

# ARTICLE 3. REAL ESTATE APPRAISER LICENSURE AND CERTIFICATION

## Rule 1. Definitions

### 876 IAC 3-1-1 Applicability

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 1. The definitions in this rule apply throughout this article. (*Indiana Real Estate Commission; 876 IAC 3-1-1; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

### 876 IAC 3-1-2 "Board" defined

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1-8-1

Sec. 2. "Board" refers to the real estate appraiser licensure and certification board established under IC 25-34.1-8-1. (*Indiana Real Estate Commission; 876 IAC 3-1-2; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

### 876 IAC 3-1-3 "License" defined

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 3. "License" refers to any of the following:

- (1) Indiana licensed trainee appraiser.
- (2) Indiana licensed residential appraiser.
- (3) Indiana certified residential appraiser.
- (4) Indiana certified general appraiser.

(*Indiana Real Estate Commission; 876 IAC 3-1-3; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; filed Dec 8, 1993, 4:00 p.m.: 17 IR 770; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

## Rule 2. General Provisions

### 876 IAC 3-2-1 Licenses issued by the board

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 1. (a) There shall be three (3) licenses issued by the board, specifically, the following:

- (1) Indiana licensed trainee appraiser.
- (2) Indiana certified residential appraiser.
- (3) Indiana certified general appraiser.

(b) Indiana licensed residential appraiser licenses issued before January 1, 2008, continue to remain in effect after December 31, 2007, as long as renewed as required by law and subject to the disciplinary process. (*Indiana Real Estate Commission; 876 IAC 3-2-1; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; filed Dec 8, 1993, 4:00 p.m.: 17 IR 771; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095RFA, eff. Jan 1, 2008; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-2-2 Types of appraisals of real estate governed by federal law**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 2. Types of appraisals of real estate involved in transactions governed by the federal act allowed to be done by holders of the various licenses shall be governed by federal law. (*Indiana Real Estate Commission; 876 IAC 3-2-2; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-2-3 Types of real estate transactions not governed by federal law**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 3. (a) As concerns appraisals of real estate not involved in transactions governed by the federal act, holders of any of the four (4) licenses may do any type of appraisal they are competent to conduct as provided by the competency provision of the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3) subject to the limitations provided for in subsection (b).

(b) Subject to the limitations stated in subsection (a), the following apply:

(1) Indiana licensed trainee appraisers may do appraisals (not review appraisals) identified in 876 IAC 3-3-11 and 876 IAC 3-3-12 subject to the requirements of 876 IAC 3-6-8 and 876 IAC 3-6-9.

(2) Indiana licensed residential appraisers may independently do appraisals of other types of property, or review appraisals performed by others, in the residential category identified in 876 IAC 3-3-11. Indiana licensed residential appraisers may do appraisals of other types of property identified in 876 IAC 3-3-12 if these appraisals are cosigned by an appraiser certified to complete these appraisals and the cosigner accepts full responsibility for all appraisals completed by the licensed residential appraiser.

(3) Indiana certified residential appraisers may independently do appraisals of other types of property, or review appraisals performed by others, in the residential category as identified in 876 IAC 3-3-11 and appraisals in the general (nonresidential) category identified in 876 IAC 3-3-12(a)(1). Indiana certified residential appraisers may do appraisals of other types of property identified in 876 IAC 3-3-12 if these appraisals are in compliance with the Uniform Standards of Professional Appraisal Practice as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3 and are cosigned by a certified general appraiser and the cosigner accepts full responsibility for all appraisals completed by the certified residential appraiser.

(4) Indiana certified general appraisers may do appraisals, or review appraisals performed by others, of all types of real property.

(c) Indiana licensed trainee appraisers are also governed by 876 IAC 3-6-8 and 876 IAC 3-6-9.

(d) Nothing about this article shall be construed to limit the right of licensed real estate brokers to conduct appraisals of real estate except to the extent that federal law requires that they be conducted by individuals who hold Indiana licensed residential appraiser licenses, Indiana certified residential appraiser licenses, or Indiana certified general appraiser licenses issued by the board. (*Indiana Real Estate Commission; 876 IAC 3-2-3; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; filed Dec 8, 1993, 4:00 p.m.: 17 IR 771; errata filed Jan 21, 1994, 3:00 p.m.: 17 IR 1101; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1757; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-2-4 Expiration of licenses**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-6-4; IC 25-34.1

Sec. 4. (a) Licenses issued under this article shall expire on a date established by the Indiana professional licensing agency

under IC 25-1-6-4(j).

(b) To renew a license, an individual must do the following:

- (1) Pay the fee required by section 7(b)(2) of this rule.
- (2) Complete an application for renewal on a form provided by the board.
- (3) Satisfactorily complete the continuing education required by 876 IAC 3-5.
- (4) Sign a statement under penalty of perjury that:
  - (A) the hours submitted are correct;
  - (B) the licensee attended and completed courses taken; and
  - (C) to the best of the licensee's knowledge, the courses completed meet the requirements of 876 IAC 3-5.

(c) When renewing a license, a licensee may apply for and receive an inactive license. Such an individual is exempt from the continuing education requirements stated in subsection (b)(3) and 876 IAC 3-5. The holder of an inactive license may not appraise real estate.

(d) To reactivate an inactive license, a licensee must:

- (1) complete an application for reactivation;
- (2) have obtained the number of qualifying continuing education hours that would have been required by the provisions of 876 IAC 3-5-1 had the license been active for all years the licensee was in inactive status; and
- (3) within the continuing education required by subdivision (2), have obtained seven (7) hours of Uniform Standards of Professional Appraisal Practice as required by 876 IAC 3-5-1.5 that covered the version of the Uniform Standards of Professional Appraiser Practice in effect at the time the application for reactivation is filed.

*(Indiana Real Estate Commission; 876 IAC 3-2-4; filed Sep 24, 1992, 9:00 a.m.: 16 IR 736; filed Jan 8, 1993, 4:00 p.m.: 17 IR 771; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2113; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2790; errata filed Jul 3, 1995, 12:00 p.m.: 18 IR 2796; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1758; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Dec 3, 2002, 3:00 p.m.: 26 IR 1106; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; filed Feb 3, 2009, 10:12 a.m.: 20090304-IR-876080357FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

### **876 IAC 3-2-5 Reinstatement of expired license**

Authority: IC 25-1-8-2; IC 25-34.1-3-8

Affected: IC 25-1-8-6; IC 25-34.1

Sec. 5. To reinstate an expired license, a licensee must:

- (1) meet the requirements of IC 25-1-8-6;
- (2) have obtained the number of qualifying continuing education hours that would have been required by the provisions of 876 IAC 3-5-1 had the license been active for all years the licensee was expired; and
- (3) within the continuing education required by subdivision (2), have obtained seven (7) hours of Uniform Standards of Professional Appraisal Practice as required by 876 IAC 3-5-1.5 that covered the version of the Uniform Standards of Professional Appraiser Practice in effect at the time the application for reinstatement is filed.

