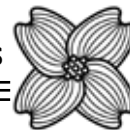




RULES OF  
**Department of Commerce and  
Insurance**  
**Division 2245—Real Estate Appraisers**  
**Chapter 6—Educational Requirements**

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**TITLE 20 – DEPARTMENT OF COMMERCE AND  
INSURANCE**

**Division 2245 – Real Estate Appraisers  
Chapter 6 – Educational Requirements**

**20 CSR 2245-6.010 General**  
(Rescinded May 30, 2018)

*AUTHORITY: sections 339.509 and 339.517, RSMo Supp. 1998. This rule originally filed as 4 CSR 245-6.010. Emergency rule filed Dec. 6, 1990, effective Dec. 16, 1990, expired April 14, 1991. Emergency rule filed April 4, 1991, effective April 14, 1991, expired Aug. 11, 1991. Original rule filed Jan. 3, 1991, effective April 29, 1991. Amended: Filed Aug. 14, 1991, effective Jan. 13, 1992. Emergency amendment filed Dec. 16, 1993, effective Jan. 1, 1994, expired April 30, 1994. Amended: Filed Sept. 2, 1993, effective April 9, 1994. Emergency amendment filed Sept 1, 1998, effective Sept. 11, 1998, expired March 9, 1999. Amended: Filed Sept. 1, 1998, effective Feb. 28, 1999. Moved to 20 CSR 2245-6.010, effective Aug. 28, 2006. Rescinded: Filed Nov. 28, 2017, effective May 30, 2018.*

**20 CSR 2245-6.015 Examination and Education  
Requirements**  
(Rescinded August 30, 2019)

*AUTHORITY: section 339.509, RSMo 2000 and section 339.517, RSMo Supp. 2010. Original rule filed Nov. 21, 2006, effective July 30, 2007. Amended: Filed June 15, 2011, effective Jan. 30, 2012. Rescinded: Filed Feb. 8, 2019, effective Aug. 30, 2019.*

**20 CSR 2245-6.016 Examinations and Education**  
(Rescinded February 28, 2023)

*AUTHORITY: sections 339.509, 339.511, and 339.515, RSMo Supp. 2012, and section 339.544, RSMo 2000. Original rule filed Nov. 13, 2012, effective June 30, 2013. Rescinded: Filed Aug. 29, 2022, effective Feb. 28, 2023.*

**20 CSR 2245-6.017 AQB 2018 Licensure Criteria**

*PURPOSE: This rule outlines the requirements set out by the Appraisal Qualifications Board (AQB) for licensure and certification.*

(1) Trainees who hold a valid trainee license on the effective date of this rule may –

(A) Notify the commission in writing that they wish to continue under the regulations in effect at the time the trainee license was originally issued; or

(B) Reapply as a trainee under the 2018 criteria as outlined below.

(2) State Licensed Real Estate Appraiser.

(A) Applicants for state licensed real estate appraiser license shall submit verification of completion of one hundred fifty (150) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles	30 Hours
2. Basic Appraisal Procedures	30 Hours
3. National Uniform Standards of Appraisal Practice (USPAP)	15 Hours

4. Residential Market Analysis and Highest and Best Use	15 Hours
5. Residential Appraiser Site Valuation and Cost Approach	15 Hours
6. Residential Sales Comparison and Income Approaches	30 Hours
7. Residential Report Writing and Case Studies	15 Hours
	150 Total Hours

(B) Credit toward qualifying education requirements may also be obtained via completion of a degree in real estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(C) Appraisers holding a valid state licensed real estate appraiser trainee license may satisfy the education requirements for a state licensed real estate appraiser by completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use	15 Hours
2. Residential Appraiser Site Valuation and Cost Approach	15 Hours
3. Residential Sales Comparison and Income Approaches	30 Hours
4. Residential Report Writing and Case Studies	15 Hours
	75 Total Hours

(D) To obtain a license as a state licensed real estate appraiser, an applicant shall successfully complete the AQB approved Licensed Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(E) As a prerequisite for licensure as a state licensed real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand (1,000) hours of experience obtained over a period of not less than six (6) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand (1,000) hours of appraisal experience.

(F) As an alternative to the requirements in subsection (2)(E) above, applicants for licensure or certification may complete the requirements of the Practical Applications of Real Estate Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, and shall submit a certificate of completion.

(3) State Certified Residential Real Estate Appraiser.

