is seeking approval for;
- 34 (4) the instructor's licensing/certification history;
- 35 (5) whether the instructor has ever been denied a trainee registration, or appraiser license, or certificate
36 in NC or any other state;

- 1 (6) whether the instructor has any disciplinary action taken against a trainee registration, appraiser
2 license or certificate in NC or any other state;
3 (7) whether the instructor has had any disciplinary action within the past three years or pending
4 complaints or charges pending against any professional license in this State;
5 (8) the instructor's college education, appraisal education, appraisal experience, and description of work
6 experience; and
7 (9) the signature of applicant.

8 (h) Current Appraisal Board members shall not be eligible to teach qualifying courses during their term of office on
9 the Board.

10 (i) Approval of qualifying education course instructors expires on the next December 31 following the date of
11 approval. Applications for renewal of Board approval, shall be filed with the Board annually on or before December
12 1.

13
14 *History Note: Authority G.S. 93E-1-8(a); 93E-1-10;*

15 *Eff. July 1, 1994;*

16 *Amended Eff. July 1, 2014; July 1, 2010; September 1, 2008; March 1, 2007; March 1, 2006; July*
17 *1, 2005; July 1, 2003; August 1, 2002;*

18 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
19 *2017;*

20 *Amended Eff. July 1, 2026; June 1, 2020; May 1, 2020; July 1, 2019.*

1 21 NCAC 57B .0603 is proposed for amendment as follows:

2
3 **21 NCAC 57B .0603 CRITERIA FOR COURSE APPROVAL**

4 The following requirements shall be satisfied in order for course sponsors to obtain approval of a course for appraiser
5 continuing education credit:

- 6 (1) The subject matter of the course shall comply with the requirements of Rule .0204 of Subchapter
7 57A and the information to be provided in the course shall be both accurate and current.
- 8 (2) The course shall involve a minimum of two hours of instruction on acceptable subject matter as
9 outlined in 21 NCAC 57A .0204(c). A classroom hour consists of 50 minutes of classroom
10 instruction and 10 minutes of break time. Instruction shall be given for the full number of hours for
11 which credit is given. Instructors shall not accumulate unused break time to end the class early.
- 12 (3) The course instructor(s) shall:
- 13 (a) possess the fitness for licensure required of applicants for trainee registration, real estate
14 appraiser licensure, or certification; and
- 15 (b) either:
- 16 (i) two years' full-time experience that is related to the subject matter to be taught;
- 17 (ii) a baccalaureate or higher degree in a field that is related to the subject matter to
18 be taught;
- 19 (iii) two years' full-time experience teaching the subject matter to be taught; or
- 20 (iv) an equivalent combination of such education and experience.
- 21 (4) The course shall be one involving a qualified instructor who, except as noted in Item (5) of this
22 Rule, shall be physically present in the classroom at all times, and shall personally provide the
23 instruction for the course. The course instructor may utilize video instruction, or similar types of
24 instruction by other persons to enhance or supplement his or her personal instruction; however, such
25 other persons shall not be considered to be the course instructor and the course instructor shall be
26 physically present when such indirect instruction by other persons is being utilized. ~~No portion of~~
27 ~~the course shall consist of correspondence instruction.~~ The instructor shall comply with Rule
28 .0306(c) of this Subchapter. Instructors for the National USPAP courses shall be certified by the
29 Appraiser Qualifications Board of the Appraisal Foundation. Current Appraisal Board members
30 shall not teach continuing education courses during their term of office on the Board.
- 31 (5) Course sponsors may offer all continuing education classes via distance education as set forth in the
32 Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's
33 Appraiser Qualifications Board. A sponsor seeking approval of a computer-based education course
34 shall provide the Board access to the course via the internet at a date and time satisfactory to the
35 Board and the Board shall not be charged any fee for such access. A course completion certificate
36 shall be forwarded to the student as stated in Rule .0607 of this Section, and a course roster shall be
37 sent to the Appraisal Board in accordance with Rule .0608 of this Section.