*(Indiana Real Estate Commission; 876 IAC 3-2-5; filed Sep 24, 1992, 9:00 a.m.: 16 IR 737; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1758; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Dec 3, 2002, 3:00 p.m.: 26 IR 1107; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

### **876 IAC 3-2-6 Transitional license expiration (*Repealed*)**

Sec. 6. (*Repealed by Indiana Real Estate Commission; filed Dec 8, 1993, 4:00 p.m.: 17 IR 782*)

### **876 IAC 3-2-7 Fee schedule**

Authority: IC 25-1-8-2; IC 25-34.1-3-8

Affected: IC 25-34.1-8-7.5

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Sec. 7. (a) This section establishes the fee schedule for the real estate appraiser licensure and certification program. The fees stated in subsection (b) apply to the following:

- (1) Indiana licensed trainee appraisers.
- (2) Indiana licensed residential appraisers.
- (3) Indiana certified residential appraisers.
- (4) Indiana certified general appraisers.

However, the fee for licensed trainee appraisers under subsection (b)(2), (b)(3), and (b)(5) through (b)(7) shall be one hundred ten dollars (\$110) (including the ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5), because there is not a requirement under federal law to transmit these amounts for licensed trainee appraisers.

(b) The fee schedule is as follows:

(1) Application for admittance to the examination	\$100
(2) Fee for issuance of a license or certificate (after passing the examination) during the first twelve (12) months of the renewal cycle (including eighty dollars (\$80) required by federal law to be transmitted to the federal government and ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5)	\$190
(3) Fee for issuance of a license or certificate (after passing the examination) during the last twelve (12) months of the renewal cycle (including forty dollars (\$40) required by federal law to be transmitted to the federal government and ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5)	\$150
(4) Application for licensure by reciprocity	\$100
(5) Fee for a license or certificate by reciprocity (after approval by the board) during the first twelve (12) months of the renewal cycle (including eighty dollars (\$80) required by federal law to be transmitted to the federal government and ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5)	\$190
(6) Fee for a certificate by reciprocity (after approval by the board) during the last twelve (12) months of the renewal cycle (including forty dollars (\$40) required by federal law to be transmitted to the federal government and ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5)	\$150
(7) Application for the renewal of a license or certification (including eighty dollars (\$80) required by federal law to be transmitted to the federal government and ten dollars (\$10) for the investigative fund under IC 25-34.1-8-7.5)	\$190
(8) Duplicate license or certificate	\$10
(9) Duplicate pocket card	\$10
(10) Certification of license to another state	\$10
(11) Application by a holder of an Indiana trainee appraiser license to be approved for a regular license	\$25
(12) Application for the issuance of a permit for temporary practice	\$150

(c) All fees are nonrefundable and nontransferable. (*Indiana Real Estate Commission; 876 IAC 3-2-7; filed Sep 24, 1992, 9:00 a.m.: 16 IR 737; filed Dec 8, 1993, 4:00 p.m.: 17 IR 772, eff Jan 2, 1994 [IC 4-22-2-36 suspends the effectiveness of a rule document for thirty (30) days after filing with the secretary of state. LSA Document #93-130 was filed Dec 8, 1993.]; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2791; filed Jun 21, 1996, 10:00 a.m.: 19 IR 3111; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2697; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Dec 3, 2002, 3:00 p.m.: 26 IR 1107; filed Apr 26, 2004, 2:15 p.m.: 27 IR 2740; filed Aug 12, 2004, 10:12 a.m.: 28 IR 212, eff Oct 1, 2004; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Nov 4, 2011, 4:00 p.m.: 20111130-IR-876110176FRA, eff Jan 1, 2012; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*)

**876 IAC 3-2-8 Change of name or address**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 8. All licenses and certificate holders shall notify the board in writing of each change of address or name under which the licensee conducts business, within ten (10) days of said change. The address shall be sufficiently descriptive to enable the board to correspond with and locate the licensee or certificate holder. (*Indiana Real Estate Commission; 876 IAC 3-2-8; filed Sep 24, 1992, 9:00 a.m.: 16 IR 737; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-*

876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)

**876 IAC 3-2-9 Use of titles**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 9. (a) Inasmuch as individuals licensed by the board are not required to be designated and because many appraisers are designated, Indiana licensed trainee appraisers, Indiana licensed residential appraisers, Indiana certified residential appraisers, or Indiana certified general appraisers, cannot use abbreviations connoting licensure or certification after their names.

(b) Whenever a licensee signs the licensed appraiser's name on an appraisal report or correspondence concerning an appraisal report, the licensed appraiser must include, with the licensed appraiser's signature, the words, "Indiana licensed trainee appraiser", "Indiana licensed residential appraiser", "Indiana certified residential appraiser", or "Indiana certified general appraiser", whichever is applicable, and the licensed appraiser's license number. This wording shall not be in letters larger than the licensed appraiser's name.

(c) Whenever an individual licensed by a temporary permit signs an appraisal report or correspondence concerning an appraisal report, the temporary permit holder must include with the signature the words "Operating under Indiana Temporary Permit Number" followed by the temporary permit number. The temporary permit holder must also state the license type, license number, and state of issue of the appraisal license given on the temporary permit application. (*Indiana Real Estate Commission; 876 IAC 3-2-9; filed Sep 24, 1992, 9:00 a.m.: 16 IR 737; filed Dec 8, 1993, 4:00 p.m.: 17 IR 772; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2698; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-2-10 Use of designation; corporation; partnership**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 10. The terms "Indiana licensed residential appraiser", "Indiana certified residential appraiser", or "Indiana certified general appraiser" shall only be used to refer to individuals who hold licenses or certificates and may not be used following or immediately in connection with the name of a partnership, association, corporation, or group, or in such a manner that it might be interpreted as referring to a firm, partnership, corporation, group, or anyone other than an individual holder of the license or certificate. No license or certificate shall be issued to a firm, partnership, corporation, or group practice. However, this shall not be construed to prevent an appraiser licensed by the board from signing an appraisal report on behalf of a corporation, partnership, firm, or group practice, although the individual is solely responsible for the appraisal. (*Indiana Real Estate Commission; 876 IAC 3-2-10; filed Sep 24, 1992, 9:00 a.m.: 16 IR 738; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-2-11 Investigation of appraisals and file records**

Authority: IC 25-34.1-2-5

Affected: IC 25-34.1-2-5

Sec. 11. An appraiser shall provide access to all appraisal records and related documents upon request by Indiana professional licensing agency compliance officers for investigative purposes. Indiana professional licensing agency compliance officers shall have the right to inspect, review, and copy these documents. (*Indiana Real Estate Commission; 876 IAC 3-2-11; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2698; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**Rule 3. Requirements for Real Estate Appraisers; Licensure and Certification**

**876 IAC 3-3-1 Scope of rule**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 1. This rule establishes education, experience, and examination requirements to obtain a license from the board. (*Indiana Real Estate Commission; 876 IAC 3-3-1; filed Sep 24, 1992, 9:00 a.m.: 16 IR 738; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-3-2 Admittance to examination**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 2. To be admitted to the examination for any of the licenses, an applicant must:

- (1) meet all the requirements for the license for which application has been made except for the passing of the examination;
- (2) complete the application provided for in section 15 of this rule; and
- (3) pay the applicant's cost of purchasing the examination, payable to the examination service.

