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## **Georgia Course Requirements for Appraiser Classifications**

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<u><b>Classification Level</b></u>	<u><b>Hours</b></u>
Registered or Trainee Appraiser	90 (94)
Licensed Appraiser	150
Certified Residential Appraiser	200
Certified General Appraiser	300

Following are lists of Appraisal Institute courses that cover requirements for each of Georgia's real property appraiser classifications.

### REGISTERED APPRAISER CURRICULUM

- Basic Appraisal Principles (30)
- Basic Appraisal Procedures (30)
- National USPAP (15)
- Residential Report Writing and Case Studies (15)

TOTAL HOURS = 90

*Applicants for the **State Registered** classification are not required to complete the Supervisory/Trainee Course to obtain the classification; however, they will need to have completed the course prior to completing any supervised assignments that will be used to meet the experience requirements for obtaining a higher classification level.*

### TRAINEE APPRAISER CURRICULUM

- Basic Appraisal Principles (30)
- Basic Appraisal Procedures (30)
- National USPAP (15)
- Residential Report Writing and Case Studies (15)
- Supervisory/Trainee Course (4)

TOTAL HOURS = 94

### LICENSED APPRAISER CURRICULUM

- Basic Appraisal Principles (30)
- Basic Appraisal Procedures (30)
- Residential Report Writing and Case Studies (15)
- National USPAP (15)
- Residential Market Analysis and Highest & Best Use (15)
- Residential Site Valuation & Cost Approach (15)
- Residential Sales Comparison and Income Approaches

(30) TOTAL HOURS = 150

*Georgia Course Requirements Continued....*

CERTIFIED RESIDENTIAL CURRICULUM

- Basic Appraisal Principles (30)
- Basic Appraisal Procedures (30)
- National USPAP (15)
- Residential Report Writing and Case Studies (15)
- Residential Market Analysis and Highest & Best Use (15)
- Residential Site Valuation & Cost Approach (15)
- Residential Sales Comparison & Income Approaches (30)
- Real Estate Finance, Statistics, and Valuation Modeling (15)
- Advanced Residential Applications & Case Studies, Part I, (15)
- Elective: Advanced Residential Report Writing, Part II,

(30) TOTAL HOURS = 210

CERTIFIED GENERAL CURRICULUM

- Basic Appraisal Principles (30)
- Basic Appraisal Procedures (30)
- National USPAP (15)
- Real Estate Finance, Statistics, and Valuation Modeling (15)
- General Appraiser Market Analysis and Highest & Best Use (30)
- General Appraiser Sales Comparison Approach (30)
- General Appraiser Site Valuation & Cost Approach (30)
- General Appraiser Income Approach, Part I, (30)
- General Appraiser Income Approach, Part II, (30)
- General Appraiser Report Writing & Case Studies (30)
- Electives (30) \*

TOTAL HOURS = 300

*Additional Comment: Be advised that the General Appraiser Income Approach Parts I & II courses are submitted to the GA Real Estate Appraisers Board in one unit. One will not receive credit for these 2 courses until both of them have been successfully completed (60 hours).*

\*Approved Elective Courses for Certified General Curriculum

- Advanced Income Capitalization (35 hours)
- Advanced Marketing Analysis & Highest & Best Use (35 hours)
- Advanced Concepts & Case Studies (40 hours)

Check with the Georgia Real Estate Appraisers Board

<http://www.grec.state.ga.us/greab/apprlicense.html> to verify requirements. Other States' requirements may vary.

Check on the national AI web site to verify course prerequisites.

<http://www.myappraisalinstitute.org/education/searchbywords.aspx>