(A) Applicants for the state certified residential real estate appraiser certification shall satisfy at least one (1) of the following five (5) options below:

1. Possession of a bachelor's degree in any field of study from an accredited college or university. The college or university must be a degree granting institution accredited by the Commission on Colleges, a regional or national accreditation association or by an accrediting agency that is recognized by the U.S. Secretary of Education. Applicants with a college degree from a foreign country may have their education evaluated for "equivalency" by one (1) of the following:

A. An accredited, degree-granting, domestic college or



university;

B. A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services (NACES); or

C. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensing board that issues credentials in another discipline;

2. Possession of an associate’s degree in the field of study related to business administration, accounting, finance, economics, or real estate from an accredited college or university. The college or university must be a degree granting institution accredited by the Commission on Colleges, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education. Applicants with a college degree from a foreign country may have their education evaluated for “equivalency” by one (1) of the following:

A. An accredited, degree-granting, domestic college or university;

B. A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services; or

C. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensed board that issues credentials in another discipline;

3. Successful completion of thirty (30) semester hours of college-level courses that cover each of the following specific topic areas and hours:

- A. English Composition (three (3) semester hours);
- B. Microeconomics (three (3) semester hours);
- C. Macroeconomics (three (3) semester hours);
- D. Finance (three (3) semester hours);
- E. Algebra, Geometry, or higher mathematics (three (3) semester hours);
- F. Statistics (three (3) semester hours);
- G. Computer Science (three (3) semester hours);
- H. Business or Real Estate Law (three (3) semester hours);

and

I. Two (2) elective courses in any of the topics listed above or in accounting, geography, agricultural economics, business management, or real estate (three (3) semester hours each);

4. Successful completion of at least thirty (30) semester hours of College Level Examination Program® (CLEP®) examinations from each of the following subject matter areas:

- A. College Algebra (three (3) semester hours);
- B. College Composition (six (6) semester hours);
- C. College Composition Modular (three (3) semester hours);
- D. College Mathematics (six (6) semester hours);
- E. Principles of Macroeconomics (three (3) semester hours);
- F. Principles of Microeconomics (three (3) semester hours);
- G. Introductory Business Law (three (3) semester hours);
- H. Information Systems (three (3) semester hours);

5. Any combination of paragraphs (3)(A)3. and (3)(A)4. above that ensures coverage of all topics and hours identified in paragraph (3)(A)3.

(B) As an alternative to the requirements in subsection (3)

(A) above, individuals who have held a state license for a minimum of five (5) years may qualify for a certified residential credential by satisfying all of the following:

1. No record of any adverse, final, and non-appealable disciplinary action affecting the state licensed appraiser’s legal eligibility to engage in appraisal practice within the five (5) years immediately preceding the date of application for a certified residential credential;

2. Successful completion of the additional required qualifying education as specified in subsection (3)(G) below;

3. Successful completion of the required experience as specified in subsection (3)(E) below; and

4. Successful completion of the Certified Residential Real Property Appraiser examination as specified in subsection (3)(D) below.

(C) Applicants for state certified residential real estate appraiser license shall submit verification of completion of two hundred (200) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles	30 Hours
2. Basic Appraisal Procedures	30 Hours
3. National Uniform Standards of Appraisal Practice (USPAP) or its equivalent	15 Hours
4. Residential Market Analysis and Highest and Best Use	15 Hours
5. Residential Appraiser Site Valuation and Cost Approach	15 Hours
6. Residential Sales Comparison and Income Approaches	30 Hours
7. Residential Report Writing and Case Studies	15 Hours
8. Statistics, Modeling, or Finance	15 Hours
9. Advanced Residential Applications and Case Studies	15 Hours
10. Appraisal Subject Matter Electives (May include hours over minimum shown above in other modules)	20 Hours
	200 Total Hours

(D) Credit toward qualifying education requirements may also be obtained via completion of a degree in real estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(E) To obtain a state certified residential real estate appraiser license, an applicant shall successfully complete the AQB approved Certified Residential Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(F) As a prerequisite for licensure as a state certified residential real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of one thousand five hundred (1,500) hours of experience obtained over a period of not less than twelve (12) months under the supervision of a state certified real estate appraiser and supported by adequate written reports and file memoranda. Hours may be treated as cumulative in order to achieve the necessary one thousand five hundred (1,500) hours of appraisal experience.

(G) As an alternative to the requirements in subsection (3)(F) above, applicants for licensure or certification may complete the requirements of the Practical Applications of Real Estate



Appraisal (PAREA) of the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, and shall submit a certificate of completion.

