



**STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION**

788 Fairview Drive, Suite 200 * Carson City, NV 89701-5453 * (775) 687-4280
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e-mail: realest@govmail.state.nv.us http://www.state.nv.us/b&i/red/

SUMMARY OF APPRAISER LICENSING REQUIREMENTS

On or after January 1, 1991, courses of instruction designed to meet the *EDUCATIONAL REQUIREMENTS* of an application must consist of instruction in the classroom, including instruction in the following subjects:

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|-------------------------------------|--|
| a. Influence of Real Estate Value | j. Sales Comparison Approach |
| b. Legal Consideration in Appraisal | k. Site Value |
| c. Types of Value | l. Cost Approach |
| d. Economic Principles | m. Income Approach |
| e. Real Estate Market Analysis | n. Valuation of Partial Interest |
| f. Valuation Process | o. Uniform Standards of Professional Practice (USPAP) (15 hours) |
| g. Property Description | p. Appraisal laws of Nevada (3 hours) |
| h. Highest and Best Use Analysis | q. Other subjects relating to appraisal |
| i. Appraisal Math and Statistics | |

REQUIRED HOURS OF EDUCATION:

Registered Intern - 75 hours

Certified Residential - 120 hours

Licensed Residential - 90 hours

Certified General - 180 hours

EXPERIENCE REQUIREMENTS:

LICENSED RESIDENTIAL - At least two years and 2400 hours of experience as an Appraiser OR Intern.

CERTIFIED RESIDENTIAL - At least two years and 2500 hours of experience as an Appraiser OR Intern (INCLUDING 500 HOURS OF COMPLEX APPRAISALS).

CERTIFIED GENERAL - At least three years and 3600 hours of experience as an Appraiser OR Intern (INCLUDING 1000 HOURS OF NON-RESIDENTIAL APPRAISALS).

ISSUANCE OF OUT-OF-STATE LICENSE/ CERTIFICATION:

For issuance of a license/ certification, the following information must be submitted:

1. Completed application, with notarized "Consent to Service of Process."
2. Two completed fingerprint cards.
3. Copy of your appraiser license/ certification issued by your home state.
4. One photo, 1 1/2 x 1 1/2.
5. Proof of completion of 3 hours of NEVADA APPRAISAL LAW.

TEMPORARY PRACTICE PERMIT

1. Completed application, with notarized "Consent to Service of Process."
2. Copy of your appraiser license/ certification issued by your home state.
3. A letter of engagement or other evidence of the specific property to be appraised, MUST INCLUDE COMPLETION DATE.
4. One photo 1 1/2 x 1 1/2.

INTERN REGISTRATION

1. Complete 75 hours of Pre-License Education, including 15 hours of Standards of Professional Practice and 3 hours Nevada Law.
2. Complete Registration Form.

FEES:

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|---|----------------|
| Licensed or Certified Residential - \$100.00 Application fee, \$250.00 License fee..... | TOTAL \$350.00 |
| Certified General - \$100.00 Application fee, \$350.00 License fee | TOTAL \$450.00 |
| Temporary Practice Permit - \$75.00 | TOTAL \$75.00 |
| Intern Registration - \$100.00 Application fee, \$150.00 Registration fee..... | TOTAL \$250.00 |