- 1 (6) The course shall be an educational program intended to improve the knowledge, skill and
2 competence of trainees, and licensed and certified real estate appraisers.
- 3 (7) The course sponsor shall certify that the course shall be conducted in accordance with the
4 operational requirements stated in Rule .0606 of this Section and that the course sponsor will comply
5 with all other applicable rules contained in this Section.
- 6 (8) The course title shall not include the words "Uniform Standards of Professional Appraisal Practice"
7 or "USPAP" unless the course is either the ~~15-hour~~ 15-hour National USPAP course or the ~~7-hour~~
8 7-hour National USPAP Continuing Education course. If the course is the ~~7-hour~~ 7-hour National
9 USPAP Continuing Education course, the course title shall state which edition of USPAP will be
10 taught in that specific course.
- 11 (9) Each course shall utilize a textbook or course materials that have been approved by the Board.
- 12 (10) If the course content is related to technology, such as software, hardware, electronic devices,
13 manuals, or databases, the course shall be developed specifically for utilization in the real estate
14 appraisal business in order to be approved for continuing education credit. Such courses shall not
15 require the student to purchase specific products, and the course shall not be used to sell or advertise
16 particular products or software.

17
18 *History Note: Authority G.S. 93E-1-8(c); 93E-1-10;*
19 *Eff. July 1, 1994;*
20 *Amended Eff. January 1, 2015; July 1, 2010; January 1, 2008; March 1, 2007; March 1, 2006; July*
21 *1, 2005; July 1, 2003; August 1, 2002;*
22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
23 *2017;*
24 *Amended Eff. July 1, 2026; February 1, 2024; July 1, 2022; September 1, 2019.*
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26

1 21 NCAC 57B .0614 is proposed for amendment as follows:

2
3 **21 NCAC 57B .0614 INSTRUCTORS FOR THE ~~TRAINEE/SUPERVISOR~~ SUPERVISOR/TRAINEE**
4 **COURSE REQUIRED BY G.S. 93E-1-6.1**

5 (a) Instructors for the ~~trainee supervision~~ supervisor/trainee course set forth in G.S. 93E-1-6.1 shall be ~~real estate~~
6 ~~appraisers who have been certified residential or certified general appraisers for at least three years.~~ meet the
7 requirements of a supervisor as outlined in 21 NCAC 57A .0407 (b1) and (b8).

8 ~~(b) Instructors shall not have received any disciplinary action regarding their appraisal certificate from the State of~~
9 ~~North Carolina or any other state within the previous three years.~~

10 ~~(c) (b)~~ Persons who wish to teach the ~~trainee supervision~~ supervisor/trainee course shall be approved by the Board
11 before they may teach this course. Approval of a ~~trainee supervision~~ supervisor/trainee course instructor authorizes
12 the instructor to teach the course for any approved course sponsor.

13 ~~(d) (c)~~ Applicants who wish to become instructors for the ~~trainee supervision~~ supervisor/trainee course ~~shall attend an~~
14 ~~educational workshop sponsored by the Board or shall, within three years of applying,~~ complete the trainee supervision
15 course with ~~another a Board~~ approved sponsor, before they may be approved. ~~Applicants may check the Board's~~
16 ~~website for information regarding the date and location of the workshop. The website may be accessed at~~
17 ~~www.ncappraisalboard.org.~~

18 ~~(e) (d)~~ Approval of ~~trainee supervision~~ supervisor/trainee course instructors expires on the next December 31
19 following the date of approval. Applications for renewal of Board approval, shall be filed with the Board annually on
20 or before December 1.

21
22 *History Note: Authority G.S. 93E-1-6.1; 93E-1-8(c); 93E-1-10;*
23 *Eff. July 1, 2014;*
24 *Amended Eff. July 1, 2016;*
25 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*
26 *2017;*
27 *Amended Eff. July 1, 2026; July 1, 2022; May 1, 2020.*
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1 21 NCAC 57D .0204 is proposed for amendment as follows:

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21 NCAC 57D .0204 PAYMENT OF FEES TO THE BOARD

~~Checks given~~ Payments to the Board in payment of ~~for~~ fees that are returned unpaid are cause for registration denial, suspension or revocation.

