

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102
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SUMMARY OF APPRAISER LICENSING REQUIREMENTS

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

In compliance with Senate Bill 276, effective August 1, 2021, the Division will be instituting a \$15 technology fee on all original applications.

REQUIRED HOURS OF EDUCATION

Registered Intern

30 hours Basic Appraisal Principles
30 hours Basic Appraisal Procedures
15 hours National *USPAP*
4 hours Supr/Trainee
3 hours Nevada Law

Licensed Residential Appraiser

30 hours Basic Appraisal Principles
30 hours Basic Appraisal Procedures
15 hours National *USPAP*
15 hours Residential Market Analysis & Highest and Best Use
15 hours Residential Site Valuation Cost Approach
30 hours Residential Sales Comparison & Income Approaches
15 hours Residential Report Writing & Case Studies
3 hours Nevada Law

Certified Residential Appraiser

30 hours Basic Appraisal Principles
30 hours Basic Appraisal Procedures
15 hours National *USPAP*
15 hours Residential Market Analysis & Highest and Best Use
15 hours Residential Site Valuation Cost Approach
30 hours Residential Sales Comparison & Income Approaches
15 hours Residential Report Writing & Case Studies
15 hours Statistics, Modeling and Finance
15 hours Advanced Residential Applications & Case Studies
3 hours Nevada law
20 hours Appraisal Elective Courses

An applicant for a certificate as a residential appraiser must also meet at least one of the following criteria:

- (a) Holds a bachelor's degree in any field of study.
- (b) Holds an associate's degree in a field of study related to the following:
 - (1) Business administration
 - (2) Accounting
 - (3) Finance
 - (4) Economics; or
 - (5) Real estate.
- (c) Has successfully completed 30 semester hours of college-level courses which must include not less than:
 - (1) 3 semester hours of English composition
 - (2) 3 semester hours of microeconomics
 - (3) 3 semester hours of macroeconomics
 - (4) 3 semester hours of finance
 - (5) 3 semester hours of algebra, geometry, or higher mathematics
 - (6) 3 semester hours of statistics

- (7) 3 semester hours of computer science
 - (8) 3 semester hours of business or real estate law; and
 - (9) 2 elective courses each consisting of three semester hours in any of the areas listed in this paragraph or in accounting, geography, agricultural economics, business management or real estate.
- (d) Has successfully completed at least 30 semester hours of College-Level Examination Program (CLEP) examinations in each of the following areas:
- (1) 3 semester hours of college algebra
 - (2) 6 semester hours of college composition
 - (3) 3 semester hours of college composition modular
 - (4) 6 semester hours of college mathematics
 - (5) 3 semester hours of macroeconomics
 - (6) 3 semester hours of microeconomics
 - (7) 3 semester hours of introductory business law; and
 - (8) 3 semester hours of information systems.
- (e) Successfully completed any combination of paragraphs (c) and (d) that ensure coverage of all areas and semester hours pursuant to paragraph (c).

Certified General Appraiser

- 30 hours Basic Appraisal Principles
- 30 hours Basic Appraisal Procedures
- 15 hours National *USPAP*
- 3 hours Nevada Law
- 30 hours General Market Analysis & Highest and 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.

An applicant for a certificate as a residential appraiser must also hold a bachelor's degree or higher from an accredited college or university.

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 (INCL. 500 HOURS OF COMPLEX APPRAISALS).
- CERTIFIED GENERAL At least three years and 3600 hours of experience (INCL. 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. [Form 599](#)
- 2. Completed application with notarized [Form 656](#).
- 3. One completed fingerprint card
- 4. Copy of your appraiser license/certification issued by your home state.
- 5. One photo, 1 ½" x 1 ½".
- 6. Proof of completion of 3 hours of NEVADA APPRAISAL LAW.

TEMPORARY PRACTICE PERMIT

- 1. [Form 538](#)
- 2. Completed application with notarized [Form 656](#).
- 3. Copy of your appraiser license/certification issued by your home state.
- 4. A letter of engagement or other evidence of the specific property to be appraised. MUST INCLUDE COMPLETION DATE.
- 5. One photo 1 ½" x 1 ½".

FEES:

Licensed or Certified Residential – \$100.00 Application fee, \$320.00 License fee, \$15.00 Technology fee	TOTAL \$435.00
Certified General – \$100.00 Application fee, \$420.00 License fee, \$15.00 Technology fee	TOTAL \$535.00
Temporary Practice Permit – \$115.00, \$15.00 Technology fee	TOTAL \$130.00
Intern Registration – \$100.00 Application fee, \$190.00 Registration fee, \$15.00 Technology fee	TOTAL \$305.00