



TRAINEE REAL PROPERTY APPRAISER

SCOPE OF PRACTICE

The scope of real property appraisal practice for the trainee real property appraiser shall be 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.

SUPERVISORY REAL PROPERTY APPRAISER

- 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 real property appraiser by accepting responsibility for the assignment results reports by signing and certifying that the reports are in compliance with the Uniform Standards of Professional Appraisal Practice, reviewing the trainee real property appraiser assignment results 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. Experience obtained in another jurisdiction as a Nebraska trainee real property appraiser shall be subject to direct supervision by a supervisory real property appraiser approved by the Board.

STEPS TO CREDENTIALING

1. Be at least nineteen years of age.

- Obtain required qualifying education and submit certificates of completion to the Board's office with the application 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 to the Board's office with the application. A photocopy of an official transcript is not considered to be an official transcript. Unofficial transcripts may be considered invalid. If said degree or equivalent does not satisfy all required qualifying education for credentialing, the remaining hours shall be completed in Board-approved qualifying education.
2. Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions to the Board's office with the application for delivery to the Nebraska State Patrol in a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation (fingerprints taken by the Nebraska State Patrol may be retained by the Nebraska State Patrol). 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.

3. Complete application and submit to the Board's office for review, along with a passport type photo and application fee in the appropriate amount as specified on the application.
4. The Board will review the fully completed application.

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.

QUALIFYING EDUCATION

To qualify for a credential as a trainee real property appraiser, an applicant must complete the following qualifying education requirements:

1. 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 meeting qualifying education requirements, or the equivalent as determined by the Appraiser Qualifications Board. If the degree in real estate does not satisfy all required qualifying education for credentialing, the remaining class hours are to be completed in Real Property Appraiser Board-approved qualifying education as shown below.
2. Successfully complete 85–90 hours in Board-approved qualifying education:

BASIC APPRAISAL PRINCIPLES	
(completed within 5 years of application date)	30 HOURS
BASIC APPRAISAL PROCEDURES	
(completed within 5 years of application date)	30 HOURS
15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	
(completed within 2 years of application date)	15 HOURS
SUPERVISORY REAL PROPERTY APPRAISER AND TRAINEE COURSE	
(completed within 1 year of application date), HOURS VARY	2-7 HOURS
VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS	
(completed within 5 years of application date)	8 HOURS
TRAINEE CLASSIFICATION EDUCATION REQUIREMENT TOTAL	85-90 HOURS

REAL PROPERTY APPRAISAL PRACTICE EXPERIENCE

No real property appraisal practice 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.