*History Note: Authority G.S. 93E-2-3; 93E-2-8(a)(7);
Eff. January 1, 2011;
Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,
~~2017.~~ 2017;
Amended Eff. July 1, 2026.*

1 21 NCAC 57D .0304 is proposed for amendment as follows:

2
3 **21 NCAC 57D .0304 APPRAISER QUALIFICATIONS**

4 An appraisal management company shall assure that any appraiser being added to its appraiser panel to appraise
5 properties in North Carolina holds a license in good standing in this State pursuant to the North Carolina Appraisers
6 Act. The appraisal management company shall verify the status of the appraiser by contacting the North Carolina
7 Appraisal Board or by utilizing the National Registry of the Appraisal Subcommittee. When an appraisal management
8 company engages an appraiser, the appraisal management company shall select an appraiser who is independent of
9 the transaction and who has the requisite education, expertise, and experience necessary to competently complete the
10 appraisal assignment for the particular market and property type. When an appraisal management company engages
11 an appraiser for federally related transactions, the appraisal management company shall select an appraiser who is a
12 licensed or certified appraiser, or who possesses a temporary practice permit in compliance with any federally related
13 transactions regulations.

14
15 *History Note: Authority G.S. 93E-2-3; 93E-2-4(f);*

16 *Eff. January 1, 2011;*

17 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*

18 *~~2017-2017;~~*

19 *Amended Eff. July 1, 2026.*

1 21 NCAC 57D .0305 is proposed for amendment as follows:

2

3 **21 NCAC 57D .0305 APPRAISER COMPETENCY**

4 Before an appraiser is added to a panel, an appraisal management company shall require the appraiser to declare in
5 writing the appraiser's areas of geographic competency, the types of properties the appraiser is competent to appraise,
6 and the methodologies the appraiser is competent to perform. The appraisal management company shall ~~require~~
7 request the appraiser to update this information at least annually, and shall keep copies of ~~all~~ any such declarations for
8 a period of five years from the date they are submitted.

9

10 *History Note: Authority G.S. 93E-2-3; 93E-2-4(b);*

11 *Eff. January 1, 2011;*

12 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*

13 *~~2017.~~ 2017;*

14 *Amended Eff. July 1, 2026.*

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1 21 NCAC 57D .0401 is proposed for amendment as follows:
2

3 **SECTION .0400 – APPRAISAL MANAGEMENT COMPANY GENERAL PRACTICES**
4

5 **21 NCAC 57D .0401 BUSINESS PRACTICES**

6 (a) An appraisal management company may shall not:

- 7 (1) prohibit an appraiser from stating on an appraisal the fee the appraiser was paid by the company for
8 the appraisal;
9 (2) prohibit an appraiser from stating on an appraisal the appraiser's primary business address; or
10 (3) prohibit an appraiser from informing a property owner, lender, or any other person or entity the
11 appraiser's primary business address.

12 (b) An appraisal management company shall conduct its appraisal management services in accordance with the
13 requirements of section 129E(a)-(i) of the Truth in Lending Act, 15 U.S.C. 1639e(a)-(i), and regulations thereunder.
14

15 *History Note: Authority G.S. 93E-2-3; ~~93E-7~~; 93E-2-7;*

16 *Eff. January 1, 2011;*

17 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*

18 *~~2017, 2017~~;*

19 *Amended Eff. July 1, 2026.*
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2026 Disciplinary Actions*

	Carryover from 2025	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
YTD received	48	11	17	22									
Pending inquiry	29	40	35	40									
Hearing pending	2	2	5	5									
Total Pending	31	42	40	44									
PC done this mo.		n/a	10	n/a									
-PC found		n/a	3	n/a									
-dismiss		n/a	4	n/a									
-dismiss W/CD**		n/a	3	n/a									
Hearings held		n/a	0	n/a									
Consent orders		n/a	0	n/a									

