CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

SCOPE OF PRACTICE

The scope of real property appraisal practice for a certified residential real property appraiser shall be limited to residential real property or real estate having no more than four residential units, if any, without regard to transaction value or complexity. Subdivisions for which a development analysis or appraisal is necessary are not included in the scope of real property appraisal practice for a certified residential real property appraiser.

POST-SECONDARY EDUCATION REQUIREMENTS

To qualify for a credential as a certified residential real property appraiser, an applicant must meet one of the following post-secondary education requirements:

1. Have held a credential as a licensed residential real property appraiser for a minimum of five years and not have been subject to a nonappealable 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 five years immediately preceding the date of application for the certified residential real property appraiser credential; or

2. Hold a bachelor's degree, or higher, from an accredited degree-awarding college or university; or

3. Hold an associate's degree from an accredited degree-awarding community college, college, or university in the study of business administration, accounting, finance, economics, or real estate; or

4. Successfully complete thirty semester hours of college-level education from an accredited degree-awarding community college, college, or university that includes three semester hours in each of the following: English composition; microeconomics; macroeconomics; finance; algebra, geometry, or higher mathematics; statistics; computer science; and business law or real estate law; and three semester hours each in two elective courses in any of the topics listed above or in accounting, geography, agricultural economics, business management, or real estate; or

5. Successfully complete thirty semester hours of the College-Level Examination Program (CLEP) from an accredited degree-awarding community college, college, or university that includes three semester hours in each of the following subject matter areas: college algebra; college composition modular; principles of macroeconomics; principles of microeconomics; introductory business law; and information systems; and six semester hours of college composition and college mathematics; or

6. Successfully complete any combination of college education and CLEP that ensures coverage of three semester hours in each of: English composition; microeconomics; macroeconomics; finance; algebra, geometry, or higher mathematics; statistics; computer science; and business law or real estate law; and three semester hours each in two elective courses in any of the topics listed or in accounting, geography, agricultural economics, business management, or real estate.

Submit official transcripts evidencing successful completion of college-level education with application. A photocopy of an official transcript is not considered to be an official transcript. Unofficial transcripts may be considered invalid.

QUALIFYING EDUCATION

To qualify for a credential as a certified residential 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 a minimum of 200 hours in Board-approved education.

BASIC APPRAISAL PRINCIPLES	30 HOURS
BASIC APPRAISAL PROCEDURES	30 HOURS
15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT	15 HOURS
MARKET ANALYSIS AND HIGHEST AND BEST USE	15 HOURS
APPRAISER SITE VALUATION AND COST APPROACH	15 HOURS
SALES COMPARISON AND INCOME APPROACHES	30 HOURS
REPORT WRITING AND CASE STUDIES	15 HOURS
STATISTICS, MODELING, AND FINANCE	15 HOURS

ADVANCED APPLICATIONS AND CASE STUDIES	15 HOURS
VALUATION BIAS AND FAIR HOUSING LAWS AND REGULATIONS	8 HOURS
APPRAISAL SUBJECT MATTER ELECTIVES	12 HOURS
(May include hours over minimum shown above in other modules)	

CERTIFIED RESIDENTIAL CLASSIFICATION EDUCATION REQUIREMENT TOTAL 200 HOURS

REAL PROPERTY APPRAISAL PRACTICE EXPERIENCE

An applicant is required to have completed no fewer than 1,500 hours of real property appraisal practice experience in a period of no fewer than twelve months; or have successfully completed a AQB-approved Practical Applications of Real Estate Appraisal (PAREA) licensed residential program and 495 hours of real property appraisal practice experience in a period of no fewer than six months; or have successfully completed a certified residential PAREA program.

1. Real property appraisal practice experience obtained within the State of Nebraska, or as a resident of the State of Nebraska, for credentialing as a licensed residential, certified residential, or certified general real property appraiser must be acquired as a trainee real property appraiser, registered real property appraiser, licensed residential real property appraiser, or certified residential real property appraiser. This does not apply to participation in a PAREA program.