(*Indiana Real Estate Commission; 876 IAC 3-3-2; filed Sep 24, 1992, 9:00 a.m.: 16 IR 738; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2791; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-2.5 Criminal history background check requirement**

Authority: IC 25-34.1-3-8; IC 25-34.1-8-10  
Affected: IC 25-1-11-19; IC 25-34.1

Sec. 2.5. (a) This section establishes requirements for fingerprints and a national criminal history background check for each applicant for initial licensure or certification as a real estate appraiser in Indiana under IC 25-34.1-8 and this article. It does not apply to applicants for licensure or certification who already hold some level of real estate appraiser licensure or certification in Indiana.

(b) In addition to what is otherwise required by this article or other applicable law, with the application for licensure or certification, each applicant for initial licensure or certification as an appraiser in Indiana shall submit:

- (1) the applicant's fingerprints in the manner required for a national criminal history background check; and
- (2) payment of any fees or costs associated with the fingerprints and background check, specifically fees or costs assessed by the Indiana state police in processing the fingerprints and the Federal Bureau of Investigation in undertaking a national criminal history background check.

(c) The board shall use the results of the national criminal history background check to determine whether licensure or certification should be denied for any reason set forth in IC 25-34.1-8-10(a)(1) or issued on probation as provided for in IC 25-1-11-19. (*Indiana Real Estate Commission; 876 IAC 3-3-2.5; filed Aug 16, 2010, 3:36 p.m.: 20100915-IR-876090677FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-3-3 Educational requirements for Indiana licensed residential appraiser (*Repealed*)**

Sec. 3. (*Repealed by Indiana Real Estate Commission; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008*)

**876 IAC 3-3-3.1 Educational requirements for Indiana licensed trainee appraiser**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

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Sec. 3.1. (a) This section establishes the educational requirements for the Indiana trainee appraiser license.

(b) The minimum prerequisite to sit for the Indiana trainee appraiser examination is seventy-five (75) classroom hours of specific course content stated in subsection (g) and completion of the supervisor/trainee appraiser course as outlined in 876 IAC 3-6-9.

(c) A classroom hour is defined as fifty (50) minutes of classroom lecture out of each sixty (60) minute segment.

(d) Credit toward the classroom hour requirement may only be granted where the:

(1) length of the educational offering is at least fifteen (15) hours; and

(2) individual successfully completes a written, proctored examination pertinent to that educational offering.

(e) Credit for the classroom hour requirement must be from a course, including a distance learning course, approved by the Appraisal Qualifications Board. Credit towards qualifying education requirements may be obtained through the completion of a degree program in real estate from an accredited degree-granting college or university provided that the curriculum has been approved by the Appraisal Qualifications Board.

(f) Qualifying education must be completed within the five (5) year period prior to the date the application was filed.

(g) The minimum classroom hours shall be as follows:

Basic appraisal principles	30
Basic appraisal procedures	30
The fifteen (15) hour National Uniform Standards of Professional Appraisal Practice course or its equivalent	15
TOTAL	75

(h) For a course to meet the fifteen (15) hours of Uniform Standards of Professional Appraisal Practice requirement under subsection (g), the instructor must be:

(1) an Appraiser Qualification Board certified Uniform Standards of Professional Appraisal Practice instructor; and

(2) a state certified residential or certified general real estate appraiser.

However, if the course is taught by two (2) or more instructors, only one (1) is required to have been a state certified residential or certified general real estate appraiser. (*Indiana Real Estate Commission; 876 IAC 3-3-3.1; filed Dec 8, 1993, 4:00 p.m.: 17 IR 773; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-4 Educational requirements for Indiana certified residential appraiser (Repealed)**

Sec. 4. (*Repealed by Indiana Real Estate Commission; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008*)

**876 IAC 3-3-4.1 Educational requirements for Indiana certified residential appraiser**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 4.1. (a) This section establishes the educational requirements for an Indiana certified residential appraiser.

(b) The minimum prerequisite to sit for the Indiana certified residential appraiser examination is two hundred (200) classroom hours of specific course content stated in subsection (h) and meeting the requirements in subsection (g). However, where applicable, the number of classroom hours may be satisfied as specified in subsection (k) or (l).

(c) A classroom hour is defined as fifty (50) minutes of classroom lecture out of each sixty (60) minute segment.

(d) Credit toward the classroom hour requirement may only be granted where the:

(1) length of the educational offering is at least fifteen (15) hours; and

(2) individual successfully completes a written, proctored examination pertinent to that educational offering.

(e) Credit for the classroom hour requirement must be from a course, including a distance learning course, approved by the Appraisal Qualifications Board. Credit towards qualifying education requirements may be obtained through the completion of a degree program in real estate from an accredited degree-granting college or university provided that the curriculum has been approved

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by the Appraisal Qualifications Board.

(f) Qualifying education credit will be accepted regardless of when the courses were taken as long as they were taken before the application was filed.

(g) Applicants for licensure as a certified residential appraiser must hold a bachelor's degree or higher from an accredited college or university.

(h) The minimum qualifying education classroom hours shall be as follows:

Basic appraisal principles	30
Basic appraisal procedures	30
The fifteen (15) hour National Uniform Standards of Professional Appraisal Practice course or its equivalent	15
Residential market analysis and highest and best use	15
Residential appraiser site valuation and cost approach	15
Residential sales comparison and income approaches	30
Residential report writing and case studies	15
Statistics, modeling, and finance	15
Advanced residential applications and case studies	15
Appraisal subject matter electives	20
TOTAL	200

(i) For a course to meet the fifteen (15) hours of Uniform Standards of Professional Appraisal Practice requirement under subsection (h) after December 31, 2003, the instructor must be:

- (1) an Appraiser Qualification Board certified Uniform Standards of Professional Appraisal Practice instructor; and
- (2) a state certified residential or certified general real estate appraiser.

However, if the course is taught by two (2) or more instructors, only one (1) is required to have been a state certified residential or certified general real estate appraiser.

(j) Notwithstanding subsection (i), the fifteen (15) hours of Uniform Standards of Professional Appraisal Practice course will meet the requirements under subsection (h) if the course was taken prior to January 1, 2004.

(k) The minimum qualifying education classroom hours for individuals holding a valid licensed trainee appraiser license shall be as follows:

Residential market analysis and highest and best use	15
Residential appraiser site valuation and cost approach	15
Residential sales comparison and income approaches	30
Residential report writing and case studies	15
Statistics, modeling, and finance	15
Advanced residential applications and case studies	15
Appraisal subject matter electives	20
TOTAL	125

(l) The minimum qualifying education classroom hours for individuals holding a valid licensed residential appraiser license shall be as follows:

Statistics, modeling, and finance	15
Advanced residential applications and case studies	15
Appraisal subject matter electives	20
TOTAL	50

*(Indiana Real Estate Commission; 876 IAC 3-3-4.1; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; errata filed Nov 21, 2018, 9:03 a.m.: 20181212-IR-876180517ACA)*

**876 IAC 3-3-5 Educational requirements for Indiana certified general appraiser (Repealed)**



Sec. 5. (Repealed by Indiana Real Estate Commission; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008)

**876 IAC 3-3-5.1 Educational requirements for Indiana certified general appraiser**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 5.1. (a) This section establishes the educational requirements for an Indiana certified general appraiser.