*As of the last day of the month

**Dismiss W/CD = Dismiss with warning or conditional dismissal

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISER REGISTER

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7414	JOSEPH C. FRANDANO	CHARLOTTE	T	2/5/2026	ED
T7415	JOSHUA D. SMITH	FAYETTEVILLE	T	2/5/2026	ED
T7416	DESMOND E. DAVIS	CHARLOTTE	T	2/12/2026	ED
T7417	DAVID K. RITCHIE	CHARLOTTE	T	2/12/2026	ED
T7418	ETHAN C. YLIZARDE	DURHAM	T	2/12/2026	ED
A9602	BRIAN B. HAYES	WILMINGTON	L	2/12/2026	EX
T7419	PATRICK G. FISHER	CAMERON	T	2/19/2026	ED
A9100	GERALD P. COBURN	CAMERON	C	2/19/2026	EQ
A9603	MATTHEW H. HOWELL	ASHEVILLE	C	2/19/2026	EX
A9309	MATTHEW W. WASHINGTON	SUMTER, SC	C	2/19/2026	EQ
A3188	JAMES C. WILLIAMS, III	RALEIGH	C	2/19/2026	EX
A9604	SWARNALATHA CHANDRASHEKARAN	APEX	G	2/19/2026	EX
A9605	XEN BRICE PORTWOOD	KNOXVILLE, TN	G	2/19/2026	EQ
A9606	DANIEL SALCEDO SALCEDO	MATTHEWS	G	2/19/2026	EQ
A9607	ANDREW P. MORGAN	RALEIGH	C	2/26/2026	EQ

* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

NORTH CAROLINA APPRAISAL BOARD

NEW APPRAISER REGISTER

<u>LICENSE</u>	<u>NAME</u>	<u>CITY</u>	<u>TYPE</u>	<u>DATE ISS</u>	<u>REMARKS*</u>
T7420	ZILLUR RAHMAN	HIGH POINT	T	3/5/2026	ED
A9608	ANTHONY C. AUGELLO	PORT ORCHARD, WA	C	3/5/2026	EQ
A9609	CHAD B. BUCKWALTER	NORCROSS, GA	C	3/5/2026	EQ
A9610	LEVI D. DORSEY	LOUISBURG	G	3/5/2026	EQ
A7488	VAN T. ROBERTS	MONROE	G	3/5/2026	EQ
T7421	RANDALL K. CALES	TRENT WOODS	T	3/12/2026	ED
A9611	ANDREW G. PARRISH	WILMINGTON	C	3/12/2026	EX
A9612	YAMIL N. AROCHO	BROOKLYN, NY	G	3/12/2026	EQ
T7422	SUMMER M. GARRETT	ANDREWS	T	3/19/2026	ED
A9613	WHITNEY M. NYE	TAR HEEL	C	3/19/2026	EX
A9614	GREGORY D. DAVIS	WAKE FOREST	L	3/26/2026	EX
A9615	NICHOLAS H. ALEXANDER	CHARLOTTE	C	3/26/2026	EX
A9616	RYAN D. SHUMATE	STATESVILLE	C	3/26/2026	EX
A9617	JAY T. HEMBREE	AMERICUS, GA	G	3/26/2026	EQ
A9618	GRACE A. HUNNINGS	SANDY SPRINGS, GA	G	3/26/2026	EQ
A9619	PATRICK L.G. LYNCH	BLUFFTON, SC	G	3/26/2026	EQ

* Note: EX = EXAM; EQ = EQUIVALENT; ED= EDUCATION

3/31/2026

NORTH CAROLINA APPRAISAL BOARD
NEW APPRAISAL MANAGEMENT COMPANIES

<u>LICENSE</u>	<u>NAME OF COMPANY</u>	<u>LOCATION</u>	<u>DATE ISSUED</u>
NC-1287	Appraisify, Inc.	Oregon	2/17/2026



PUBLIC FORUM

North Carolina Appraisal Board

Name **Topic** **Time Requested**

None

Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Thursday, March 12, 2026 1:07 PM
To: Mindy Sealy
Subject: ASB Releases New Exposure Draft

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EXPOSURE DRAFT



Appraisal Standards Board Releases New Exposure Draft

The Appraisal Standards Board has released a Second Exposure Draft of Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment.

This draft is now open for public comment through April 13th. Submit your public comments [here](#). Click below to check out the Exposure Draft.

[Read the Exposure Draft](#)



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Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Thursday, March 19, 2026 1:51 PM
To: Mindy Sealy
Subject: AQB Releases Job Analysis Report

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AQB Releases Job Analysis Report

Today, the Appraiser Qualifications Board announced they have voted to release the first public edition of the Job Analysis Report.