2. At the Board's discretion, up to 100% of the real property appraisal practice experience required for credentialing as a licensed residential, certified residential, or certified general real property appraiser may be obtained in another jurisdiction. This experience may be accepted by the Board if the experience is compliant with the laws of the jurisdiction in which it was obtained. If experience in another jurisdiction is obtained while holding a Nebraska trainee real property appraiser credential, the experience must be under the direct supervision of a supervisory real property appraiser who also holds a Nebraska real property appraiser credential and is approved by the Board as a supervisory real property appraiser for the trainee real property appraiser. This does not apply to participation in a PAREA program.

3. An applicant's hours of experience, or real property appraisal practice experience obtained through participation in a PAREA program, submitted to the Board for review and determination of acceptability by the Board shall be completed in compliance with the Uniform Standards of Professional Appraisal Practice and shall demonstrate the applicant's progressive responsibility in the development and reporting of assignment results, which includes analyzing factors that affect value, defining the problem, gathering and analyzing data, applying the appropriate analysis and methodology, arriving at an opinion, and correctly reporting the opinion. A minimum of three assignment results reports will be selected for review; one assignment results report related to a two-to-four unit residential property, one assignment results report related to a residential property 0 to 20 years old, and one assignment results report related to a residential property 20 years old or older, at least two of which include at least two approaches to value.

4. An applicant must provide significant real property appraisal practice assistance for real property appraisal practice experience credit to be awarded. An applicant may apply his or her signature, along with the signature of the supervisory real property appraiser in the case that the applicant is a trainee real property appraiser, or the real property appraiser-in-charge in the case that the applicant is a licensed residential real property appraiser or a certified residential real property appraiser if applicable, to the appraisal certification; or the applicant must be given attribution in the assignment results report, which includes a description of the applicant's significant real property appraisal practice assistance. This does not apply to participation in a PAREA program.

5. Real property appraisal practice experience hours obtained in any manner considered exempt from the Real Property Appraiser Act per NEB. REV. STAT. § 76-2221 will not be credited to the applicant, unless the applicant and the supervisory real property appraiser in the case that the applicant is a trainee real property appraiser, or the real property appraiser-in-charge in the case that the applicant is a licensed residential real property appraiser or a certified residential real property appraiser if applicable, verifies that said real property appraisal practice experience is compliant with the Uniform Standards of Professional Appraisal Practice.

6. There need not be a client in a traditional sense (i.e., a client hiring a real property appraiser for a business purpose) in order for an assignment results report to qualify for real property appraisal practice experience. These are often referred to as "demo reports."

7. Experience credit shall be granted for a practicum course approved by The Appraisal Foundation's Appraiser Qualifications Board through its Course Approval Program. Credit will be awarded for actual classroom instruction hours and documented research and analysis, as determined by the practicum course approval.

8. Real property appraisal practice experience submitted to the Board for review and determination of acceptability may include no more than an aggregate maximum of 25% of the total number of real property appraisal practice experience hours in the following areas or a combination from the following areas: (1) mass appraisal, (2) appraisal review, (3) appraisal consulting, or (4) restricted appraisal reports.

9. Pursuant to NEB. REV. STAT. § 76-2231.01 (1)(e)(i), the aggregate number of real property appraisal practice experience hours considered for evaluation includes those hours reported on each real property appraisal practice experience log submitted by the applicant beginning at the log entry indicating the earliest date on which real property appraisal practice experience was obtained and ending on the date the application for credentialing as a licensed residential, certified residential, or certified general real property appraiser was signed by the applicant.

NATIONAL UNIFORM LICENSING AND CERTIFICATION EXAMINATION

Within the twenty-four months following approval of the applicant's education and experience by the Real Property Appraiser Board, an applicant must pass a certified residential real property appraiser examination or certified general real property appraiser examination, approved by the Appraiser Qualifications Board, prescribed by rules and regulations of the Real Property Appraiser Board, and administered by a contracted testing service. Successful completion of examination shall be valid for twenty-four months.

STEPS TO CREDENTIALING

1. Be at least nineteen years of age.

2. 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 successful completion of a 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.

3. (a) Obtain no fewer than 1,500 hours of real property appraisal practice experience in a period of no fewer than twelve months that is acceptable to the Real Property Appraiser Board and meets the requirements of the Nebraska Real Property Appraiser Act and Title 298; or

   (b) Complete a certified residential PAREA program; or

   (c) Complete a licensed residential PAREA program and obtain no fewer than 495 hours of real property appraisal practice experience in a period of no fewer than six months that is acceptable to the Real Property Appraiser Board and meets the requirements of the Nebraska Real Property Appraiser Act and Title 298.