(b) The prerequisite to sit for the Indiana certified general appraiser examination is three hundred (300) classroom hours with specific course content stated in subsection (h) and meeting the requirements in subsection (g). However, where applicable, the number of classroom hours may be satisfied as specified in subsection (k), (l), or (m).

(c) A classroom hour is defined as fifty (50) minutes of classroom lecture out of each sixty (60) minute segment.

(d) Credit toward the classroom hour requirement may only be granted where the:

(1) length of the educational offering is at least fifteen (15) hours; and

(2) individual successfully completes a written, proctored examination pertinent to that educational offering.

(e) Credit for the classroom hour requirement must be from a course, including a distance learning course, approved by the Appraisal Qualifications Board. Credit towards qualifying education requirements may be obtained through the completion of a degree program in real estate from an accredited degree-granting college or university provided that the curriculum has been approved by the Appraisal Qualifications Board.

(f) Qualifying education credit will be accepted regardless of when the courses were taken as long as they were taken before the application was filed.

(g) Applicants for licensure as a certified general appraiser must hold a bachelor's degree or higher from an accredited college or university.

(h) The minimum qualifying education classroom hours shall be as follows:

Basic appraisal principles	30
Basic appraisal procedures	30
The fifteen (15) hour National Uniform Standards of Professional Appraisal Practice course or its equivalent	15
General appraiser market analysis and highest and best use	30
Statistics, modeling, and finance	15
General appraiser sales comparison approach	30
General appraiser site valuation and cost approach	30
General appraiser income approach	60
General appraiser report writing and case studies	30
Appraisal subject matter electives	30
<b>TOTAL</b>	<b>300</b>

(i) For a course to meet the fifteen (15) hours Uniform Standards of Professional Appraisal Practice requirement under subsection (h) after December 31, 2003, the instructor must be:

(1) an Appraiser Qualification Board certified Uniform Standards of Professional Appraisal Practice instructor; and

(2) a state certified residential or certified general real estate appraiser.

However, if the course is taught by two (2) or more instructors, only one (1) is required to have been a state certified residential or certified general real estate appraiser.

(j) Notwithstanding subsection (i), the fifteen (15) hours of Uniform Standards of Professional Appraisal Practice course will meet the requirements under subsection (h) if the course was taken before January 1, 2004.

(k) The minimum qualifying education classroom hours for individuals holding a valid licensed trainee appraiser license shall be as follows:

General appraiser market analysis and highest and best use	30
Statistics, modeling, and finance	15
General appraiser sales comparison approach	30
General appraiser site valuation and cost approach	30

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General appraiser income approach	60
General appraiser report writing and case studies	30
Appraisal subject matter electives	30
TOTAL	225

(l) The minimum qualifying education classroom hours for individuals holding a valid licensed residential appraiser license shall be as follows:

General appraiser market analysis and highest and best use	15
Statistics, modeling, and finance	15
General appraiser sales comparison approach	15
General appraiser site valuation and cost approach	15
General appraiser income approach	45
General appraiser report writing and case studies	15
Appraisal subject matter electives	30
TOTAL	150

(m) The minimum qualifying education classroom hours for individuals holding a valid certified residential appraiser license shall be as follows:

General appraiser market analysis and highest and best use	15
General appraiser sales comparison approach	15
General appraiser site valuation and cost approach	15
General appraiser income approach	45
General appraiser report writing and case studies	30
Appraisal subject matter electives	10
TOTAL	130

*(Indiana Real Estate Commission; 876 IAC 3-3-5.1; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; errata filed Nov 21, 2018, 9:03 a.m.: 20181212-IR-876180517ACA)*

**876 IAC 3-3-5.2 Conversion of quarter hours to semester hours (Repealed)**

*Sec. 5.2. (Repealed by Indiana Real Estate Commission; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR- 876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]*

**876 IAC 3-3-6 Credit for courses obtained after June 30, 1990**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 6. To obtain credit under sections 3.1 through 5.1 of this rule for courses obtained after June 30, 1990, an applicant must have a certificate of course completion, which must:

- (1) state the applicant's name;
- (2) contain the name of the sponsoring organization;
- (3) indicate the course title;
- (4) identify the course content;
- (5) state the date and location of the course;
- (6) certify the course minimum of fifteen (15) classroom hours;

- (7) indicate hours completed;
- (8) confirm passing grade; and
- (9) contain the:
  - (A) instructor's name;
  - (B) type of license or faculty position;
  - (C) license number; and
  - (D) issuing state.

*(Indiana Real Estate Commission; 876 IAC 3-3-6; filed Sep 24, 1992, 9:00 a.m.: 16 IR 741; filed Dec 8, 1993, 4:00 p.m.: 17 IR 775; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; errata filed Nov 15, 2002, 3:38 p.m.: 26 IR 1109; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; errata filed Nov 21, 2018, 9:03 a.m.: 20181212-IR-876180517ACA)*

**876 IAC 3-3-7 Credit for courses completed prior to July 1, 1990**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 7. (a) To obtain credit for education under sections 3.1 through 5.1 of this rule for courses completed prior to July 1, 1990, verification may comply with section 6 of this rule or may be in the form of a certificate transcript or letter issued by the course provider showing course title, date of successful course completion, and number of classroom hours of applicant.

(b) Notwithstanding subsection (a), the board may consider a sworn notarized affidavit attesting to the successful completion of the educational requirements. *(Indiana Real Estate Commission; 876 IAC 3-3-7; filed Sep 24, 1992, 9:00 a.m.: 16 IR 741; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA)*

**876 IAC 3-3-8 Education course qualifications for credit**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 8. (a) For an education course to qualify for credit under sections 3.1 through 5.1 of this rule, it must have been at least fifteen (15) classroom hours in length and meet the criteria for content and classroom hours provided for in this rule.

(b) Credit for duplicate or equivalent courses will not be recognized. *(Indiana Real Estate Commission; 876 IAC 3-3-8; filed Sep 24, 1992, 9:00 a.m.: 16 IR 741; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA)*

**876 IAC 3-3-9 Experience requirements for three licenses issued by the board**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 9. (a) This section and sections 10 through 13.2 of this rule establish the experience requirements for the licenses issued by the board except for the Indiana trainee appraiser license, which has no experience requirements.

(b) At least fifty percent (50%) of the appraisals claimed for experience credit must have been performed during the sixty (60) months preceding the filing of the application.

(c) Notwithstanding the five (5) year retention requirement of the Uniform Standards of Professional Appraisal Practice, in order for an appraisal to qualify for experience credit regardless of when the appraisal was done, the applicant must have the appraisal report and file available for board review under subsection (d) or (e). Submission of appraisals that are not in substantial compliance with the version of the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3) in effect on the inspection date of the appraisal may result in the denial of the appraisal experience required for licensure as:

- (1) a certified residential appraiser; and

(2) a certified general appraiser.