"The AQB took a huge step to provide better transparency and clarity around our ongoing work," said AQB Chair Jerry Yurek. "This is a key step in our modern decision-making processes as the Criteria reassessment project continues. The Job Analysis Report is a useful resource for stakeholders and the public alike to understand some of the critical data informing the AQB's efforts."

The Job Analysis Report is available below and on the Foundation's website. If you have any comments or questions about the Job Analysis Report, please submit them to AQB@appraisalfoundation.org. The AQB will be compiling a Frequently Asked Questions document based on your public feedback to further explain the results in the report.

[Read the Job Analysis Report](#)

[Click here](#)



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Washington, DC 20005
202-347-7722



Mindy Sealy

From: The Appraisal Foundation <news@appraisalfoundation.org>
Sent: Wednesday, April 1, 2026 9:13 AM
To: Mindy Sealy
Subject: April Newsletter: Appraisals in the National Conversation

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Greetings!

The appraisal profession can sometimes be an overlooked aspect of national housing policy conversations, but not in the month of March! Appraisal was in the conversation on both ends of Pennsylvania Avenue, and our team visited Capitol Hill to learn more.

In Congress, the 21st Century Road to Housing Act is the Senate and White House negotiated bipartisan legislation which includes two key appraisal provisions: the Appraisal Industry Improvement Act and Appraisal Modernization Act. These proposals include changes that would allow licensed appraisers to do FHA work, expand the Appraisal Subcommittee, and allow states to receive more grant funding to support scholarships and stipends for aspiring appraisers.

The legislation has passed the Senate and has now stalled in the House as a conference committee is considered.

Meanwhile, the Trump Administration issued the Promoting Access to Mortgage Credit Executive Order on March 13th. This executive order highlights several of the key initiatives the Foundation has in focus, from reassessing the current appraiser qualification criteria to the adoption of new technological tools.

Our profession is always stronger together. Members of the Foundation staff and boards joined several of our partner organizations in late March to discuss both the legislation and the potential impacts of the executive order. I am so pleased that our partner the Appraisal Institute took the time to bring so many critical stakeholders together.

Our conversation centered on the importance of aligning around common principles, collaborative work across the profession, and open lines of communication between policy makers, stakeholders, and the public. Together, I am confident that we will be able to address any and all changes that result from these policy initiatives.

As the congressionally authorized body charged with the responsibility of developing standards and qualifications for real property appraisers, The Appraisal Foundation appreciates the Administration's efforts to open the dream of homeownership to more Americans. We are in communication with our federal counterparts and will continue working with key decision makers to identify innovative solutions which balance regulatory requirements with public trust and economic stability.

Let's Make it a Great Month!

Kelly Davids
President
The Appraisal Foundation

Board of Trustees Meeting

Be sure to join us in Fort Lauderdale for an impactful two and a half days. Trustees will discuss pressing issues facing the profession, examine the Foundation's strategic plan, consider establishing an endowment fund, hear from panels on international appraisal issues and wealth building, and much more. Click below to check out the full agenda and register.

May 6-8 | Fort Lauderdale, FL

[Register for BOT Today >](#)

Updates from the AQB

Stakeholders across the profession have been clear in asking for greater transparency and a better understanding of how AQB decisions are made, and the Board has fully embraced that direction. To support that commitment, the AQB has prepared a new resource that walks through how it is working through the Qualifications Reassessment Project, including how stakeholder input is analyzed, how ideas are evaluated, and how conclusions are reached. It also highlights steps being taken to provide clearer, more consistent communication throughout the process. This is part of an ongoing effort, with additional updates and materials to follow. [Click here to read more.](#)

ASB Virtual Public Meeting

Thursday, April 23rd | 1 PM ET

[Register Today >](#)

Updates from the ASB

The Appraisal Standards Board currently has a Second Exposure Draft of Proposed New Advisory Opinion 41, Use of Technology in an Appraisal or Appraisal Review Assignment available for public comment through April 13th. Click [here](#) to read the draft and submit a comment.

Then be sure to join the ASB for a virtual public meeting on April 23rd. Click above to register.