4. Submit Board-approved real property appraisal practice experience log cover sheet and real property appraisal practice experience log showing real property appraisal practice experience obtained through participation in a certified residential PAREA program; or through participation in a licensed residential PAREA program and 495 hours of real property appraisal practice experience; or 1,500 hours of real property appraisal practice experience.

5. 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.

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.

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, September 18, 2025 meeting, please have documentation to the Board's office by 5 p.m. on Friday, September 4, 2025).

PROCESS FOLLOWING APPLICATION SUBMISSION

STAFF AND REAL PROPERTY APPRAISER APPLICANT EXPERIENCE REVIEW SUBCOMMITTEE REVIEW

1. Any application received at the Board's office considered to be incomplete will not be processed and may be returned to the applicant.

2. Board staff will process the application and review the general requirements, submitted qualifying and post-secondary education, submitted real property appraisal practice experience log(s), and document evidencing the successful completion of a PAREA program (if applicable) for compliance with the Real Property Appraiser Act and Title 298.

3. If the general requirements, submitted qualifying and post-secondary education, submitted real property appraisal practice experience log(s), and document evidencing the successful completion of a PAREA program (if applicable) are found to meet the requirements of the Real Property Appraiser Act and Title 298, at least three reports will be selected from the submitted real property appraisal practice experience log for review to qualify the real property appraisal practice experience; one assignment results report related to a two-to-four unit residential property, one assignment results report related to a residential property 0 to 20 years old, and one assignment results report related to a residential property 20 years old or older, at least two of which include at least two approaches to value. If one or more of the report selection criteria cannot be met for real property appraisal practice experience obtained through participation in a PAREA program, the Board may substitute the deficient report criteria with a report criterion met or require applicant to complete one or more reports for a non-traditional client that rectifies the report criteria deficiencies. Staff notifies the applicant of the selected reports in writing, and the applicant has ten business days from the date of receipt of the notification to submit a true copy of each assignment results report to the Board's office. At least one assignment results report will be reviewed for conformity with the Uniform Standards of Professional Appraisal Practice.

4. If the findings of the appraisal review assignment results are found to be null or insignificant by the director, an applicant's real property appraisal practice experience will be reviewed by a Real Property Appraiser Applicant Experience Review Subcommittee consisting of two board members established by the Board for determination as to whether the applicant's real property appraisal practice experience is acceptable in accordance with the Real Property Appraiser Act and Title 298 NAC, Chapter 2.

5. (a) If the subcommittee finds that the applicant's real property appraisal practice experience meets the requirements of the Real Property Appraiser Act and Title 298 NAC, Chapter 2, the subcommittee will notify the director of its decision. The subcommittee may authorize the director to notify the applicant of any appraisal review assignment results and issue a written advisory regarding any appraisal review assignment results.

   (b) If the subcommittee finds that the applicant may not meet one or more of the requirements of the Real Property Appraiser Act and Title 298 NAC, Chapter 2, the subcommittee will notify the director of its decision.

6. If the Board's director finds that the applicant may not meet one or more of the requirements at any time, the application shall be placed before the Board for consideration.

BOARD REVIEW

1. If the director finds that the general requirements, submitted qualifying education, and/or real property appraisal practice experience (real property appraisal practice experience log(s), reports, USPAP Compliance Review Reports, and/or document evidencing the successful completion of a PAREA program – if applicable) may not meet the requirements of the Real Property Appraiser Act and Title 298, the application shall be placed before the Board for review.

2. (a) If the Board finds that the general requirements and/or submitted qualifying education may not meet the requirements of the Real Property Appraiser Act and Title 298, the Board may request a written response to the Board's findings, provide opportunity to applicant to rectify the deficiencies, and/or invite an applicant to a meeting in person or by conference call to discuss deficiencies.

