

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

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 * (702) 486-4033
e-mail: realest@red.nv.gov * <http://red.nv.gov/>

SUMMARY OF APPRAISER LICENSING REQUIREMENTS

To register for the Appraisers licensing exam, please visit <http://www.pearsonvue.com/nv/appraisers/>.

REQUIRED HOURS OF EDUCATION:

On or after January 1, 2008, **EDUCATIONAL REQUIREMENTS** of an application must consist of instruction in the following subjects:

Registered Intern (78 hours)

Licensed Residential (153 hours)

Certified Residential (203 hours)

30 hours Basic Appraisal Principles

30 hours Basic Appraisal Procedures

15 hours National *USPAP*

3 hours Nevada Law

78 hours (Satisfies requirements for Registered Intern)

Additional education for Licensed Residential & Certified Residential

15 hours Residential Market Analysis & Highest and Best Use

15 hours Residential Site Valuation Cost Approach

30 hours Sales Comparison & Income Approaches

15 hours Residential Report Writing & Case Studies

75 + 78 = 153 hours (Satisfies requirements for Licensed Residential)

Additional education for Certified Residential

15 hours Statistics, Modeling and Finance

15 hours Advanced Residential Applications & Case Studies

20 hours Appraisal elective courses

50 + 78 + 75 = 203 hours (Satisfies requirements for Certified Residential)

Certified General (303 hours)

30 hours Basic Appraisal Principles

30 hours Basic Appraisal procedures

15 hours National *USPAP*

3 hours Nevada Law

30 hours General Market Analysis & Highest & Best Use

30 hours General Site Valuation & Cost Approach

30 hours General Sales Comparison Approach

60 hours General Income Approach

30 hours General Report Writing and Case Studies

15 hours Statistics, Modeling and Finance

30 hours Appraisal Elective courses

303 hours Certified General

EXPERIENCE REQUIREMENTS:

LICENSED RESIDENTIAL – Two years and 2400 hours of experience as an Appraiser OR Intern.

CERTIFIED RESIDENTIAL - Two years and 2500 hours of experience (INCLUDING 500 HOURS OF COMPLEX APPRAISALS).

CERTIFIED GENERAL - At least three years and 3600 hours of experience (INCLUDING 1500 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 ½" x 1 ½".
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 ½" x 1 ½".

FEES:

Licensed or Certified Residential - \$100.00 Application fee, \$320.00 License fee	TOTAL \$420.00
Certified General - \$100.00 Application fee, \$420.00 License fee	TOTAL \$520.00
Temporary Practice Permit - \$115.00.....	TOTAL \$115.00
Intern Registration - \$100.00 Application fee, \$190.00 Registration fee	TOTAL \$290.00