2026 Real Property Appraiser Qualification Criteria Now Available

The Appraiser Qualifications Board (AQB) is pleased to announce the release of the updated 2026 *Real Property Appraiser Qualification Criteria (Criteria)*, reflecting targeted changes adopted by the AQB in December 2025 following a public exposure process.

Key updates include new Interpretations that clarify:

- How Practical Applications of Real Estate Appraisal (PAREA®) experience credit applies to minimum time requirements, and
- How the Valuation Bias and Fair Housing (VBFH) continuing education requirement applies to credential reactivation.

Additionally, the AQB voted to retire Guide Note 4 (GN-4) related to practicum courses and instead add new guidance to the Course Approval Program (CAP) policies.

The updated Criteria is now available in both print and digital formats.

Appraiser Talk

Have you checked out USPAP Talk? This special series on Appraiser Talk walks you through USPAP in weekly episodes. Join Amy and Lisa as they explore USPAP from week to week. Listen [here](#).

Partner Spotlight

American Society of Appraisers

Take your skills to the next level with upcoming Personal Property courses and webinars from the American Society of Appraisers, available through August 2026. ASA-accredited members receive 50% off all offerings. Highlights include valuation fundamentals, report writing, fine art appraising, and the new Value in Motion: Market Trends in Personal Property—now open for early-bird registration!

Stay up to date with the 2026–2027 USPAP Update Courses for Personal Property, Gems & Jewelry, and Machinery & Technical Specialties. Spots fill quickly, so register early:

<https://learn.appraisers.org/uspap>.

This fall, ASA will also host Valuation 20, an international gathering of valuation thought leaders in Washington, DC. Mark your calendar for ASA's 2026 International Conference, October 4–6 in Fort Worth, Texas—early-bird registration is open!

American Society of Farm Managers and Rural Appraisers

ASFMRA will be hosting our Leadership Excellence Experience in Iowa April 6-7. Classes offered in April include VBFH, Cost Approach Applications, General Market Analysis & Highest and Best Use, and Advanced Rural Case Studies. View all our upcoming events [here](#).

Appraisal Institute

Join us April 14-15 for the 2026 Appraisal Institute Annual Conference in Nashville. This two-day event features continuing education for residential and commercial appraisers, regulatory updates, business development training, coaching sessions, artificial intelligence tools, and a first look at new textbooks. Don't miss networking at Nashville Underground—register today!

Collateral Risk Network

The CRN held an outstanding event March 11-12 at the Cotality facility in Dallas, TX. Seventy-five leaders from various sectors of the lending and collateral risk industries met to learn from one another and network. Thank you to our panelists sponsors and host, Cotality. If you are a leader in your company or in some other capacity, join us. We're already working hard on or industry event.

Become a Member: <https://collateralrisk.org/become-a-member/>

Become a Sponsor: <https://collateralrisk.org/become-sponsor/>

International Association of Assessing Officers

IAAO will present a new online workshop, "Valuing Properties with Renewable Energy Resources," on May 11-12. The course, Workshop 265, is designed for appraisers and assessors who want to enhance their knowledge and skills in the rapidly evolving field of renewable energy. The course is offered at an introductory rate of \$289 for members and \$399 for nonmembers.

Register at: <https://learn.iaao.org/>.

International Society of Appraisers

The International Society of Appraisers continues to lead the field with dynamic education and industry events for appraisal professionals. This year's ISA Assets Conference (April 30th to May 3rd in Phoenix, AZ) offers a premier gathering for appraisers featuring expert-led sessions, market trend discussions, hands-on learning opportunities, and valuable networking with peers and industry leaders from across the globe.

This April, members can also deepen their expertise through the "Current Trends from the Phenomenal Gems Market" webinar on April 8, 2026, exploring demand, pricing, and valuation factors for rare and unusual gemstones.

National Association of Appraisers

NAA's 2026 Appraiser's Conference and Trade Show (ACTS) will take place April 11–14 in Seattle, WA. This year's program features special events for Appraiser Trainees—including a murder mystery dinner and a field trip—as well as a pickleball tournament fundraiser supporting the Appraiser Relief and George R. Harrison Scholarship Funds. We'll also install our new board

members and present the 2026 Appraiser of the Year Award. For full details, visit www.appraisersconference.net.



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