(d) An applicant for certified residential appraiser shall submit, on a form prescribed by the board, a list of prior appraisals completed totaling at least two thousand five hundred (2,500) hours of appraisal experience that the applicant has performed. The experience must be obtained over a period of at least twenty-four (24) months before the filing of the application. The board may request documentation in the form of reports or file memoranda for any appraisal in support of the claim for experience.

(e) An applicant for certified general appraiser shall submit, on a form prescribed by the board, a list of prior appraisals completed totaling at least three thousand (3,000) hours of appraisal experience that the applicant has performed over a period of not less than thirty (30) months. At least two thousand (2,000) hours must be in the general category. The board may request documentation in the form of reports or file memoranda for any appraisal in support of the claim for experience. (*Indiana Real Estate Commission; 876 IAC 3-3-9; filed Sep 24, 1992, 9:00 a.m.: 16 IR 741; filed Dec 8, 1993, 4:00 p.m.: 17 IR 775; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1761, eff Jan 1, 1998 [IC 4-22-2-36 suspends the effectiveness of a rule document for thirty (30) days after filing with the secretary of state. LSA Document #97-65 was filed Dec 24, 1997.]; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

### **876 IAC 3-3-10 Credit for appraisal performance**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 10. (a) The quantitative experience requirements must be satisfied by time spent on the appraisal process. The appraisal process consists of the following:

- (1) Analyzing factors that affect value.
- (2) Defining the problem.
- (3) Gathering and analyzing data.
- (4) Applying the appropriate analysis and methodology.
- (5) Arriving at an opinion in compliance with Uniform Standards of Professional Appraisal Practice.

(b) An applicant may be given full credit for performance of at least seventy-five percent (75%) of the work associated with an appraisal, including preparation of the appraisal report. Full credit may be claimed for that appraisal, even if the work was reviewed by a supervising appraiser who signed the appraisal report, notwithstanding subsection (c). No credit may be given to an applicant performing less than seventy-five percent (75%) of the work on an appraisal. No credit may be given to an applicant for an appraisal unless the applicant either signed the report or was given credit for seventy-five percent (75%) of the work within the certification pages of the appraisal report.

(c) An applicant may be given credit for twenty-five percent (25%) of the hours allotted for the type of property appraised if the applicant reviewed an appraisal prepared by a trainee under the applicant's supervision, and the applicant signed the report as the supervisor.

(d) An applicant may be given credit for fifty percent (50%) of the hours allotted for the type of property appraised if the applicant prepared a USPAP Standard 3 review report of an appraisal prepared by another person and prepared a separate written review appraisal report.

(e) An applicant may be given credit for an additional fifty percent (50%) of the hours allotted for the type of property appraised if the applicant performed an appraisal for condemnation purposes where there was a partial taking of the property and documented before and after value of the property was completed.

(f) An applicant may be given credit for fifty percent (50%) of the total experience requirement for practicum courses that are approved by the AQB Course Approval Program or board. A practicum course must include the generally applicable methods of appraisal practice for the credential category. Content includes, but is not limited to, the following:

- (1) Requiring the student to produce credible appraisals that utilize an actual subject property.
- (2) Performing market research containing actual sales analysis.
- (3) Applying and reporting the applicable appraisal approaches in conformity with the Uniform Standards of Professional Appraisal Practice.

Assignments must require problem solving skills for a variety of property types for the credential category. Experience credit shall

be granted for the actual classroom hours of instruction and hours of documented research and analysis as awarded from the practicum course approval process.

(g) Any appraisal for which experience is claimed under this rule must:

(1) be either:

- (A) a self-contained appraisal report;
- (B) a summary appraisal report; or
- (C) a restricted report; and

(2) comply with the Scope of Work Rule of the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2).

(h) The total credit given for appraisal work consisting of restricted appraisal reports shall not exceed five hundred (500) hours. (*Indiana Real Estate Commission; 876 IAC 3-3-10; filed Sep 24, 1992, 9:00 a.m.: 16 IR 741; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2115; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2698; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; errata filed Nov 21, 2018, 9:03 a.m.: 20181212-IR-876180517ACA*)

### **876 IAC 3-3-11 Property defined under residential category**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 11. (a) Types of property under the residential category are defined as follows:

- (1) Single family.
- (2) Multiple family, not more than four (4) units.
- (3) One (1) to four (4) vacant residential lots (more than four (4) lots is addressed by section 12 of this rule).
- (4) Rural residential parcels up to one hundred (100) acres with or without a residence.
- (5) Other activities described in section 12(d)(4) through 12(d)(8) of this rule.

(b) An applicant performing an appraisal must describe, with supporting documentation, the properties appraised in sufficient detail to enable the board to determine the proper amount of credit that may be awarded.

(c) No credit may be given for the following:

- (1) Market value estimates performed by real estate licensees in connection with the listing or sale, or both, of real property.
- (2) Business appraisals.
- (3) Feasibility or market analysis, except to the extent that the market value of a proposed real estate project is being estimated.
- (d) Acceptable appraisal experience includes, but is not limited to, the following:

- (1) Fee appraisal.
- (2) Staff appraisal.
- (3) Review appraisal.
- (4) Ad valorem tax appraisal.
- (5) Appraisal analysis.
- (6) Real estate counseling.
- (7) Highest and best use analysis.
- (8) Feasibility analysis or study.

(e) Not more than five hundred (500) hours of credit will be accepted in any single category in subsection (d)(4) through (d)(8).

(f) Not more than seven hundred fifty (750) cumulative hours of credit will be accepted for the total amount of experience under subsection (d)(4) through (d)(8). (*Indiana Real Estate Commission; 876 IAC 3-3-11; filed Sep 24, 1992, 9:00 a.m.: 16 IR 742; filed Dec 8, 1993, 4:00 p.m.: 17 IR 776; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2116; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1762, eff Jan 1, 1998 [IC 4-22-2-36 suspends the effectiveness of a rule document for thirty (30) days after filing with the secretary of state. LSA Document #97-65 was filed Dec 24, 1997.]; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2699; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA; errata filed Nov 21, 2018, 9:03 a.m.: 20181212-IR-876180517ACA*)

**876 IAC 3-3-12 Property defined under general (nonresidential) category**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 12. (a) Types of property under the general (nonresidential) category are as follows:

(1) Land including the following:

- (A) Operating farms agricultural tracts.
- (B) Undeveloped tracts.
- (C) Residential multiple family sites.
- (D) Commercial sites.
- (E) Industrial sites.
- (F) Land in transition.
- (G) Similar projects.

(2) Residential multiple family (five (5) or more units), including the following:

- (A) Apartments.
- (B) Condominiums.
- (C) Townhouses.
- (D) Mobile home parks.

(3) Commercial, including the following:

- (A) Office building.
- (B) Retail store.
- (C) Restaurant.
- (D) Service station.
- (E) Bank.
- (F) Daycare center.
- (G) Similar projects.