(H) Appraisers holding a valid trainee appraiser credential may satisfy the educational requirements for the certified residential real property appraiser credential by successfully completing the following additional educational hours:

1. Residential Market Analysis and Highest and Best Use 15 Hours
  2. Residential Appraiser Site Valuation and Cost Approach 15 Hours
  3. Residential Sales Comparison and Income Approaches 30 Hours
  4. Residential Report Writing and Case Studies 15 Hours
  5. Statistics, Modeling, or Finance 15 Hours
  6. Advanced Residential Applications and Case Studies 15 Hours
  7. Appraisal Subject Matter Electives 20 Hours
- 125 Total Hours

(I) Appraisers holding a valid state license real estate appraiser license may satisfy the educational requirements for the certified residential real property appraiser credential by successfully completing the following additional educational hours:

1. Statistics, Modeling, or Finance 15 Hours
  2. Advanced Residential Applications and Case Studies 15 Hours
  3. Appraisal Subject Matter Electives 20 Hours
- 50 Total Hours

(J) Appraisers holding a valid trainee appraiser credential wishing to change to the certified residential classification must also satisfy the college-level education requirement as specified in subsection (3)(A) above.

(K) Appraisers holding a valid state license real estate appraiser license wishing to change to the certified residential classification who do not meet the requirements outlined in subsection (3)(B) must also satisfy the college-level education requirements as specified in subsection (3)(A).

(4) State Certified General Real Estate Appraiser.

(A) Applicants for the state certified general real estate appraiser certification shall possess a bachelor's degree or higher in any field of study from an accredited college or university. The college or university must be a degree granting institution accredited by the Commission on Colleges, a regional or national accreditation association or by an accrediting agency that is recognized by the U.S. Secretary of Education. Applicants with a college degree from a foreign country may have their education evaluated for "equivalency" by one (1) of the following:

1. An accredited, degree-granting, domestic college or university;
2. A foreign degree credential evaluation service company that is a member of the National Association of Credential Evaluation Services (NACES); or
3. A foreign degree credential evaluation service company that provides equivalency evaluation reports accepted by an accredited, degree-granting, domestic college or university, or by a state licensing board that issues credentials in another discipline.

(B) Applicants for state certified general real estate appraiser shall submit verification of completion of three hundred (300) creditable class hours from the core curriculum, including passage of the approved closed book examination for each course, as follows:

1. Basic Appraisal Principles 30 Hours
  2. Basic Appraisal Procedures 30 Hours
  3. National Uniform Standards of Appraisal Practice (USPAP) or its equivalent 15 Hours
  4. General Appraiser Market Analysis And Highest and Best Use 30 Hours
  5. General Appraiser Site Valuation and Cost Approach 30 Hours
  6. General Sales Comparison 30 Hours
  7. General Appraiser Income Approach 60 Hours
  8. Statistics, Modeling, or Finance 15 Hours
  9. General Appraiser Report Writing and Case Studies 30 Hours
  10. Appraisal Subject Matter Electives (May include hours over minimum shown in above other modules) 30 Hours
- 300 Total Hours

(C) Credit toward qualifying education requirements may also be obtained via completion of a degree in real estate from an accredited degree-granting college or university approved by the Association to Advance Collegiate Schools of Business, or a regional or national accreditation agency recognized by the U.S. Secretary of Education, provided that the college or university has had its curriculum reviewed and approved by the Appraisal Qualifications Board (AQB).

(D) To obtain a state certified general real estate appraiser license, an applicant shall successfully complete the AQB approved Certified General Real Property Appraiser Examination. There is no alternative to successful completion of the examination. All education and experience hours are required to be completed prior to being allowed to sit for the examination.

(E) As a prerequisite for licensure as a state certified general real estate appraiser, an applicant shall present satisfactory evidence to the commission that the applicant possesses the equivalent of three thousand (3,000) hours of experience obtained over a period of not less than eighteen (18) months. One thousand five hundred (1,500) hours must be in non-residential appraisal work. Hours may be treated as cumulative in order to achieve the necessary three thousand (3,000) hours of appraisal experience.

(F) An applicant seeking to obtain licensure as a state certified general real estate appraiser shall receive credit towards the experience required by 20 CSR 2245-6.017(4)(E) for having successfully completed a Licensed Residential PAREA program or a Certified Residential PAREA program of the Real Property Appraisal Qualifications Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board, and shall submit a certificate of completion.

