



TRAINEE REAL PROPERTY APPRAISER

SCOPE OF PRACTICE

The scope of practice for the trainee real property appraiser is limited to real property appraisal practice assignments that the supervisory certified real property appraiser is permitted to engage in by his or her current credential and that the supervisory real property appraiser is competent to engage in.

TRAINING

Each trainee real property appraiser's experience is subject to direct supervision by a supervisory real property appraiser who is in good standing and who has not successfully completed disciplinary action by the board or any other jurisdiction, which action limited the real property appraiser's legal eligibility to engage in real property appraisal practice within three years immediately preceding the date the written request for approval as supervisory real property appraiser is submitted. The supervisory real property appraiser is required to be a certified residential or certified general real property appraiser who has held a certified real property appraiser credential in this state, or the equivalent in any other jurisdiction, for a minimum of three years immediately preceding the date of the written request for approval as supervisory real property appraiser. The supervisory real property appraiser is required to have successfully completed a board-approved supervisory real property appraiser and trainee course as a certified residential real property appraiser or certified general real property appraiser preceding the date the written request for approval as supervisory real property appraiser is submitted. The supervisory real property appraiser is responsible for the training and direct supervision of the trainee by accepting responsibility for the appraisal report by signing and certifying the report is in compliance with the Uniform Standards of Professional Appraisal Practice, reviewing the trainee appraisal reports, and personally inspecting each appraised property with the trainee real property appraiser as is consistent with his or her scope of practice until the supervisory real property appraiser determines the trainee real property appraiser is competent in accordance with the competency rule of the Uniform Standards of Professional Appraisal Practice. As prescribed by rules and regulations of the board, a real property appraisal practice experience log is required to be maintained jointly by the supervisory real property appraiser and the trainee real property appraiser.

STEPS TO CREDENTIALING

1. Be at least nineteen years of age.
2. Hold a high school diploma or a certificate of high school equivalency or have education acceptable to the Real Property Appraiser Board.
3. Obtain required qualifying education and submit certificates of completion OR hold a degree in real estate from an accredited degree-awarding college or university that has had all or part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum or the equivalent as determined by the Appraiser Qualifications Board and submit official transcripts evidencing completion of degree in real estate or equivalent. A photocopy of an official transcript is not considered to be an official transcript. Unofficial transcripts may be considered invalid.
4. Successfully complete a Real Property Appraiser Board-approved supervisory real property appraiser and trainee course within one year immediately preceding the date of application.
5. Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. The Nebraska State Patrol will not process cards if the information at the top of the cards is not completed, the cards are not signed by both the individual being fingerprinted **and** the official taking the fingerprints, or the cards are more than one year old. A fingerprint-based national criminal history record check will be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board.
6. Complete application and submit to the Board for review, along with a passport type photo and application fee in the appropriate amount as specified on the application.
7. The Board will review the fully completed application at the next regular meeting. *The Board typically meets on the third Thursday of each month. If you are submitting documentation for the Board to consider at its next meeting, voluntarily or at the Board's request, please have this documentation to the Board's office by 5 p.m. on Friday, two weeks before the scheduled meeting (e.g. for the Thursday, June 17, 2021 meeting, please have documentation to the Board's office by 5 p.m. on Friday, June 4, 2021).*
8. Prior to engaging in real property appraisal practice, a trainee real property appraiser is required to submit a written request for supervisory real property appraiser approval on a form approved by the Board. The request for supervisory real property appraiser approval may be made at the time of application OR any time after approval as a trainee real property appraiser.

POST SECONDARY EDUCATION REQUIREMENTS

High school diploma OR certificate of high school equivalency.

QUALIFYING EDUCATION

BASIC APPRAISAL PRINCIPLES	30 HOURS
BASIC APPRAISAL PROCEDURES	30 HOURS
15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	15 HOURS
BOARD-APPROVED SUPERVISORY REAL PROPERTY APPRAISER AND TRAINEE COURSE, HOURS VARY	2-7 HOURS
TRAINEE EDUCATION REQUIREMENT TOTAL	<hr/> 77-82 HOURS

Applicant is required to have completed each course and passed examination for 77-82 class hours specified above. 15-Hour USPAP is required to have been completed within two years of application. Board-approved supervisory real property appraiser and trainee course is required to have been completed within one year of application. Basic appraisal principles and basic appraisal procedures are required to have been completed within five years of application.

If an applicant holds a degree in real estate (or the equivalent), and the degree in real estate or equivalent as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours are required to be completed in Real Property Appraiser Board-approved qualifying education shown below. (Note: The degree in real estate or equivalent is required to have been completed within 5 years preceding the date of application to become a trainee real property appraiser.)

BASIC APPRAISAL PRINCIPLES (within 5 years of application date)	30 HOURS
BASIC APPRAISAL PROCEDURES (within 5 years of application date)	30 HOURS
15-HOUR NATIONAL USPAP COURSE (within 2 years of application date)	15 HOURS

Applicant is required to have completed each course and passed examination for 75 class hours specified above, and to have completed a Real Property Appraiser Board-approved supervisory real property appraiser and trainee course within one year immediately preceding the date of application.

EXPERIENCE

No experience is required as a prerequisite to becoming a Trainee Real Property Appraiser.

UPGRADE REAL PROPERTY APPRAISER CREDENTIAL

The trainee real property appraiser credential is an entry-level credential. There is no real property appraiser credential available from which to upgrade to a trainee real property appraiser credential.