(4) Industrial, including the following:

- (A) Warehouse.
- (B) Manufacturing plant.
- (C) Similar projects.

(5) Special purpose, including the following:

- (A) Rest home.
- (B) Nursing home.
- (C) Hospital.
- (D) School.
- (E) Church.
- (F) Government building.
- (G) Other special purpose properties, including intensive agricultural and business uses.

(6) Other activities described in subsection (d)(4) through (d)(8).

(b) An applicant performing an appraisal must describe, with supporting documentation, the properties appraised in sufficient detail to enable the board to determine the proper amount of credit that may be awarded.

(c) No credit may be given for the following:

- (1) Market value estimates performed by real estate licensees in connection with the listing or sale, or both, of real property.
  - (2) Business appraisals.
  - (3) Personal property appraisals.
  - (4) Feasibility or market analysis, except to the extent that the market value of a proposed real estate project is being estimated.
- (d) Acceptable appraisal experience includes, but is not limited to, the following:
- (1) Fee appraisal.
  - (2) Staff appraisal.
  - (3) Review appraisal.

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- (4) Ad valorem tax appraisal.
- (5) Appraisal analysis.
- (6) Real estate counseling.
- (7) Highest and best use analysis.
- (8) Feasibility analysis or study.
- (e) Not more than five hundred (500) hours of credit will be accepted in any single category in subsection (d)(4) through (d)(8).

(f) Not more than one thousand (1,000) cumulative hours of credit will be accepted for the total amount of experience under subsection (d)(4) through (d)(8). *(Indiana Real Estate Commission; 876 IAC 3-3-12; filed Sep 24, 1992, 9:00 a.m.: 16 IR 742; filed Dec 8, 1993, 4:00 p.m.: 17 IR 776; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2116; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1762; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA)*

**876 IAC 3-3-13 Hour value of appraisal work established (Repealed)**

Sec. 13. *(Repealed by Indiana Real Estate Commission; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA)*

**876 IAC 3-3-13.1 Hour value of residential appraisal work established**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 13.1. (a) This section establishes the maximum value of residential appraisal work that may qualify for experience credit. An applicant may receive credit for actual time spent on an appraisal up to the maximum hour value allowed for the type of appraisal performed. The following table states the maximum values:

Hour Value for Experience Credit for Real Estate Appraisers								
Residential - One to Four Units Appraisals							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	# of Approaches Used	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Residential Single Family	1004	Interior & Exterior Inspection		Form or Narrative Report	9	3	5	4
Residential Single Family	2055	Exterior Only Inspection		Form or Narrative Report	8	3	5	4
Individual Condominium Unit	1073	Interior & Exterior Inspection		Form or Narrative Report	9	3	5	4
Individual Condominium Unit	1075	Exterior Only Inspection		Form or Narrative Report	8	3	5	4
Small Residential Income Property	1025	Interior & Exterior Inspection		Form or Narrative Report	9	3	5	4
Manufactured Home	1004C	Interior & Exterior Inspection		Form or Narrative Report	7	3	5	4

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Employee Relocation Form	ERC	Interior & Exterior Inspection		Form or Narrative Report	14	5	5	4
Residential Land - Lot Appraisal	no form	Exterior Only Inspection		Narrative only (no form)	8	3	5	4
Residential - Right of Way Appraisals							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	# of Approaches Used	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Residential Vacant Land		Exterior Only Inspection	1	Long Form	40	20	21	20
Residential Vacant Land		Exterior Only Inspection	1	Short Form	20	Short Form	20	Short Form
Residential Vacant Land		Exterior Only Inspection	1	Value Findings	16	8	9	8
Residential Vacant Land		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Improved Single Family		Interior & Exterior Inspection	1	Long Form	40	20	21	20
Improved Single Family		Interior & Exterior Inspection	2	Long Form	50	25	26	25
Improved Single Family		Interior & Exterior Inspection	3	Long Form	60	30	31	30
Improved Single Family		Interior & Exterior Inspection	1	Short Form	30	15	16	15
Improved Single Family		Interior & Exterior Inspection	2	Short Form	40	20	21	20
Improved Single Family		Interior & Exterior Inspection	3	Short Form	50	25	26	25
Improved Single Family		Exterior Only Inspection	1	Value Findings	16	8	9	8



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Improved Single Family		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Improved Two to Four Family		Interior & Exterior Inspection	1	Long Form	50	25	26	25
Improved Two to Four Family		Interior & Exterior Inspection	2	Long Form	60	30	31	30
Improved Two to Four Family		Interior & Exterior Inspection	3	Long Form	70	35	36	35
Improved Two to Four Family		Interior & Exterior Inspection	1	Short Form	40	20	21	20
Improved Two to Four Family		Interior & Exterior Inspection	2	Short Form	50	25	26	25
Improved Two to Four Family		Interior & Exterior Inspection	3	Short Form	60	30	31	30
Improved Two to Four Family		Exterior Only Inspection	1	Value Findings	16	8	9	8
Improved Two to Four Family		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4

(b) The hour value of other appraisal work, whether it be in the residential or the general category, shall be the actual number of hours, provided that this is a reasonable number of hours. Not more than one hundred (100) hours per appraisal assignment will be granted. (*Indiana Real Estate Commission; 876 IAC 3-3-13.1; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-13.2 Hour value of general category appraisal work established**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 13.2. (a) This section establishes the maximum value of general category appraisal work that may qualify for experience credit. An applicant may receive credit for actual time spent on an appraisal up to the maximum hour value allowed for the type of appraisal performed. The following table states the maximum values:

Farm & Agricultural Appraisals								USPAP Standard 3 Reviews	
Name	Form #	Scope of work	# of Approaches Used	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection	
Farm - agricultural land tract (no buildings)	UAAR	Exterior Only Inspection	1	Form or Narrative	8	4	5	4	

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Farm - agricultural land tract (no buildings)	UAAR	Exterior Only Inspection	2	Form or Narrative	9	4	9	4
Farm - agricultural tract with buildings	UAAR	Interior & Exterior Inspection	1	Form or Narrative	9	4	5	4
Farm - agricultural tract with buildings	UAAR	Interior & Exterior Inspection	2	Form or Narrative	10	5	6	5
Farm - agricultural tract with buildings	UAAR	Interior & Exterior Inspection	3	Form or Narrative	11	5	6	5
Farm - agricultural tract with buildings	UAAR	Exterior Only Inspection	1	Form or Narrative	9	5	6	5
Farm - agricultural tract with buildings	UAAR	Exterior Only Inspection	2	Form or Narrative	10	5	6	5
Farm - agricultural tract with buildings	UAAR	Exterior Only Inspection	3	Form or Narrative	11	5	6	5
Confined - Intensive - Livestock operation	UAAR	Interior & Exterior Inspection	1	Form or Narrative	20	10	11	10
Confined - Intensive - Livestock operation	UAAR	Interior & Exterior Inspection	2	Form or Narrative	30	15	16	15
Confined - Intensive - Livestock operation	UAAR	Interior & Exterior Inspection	3	Form or Narrative	40	18	19	18
Grain Elevator	UAAR	Interior & Exterior Inspection	1	Form or Narrative	20	10	11	10
Grain Elevator	UAAR	Interior & Exterior Inspection	2	Form or Narrative	30	15	16	15
Grain Elevator	UAAR	Interior & Exterior Inspection	3	Form or Narrative	40	18	19	18
Boarding Stables, Orchards, other specialized	UAAR	Interior & Exterior Inspection	1	Form or Narrative	20	10	11	10