(G) Appraisers holding a valid trainee appraiser license may satisfy the educational requirements for certified general real estate appraiser by successfully completing the following additional educational hours:

1. General Appraiser Market Analysis and Highest and Best Use 30 Hours
  2. Statistics, Modeling, or Finance 15 Hours
  3. General Appraiser Sales Comparison Approach 30 Hours
  4. General Appraiser Site Valuation and Cost Approach 30 Hours
  5. General Appraiser Income Approach 60 Hours
  6. General Appraiser Report Writing and Case Studies 30 Hours
  7. Appraisal Subject Matter Electives 30 Hours
- 225 Total Hours

(H) Appraisers holding a valid state license real estate appraiser license may satisfy the education requirements for the



certified general real estate appraiser license by successfully completing the following additional educational hours:

- 1. General Appraiser Market Analysis and Highest and Best Use 15 Hours
  - 2. General Appraiser Site Valuation and Cost Approach 15 Hours
  - 3. General Sales Comparison 15 Hours
  - 4. General Appraiser Income Approach 45 Hours
  - 5. Statistics, Modeling, or Finance 15 Hours
  - 6. General Appraiser Report Writing and Case Studies 15 Hours
  - 7. Appraisal Subject Matter Electives 30 Hours
- 150 Total Hours

(I) Appraisers holding a valid certified residential real estate appraiser license may satisfy the educational requirements for the certified general real estate appraiser license by successfully completing the following additional educational hours:

- 1. General Appraiser Market Analysis and Highest and Best Use 15 Hours
  - 2. General Appraiser Sales Comparison 15 Hours
  - 3. General Appraiser Site Valuation and Cost Approach 15 Hours
  - 4. General Appraiser Income Approach 45 Hours
  - 5. General Appraiser Report Writing and Case Studies 10 Hours
- 100 Total Hours

(J) Trainee appraisers, state licensed real estate appraisers, and state certified residential real estate appraisers wishing to upgrade to certified general real estate appraiser must also satisfy the requirements in subsections (4)(A) and (4)(B) above.

*AUTHORITY: section 339.509(3) and (4), RSMo 2016. Original rule filed Nov. 21, 2006, effective July 30, 2007. Amended: Filed March 31, 2008, effective Sept. 30, 2008. Amended: Filed Aug. 27, 2009, effective Feb. 28, 2010. Amended: Filed June 15, 2011, effective Dec. 30, 2011. Amended: Filed July 15, 2013, effective Jan. 30, 2014. Amended: Filed June 30, 2015, effective Dec. 30, 2015. Emergency amendment filed Aug. 7, 2018, effective Aug. 17, 2018, expired Feb. 28, 2019. Amended: Filed Aug. 7, 2018, effective Feb. 28, 2019. Amended: Filed June 12, 2019, effective Jan. 1, 2020. Rescinded: Filed Aug. 17, 2022, effective Feb. 28, 2023.*

*AUTHORITY: sections 339.509 and 339.544, RSMo 2016.\* Original rule filed Feb. 8, 2019, effective Aug. 30, 2019. Amended: Filed April 11, 2023, effective Oct. 30, 2023.*

*\*Original authority: 339.509, RSMo 1990, amended 1998, 2012, and 339.544, RSMo 1998.*

**20 CSR 2245-6.020 Correspondence Courses**  
(Rescinded July 30, 2007)

*AUTHORITY: sections 339.509, RSMo Supp. 1990 and 339.517, RSMo Supp. 1993. This rule originally filed as 4 CSR 245-6.020. Emergency rule filed Dec. 6, 1990, effective Dec. 16, 1990, expired April 14, 1991. Emergency rule filed April 4, 1991, effective April 14, 1991, expired Aug. 11, 1991. Original rule filed Jan. 3, 1991, effective April 29, 1991. Amended: Filed Aug. 14, 1991, effective Jan. 13, 1992. Moved to 20 CSR 2245-6.020, effective Aug. 28, 2006. Rescinded: Filed Nov. 21, 2006, effective July 30, 2007.*

**20 CSR 2245-6.030 Distance Education**  
(Rescinded July 30, 2007)

*AUTHORITY: sections 339.509 and 339.517, RSMo Supp. 1998. This rule originally filed as 4 CSR 245-6.030. Original rule filed Sept. 1, 1998, effective Feb. 28, 1999. Moved to 20 CSR 2245-6.030, effective Aug. 28, 2006. Rescinded: Filed Nov. 21, 2006, effective July 30, 2007.*

**20 CSR 2245-6.040 Case Study Courses**  
(Rescinded February 28, 2023)