   (b) If the Board determines an applicant may not meet the real property appraisal practice experience requirements, the Board may request a written response to the Board's findings as to the applicant's real property appraisal practice experience, request the submission of a supplemental log with additional hours of real property appraisal practice experience, request completion of additional education, request submission of an additional report or reports for further evaluation, and/or invite an applicant to a meeting in person or by conference call to discuss deficiencies found in the report(s). The Board may then reevaluate the applicant's real property appraisal practice experience.

When making a determination that an applicant may or may not meet the applicable experience requirements, the Board will consider all information received, including but not limited to real property appraisal practice experience logs, USPAP compliance review reports, reports submitted by the applicant, any written responses received, any other details or file memoranda, any subsequent education requested by the Board to be completed by the applicant, and any information obtained during an informal meeting between the Board or its representative(s) and the applicant. A USPAP compliance review report completed to assist the Board with its evaluation of the applicant's experience is not the sole factor in the Board's decision, but a tool utilized by the Board to assist with its decision.

3. (a) The Board may deny an application at any time during the process if the applicant fails to meet the requirements in the Nebraska Real Property Appraiser Act and Title 298 that pertain to credentialing. Before submitting a new application, the applicant may be required by the Board to complete additional education; obtain additional real property appraisal practice experience; and/or not reapply for the same classification of credentialing for a specific amount of time to be determined by the Board.

   (b) If the Board denies an application for any reason excluding the national criminal history record check, the applicant may file a new application, and if so, meet the requirements in place at the time a new application is submitted to the Board. If a new application for credentialing in the same classification is received within one year of the Board's denial of a previous application by the applicant, and one or more reports were reviewed for conformity with the Uniform Standards of Professional Appraisal Practice by a qualified disinterested third party certified real property appraiser to assist the Board with evaluation of the applicant's experience for that previous application, the applicant shall pay any cost(s) associated with any report(s) reviewed. If the fingerprint-based national criminal history record check results are the basis for denial, the applicant is entitled to a copy of his or her national criminal history record.

EXAMINATION

1. If an applicant is found to meet the general, education, and experience requirements in the Real Property Appraiser Act and Title 298, the applicant may be approved to sit for the National Uniform Licensing and Certification Examination appropriate for the classification. The applicant will be notified in writing or by electronic communication of the procedure for enrolling for the examination and examination sites. The applicant will submit the required examination fee to the test administrator.

2. The applicant is required to pass the National Uniform Licensing and Certification Examination approved by the Appraiser Qualifications Board within twenty-four months following approval by the Board to sit for examination

3. The official copy of the test results must be provided to the Board's office within twenty-four months following the date on which the examination was successfully completed.

UPGRADE TO CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

Trainee Real Property Appraiser

The applicant is required to complete all steps to credentialing shown above. All general, post-secondary education, real property appraisal practice experience, and exam requirements must be met for a certified residential real property appraiser credential to be awarded. If the application for the trainee real property appraiser credential was submitted to the Board's office prior to January 1, 2026, the trainee real property appraiser is required to complete 125 additional hours of designated core curriculum education (including the 8-hour Valuation Bias and Fair Housing Laws and Regulations Course) prescribed for the certified residential real property appraiser credential. If the application for the trainee real property appraiser credential was submitted to the Board's office on or after January 1, 2026, the trainee real property appraiser is required to complete 117 additional hours of designated core curriculum education (not including the 8-hour Valuation Bias and Fair Housing Laws and Regulations Course) prescribed for the certified residential real property appraiser credential.

Licensed Residential Real Property Appraiser

The applicant is required to complete all steps to credentialing shown above. All general, post-secondary education, real property appraisal practice experience, and exam requirements must be met for a certified residential real property appraiser credential to be awarded. If the application for the licensed real property appraiser credential was submitted to the Board's office prior to January 1, 2026, the licensed real property appraiser is required to complete 50 additional hours of designated core curriculum education (including the 8-hour Valuation Bias and Fair Housing Laws and Regulations Course) prescribed for the certified residential real property appraiser credential. If the application for the licensed real property appraiser credential was submitted to the Board's office on or after January 1, 2026, the licensed real property appraiser is required to complete 42 additional hours of designated core curriculum education (not including the 8-hour Valuation Bias and Fair Housing Laws and Regulations Course) prescribed for the certified residential real property appraiser credential.