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Boarding Stables, Orchards, other specialized	UAAR	Interior & Exterior Inspection	2	Form or Narrative	30	15	16	15
Boarding Stables, Orchards, other specialized	UAAR	Interior & Exterior Inspection	3	Form or Narrative	40	18	19	18

General - Multi-Family Appraisals							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	Approaches	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Multi-Family Land Tract		Exterior Inspection	1	Restricted Report	18	9	10	9
Multi-Family Land Tract		Exterior Inspection	1	Appraisal Report	30	15	30	15
Subdivisions (5 to 50 lots)		Exterior Inspection	2	Restricted Report	48	24	25	24
Subdivisions (5 to 50 lots)		Exterior Inspection	2	Appraisal Report	60	30	31	30
Subdivisions (Greater than 50 lots)		Exterior Inspection	2	Restricted Report	60	30	31	30
Subdivisions (Greater than 50 lots)		Exterior Inspection	2	Appraisal Report	72	36	37	36
Planned Unit Developments (more than 3 property types)		Exterior Inspection	2	Restricted Report	84	42	43	42
Planned Unit Developments (more than 3 property types)		Exterior Inspection	2	Appraisal Report	96	48	49	48
Multi-Family (5+ Units)		Interior & Exterior Inspection	1	Restricted Report	30	15	16	15
Multi-Family (5+ Units)		Interior & Exterior Inspection	1	Appraisal Report	42	21	22	21
Multi-Family (5+ Units)		Interior & Exterior Inspection	2	Restricted Report	36	18	19	18

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Multi-Family (5+ Units)		Interior & Exterior Inspection	2	Appraisal Report	48	24	25	24
Multi-Family (5+ Units)		Interior & Exterior Inspection	3	Restricted Report	42	21	22	21
Multi-Family (5+ Units)		Interior & Exterior Inspection	3	Appraisal Report	54	27	28	27

Multi-Family Residential - Right of Way Appraisals							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	Approaches	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Multi-Family Residential Vacant Land		Exterior Only Inspection	1	Long Form	40	20	21	20
Multi-Family Residential Vacant Land		Exterior Only Inspection	1	Short Form	20	10	11	10
Multi-Family Residential Vacant Land		Exterior Only Inspection	1	Value Findings	16	8	9	8
Multi-Family Residential Vacant Land		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Multi-Family (5+ Units)		Interior & Exterior Inspection	1	Long Form	70	35	36	35
Multi-Family (5+ Units)		Interior & Exterior Inspection	1	Short Form	40	Short Form	1	Short Form
Multi-Family (5+ Units)		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Multi-Family (5+ Units)		Interior & Exterior Inspection	2	Long Form	80	40	41	40
Multi-Family (5+ Units)		Interior & Exterior Inspection	2	Short Form	70	35	36	35
Multi-Family (5+ Units)		Interior & Exterior Inspection	3	Long Form	90	45	46	45

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Multi-Family (5+ Units)		Interior & Exterior Inspection	3	Short Form	80	40	41	40
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General - Commercial or Industrial							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	Approaches	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Commercial Land Tract		Exterior Inspection	1	Restricted Report	15	8	9	8
Commercial Land Tract		Exterior Inspection	1	Appraisal Report	25	Appraisal Report	1	Appraisal Report
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	1	Restricted Report	25	13	25	13
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	1	Appraisal Report	30	15	16	15
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	2	Restricted Report	35	18	19	18
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	2	Appraisal Report	25	13	14	13
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	3	Restricted Report	60	30	31	30
Commercial or Industrial Single Tenant		Interior & Exterior Inspection	3	Appraisal Report	50	25	26	25
Commercial or Industrial Multi- Tenant		Interior & Exterior Inspection	1	Restricted Report	60	30	31	30
Commercial or Industrial Multi- Tenant		Interior & Exterior Inspection	1	Appraisal Report	70	35	36	35
Commercial or Industrial Multi- Tenant		Interior & Exterior Inspection	2	Restricted Report	70	35	36	35
Commercial or Industrial Multi- Tenant		Interior & Exterior Inspection	2	Appraisal Report	80	40	41	40
Commercial or Industrial Multi- Tenant		Interior & Exterior Inspection	3	Restricted Report	70	35	36	35

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Commercial or Industrial Multi-Tenant		Interior & Exterior Inspection	3	Appraisal Report	80	40	41	40
Commercial - Industrial - Right of Way Appraisals							USPAP Standard 3 Reviews	
Name	Form #	Scope of work	Approaches	Report Type	Appraiser	Supervisory	Review with Inspection	Review without Inspection
Commercial - Industrial Vacant Land		Exterior Only Inspection	1	Long Form	40	20	21	20
Commercial - Industrial Vacant Land		Exterior Only Inspection	1	Short Form	20	10	11	10
Commercial - Industrial Vacant Land		Exterior Only Inspection	1	Value Findings	16	8	9	8
Commercial - Industrial Vacant Land		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	1	Long Form	80	40	41	40
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	1	Short Form	60	Short Form	1	Short Form
Single Tenant Commercial - Industrial RW		Exterior Only Inspection	1	Value Findings	16	8	16	8
Single Tenant Commercial - Industrial RW		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	2	Long Form	100	50	51	50
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	2	Short Form	80	40	41	40
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	3	Long Form	120	60	61	60
Single Tenant Commercial - Industrial RW		Interior & Exterior Inspection	3	Short Form	100	50	51	50

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Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	1	Long Form	120	60	61	60
Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	1	Short Form	100	50	51	50
Multi-Tenant Commercial - Industrial RW		Exterior Only Inspection	1	Value Findings	16	8	9	8
Multi-Tenant Commercial - Industrial RW		Exterior Only Inspection	1	Waiver Valuation	8	4	5	4
Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	2	Long Form	140	70	71	70
Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	2	Short Form	120	60	61	60
Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	3	Long Form	160	80	81	80
Multi-Tenant Commercial - Industrial RW		Interior & Exterior Inspection	3	Short Form	140	70	71	70

(b) The hour value of other appraisal work, whether it be in the residential or the general category, shall be the actual number of hours, provided that this is a reasonable number of hours. Not more than one hundred sixty (160) hours per appraisal assignment will be granted. (*Indiana Real Estate Commission; 876 IAC 3-3-13.2; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-14 Examination for three licenses issued by the board**

Authority: IC 25-34.1-3-8  
 Affected: IC 25-34.1

Sec. 14. (a) This section and sections 15 through 18 of this rule govern the examination for the three (3) licenses issued by the board.

(b) To qualify for real estate appraiser licensure or certification, an examination shall be passed that is designed to measure the applicant's knowledge and understanding of subject matter essential to real estate appraiser practice.

(c) An applicant for licensure shall obtain a license within one (1) year of passing the examination. An applicant failing to obtain a license within one (1) year shall:

- (1) have the applicant's examination results voided; and
- (2) not be eligible for licensure.

(d) Notwithstanding subsection (c), the board may grant a license to an applicant who has not obtained a license within one (1) year of passing the examination if the applicant demonstrates a good faith reason for not obtaining the license within one (1) year.

(e) If an applicant's examination results are voided under subsection (c), the applicant must:

- (1) file a new application for examination; and
- (2) pay the appropriate fees.

(*Indiana Real Estate Commission; 876 IAC 3-3-14; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; filed Dec 8, 1993, 4:00 p.m.: 17 IR 777; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2791; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1763; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-*

*IR-876060095FRA, eff Jan 1, 2008; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA)*

**876 IAC 3-3-15 Application for examination**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 15. (a) An application for examination shall be filed on a form prescribed by the board.

(b) The board shall require applicants to provide documentation in support of education, experience, and other relevant data. (*Indiana Real Estate Commission; 876 IAC 3-3-15; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-16 Special administration of examination**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 16. A special administration of the examination can be arranged if the applicant is unable to sit for examination under normal test conditions because of visual or physical problems. (*Indiana Real Estate Commission; 876 IAC 3-3-16; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-17 Instructions for scheduling examinations; deadline**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 17. (a) After an application has been processed and approved by the board, the board will send a letter of approval to the applicant. The instructions for scheduling examinations will be included with the approval letter.

(b) An applicant must pass the examination no later than one (1) year after the date of the approval letter described in subsection (a).

(c) The board may grant extensions to the time limit in subsection (b) due to physical incapacity, military service, and similar good cause. (*Indiana Real Estate Commission; 876 IAC 3-3-17; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2704; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-18 Examination content**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 18. (a) The real estate appraiser licensure and certification examinations will contain questions relating to the following:

(1) The appraisal of residential one (1) to four (4) unit properties.

(2) The appraisal of all types of properties.

(b) Although most of the topics listed in subsection (a) will be covered on both the licensure and certification appraiser examinations, questions on these common topics will frequently be more challenging on the certified appraiser examination. (*Indiana Real Estate Commission; 876 IAC 3-3-18; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)



**876 IAC 3-3-19 Individuals licensed in another state; licensing requirements; reciprocity**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 19. An individual who holds a valid license or certification from another state or territory may be issued an Indiana license or certification in the category of the out-of-state license or certification so long as the following are met:

(1) The current requirements for examination, education, and experience in the state the individual is licensed or certified meet or exceed those in Indiana.

(2) The individual meets all of the other Indiana requirements for the particular license or certification.

(3) The individual pays the fees under 876 IAC 3-2-7(b)(4) and 876 IAC 3-2-7(b)(5) or 876 IAC 3-2-7(b)(6).

*(Indiana Real Estate Commission; 876 IAC 3-3-19; filed Sep 24, 1992, 9:00 a.m.: 16 IR 745; filed Dec 8, 1993, 4:00 p.m.: 17 IR 777; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2791; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1764; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2705; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Aug 22, 2014, 4:02 p.m.: 20140917-IR-876140060FRA)*

**876 IAC 3-3-20 Requirements for holder of an Indiana licensed residential appraiser license applying for an Indiana certified residential appraiser license (Repealed)**

Sec. 20. *(Repealed by Indiana Real Estate Commission; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2792)*

**876 IAC 3-3-20.1 Indiana licensed trainee appraiser; exemption from examination for transitional license holders (Repealed)**

Sec. 20.1. *(Repealed by Indiana Real Estate Commission; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1767)*

**876 IAC 3-3-21 Permit for temporary practice**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 21. (a) The board will recognize, on a temporary basis, the license or certificate of an appraiser issued by another state, provided the following:

(1) The appraiser's business is of a temporary nature.

(2) The appraiser registers with the board.

(3) The license or certificate issued by the other state is appropriate for the type of property to be appraised.

(4) The work in Indiana does not last longer than twelve (12) months.

(b) An applicant must do the following:

(1) Apply on a form provided by the board.

(2) Pay a fee required by 876 IAC 3-2-7(b)(12).

(c) Each temporary license or certificate is limited to performing the appraisals or specialized services required by the contract for appraisal services.

(d) Temporary privileges expire:

(1) upon completion of the work required by the assignment or specialized service; or

(2) after twelve (12) months;

whichever is earlier, and no more than four (4) different temporary licenses may be issued to an individual per calendar year. Each licensed or certified appraiser working on an appraisal assignment must obtain a temporary permit. Cosigning an appraisal report with another appraiser constitutes an assignment.

(e) An applicant:

(1) must consent to service of process in Indiana; and

(2) may not advertise or represent themselves as an Indiana licensed or certified appraiser.

(f) An individual who has been denied either admission to an examination or a license by the board will not be eligible for a

temporary permit for the level of licensure for which the individual was denied or greater level of license. However, regardless of this subsection, an individual who otherwise qualifies under this section shall be eligible for a permit for federally related transactions. (*Indiana Real Estate Commission; 876 IAC 3-3-21; filed Sep 24, 1992, 9:00 a.m.: 16 IR 746; filed Dec 8, 1993, 4:00 p.m.: 17 IR 777; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2792; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2705, eff Jan 1, 2002; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Jul 15, 2002, 2:28 p.m.: 25 IR 4111; errata filed Nov 15, 2002, 3:39 p.m.: 26 IR 1109; filed Dec 18, 2006, 1:20 p.m.: 20070117-IR-876060093FRA; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-3-22 Indiana licensed trainee appraiser; examination; licensure procedures**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 22. (a) An applicant for an Indiana licensed trainee appraiser license shall be required to pass the examination as provided for in sections 14 through 18 of this rule.

(b) On a form provided by the board, the applicant shall provide the name and license number of the appraiser with whom the applicant is associating and the prospective supervising appraiser must sign that form. The appraiser must meet the requirements to be a supervising appraiser stated in 876 IAC 3-6-9(b).

(c) If the applicant is otherwise qualified, after an applicant passes the examination and pays the fee required by 876 IAC 3-2-7(b)(2) or 876 IAC 3-2-7(b)(3), the board shall issue the following:

(1) An Indiana licensed trainee appraiser license to the applicant to be held by the supervising appraiser.

(2) To the Indiana licensed trainee appraiser an identification card that:

(A) certifies that the Indiana licensed trainee appraiser is licensed; and

(B) indicates the:

(i) expiration date of the license; and

(ii) name of the supervising appraiser with whom the Indiana licensed trainee appraiser is associated.

(d) If the Indiana licensed trainee appraiser has not associated with a supervising appraiser, the trainee shall be issued an inactive license, either upon:

(1) initial issuance of the license; or

(2) the termination of an association with a supervising appraiser.

(e) If a trainee appraiser license remains inactive under subsection (d) for more than three (3) years, prior to reactivation of the Indiana licensed trainee license, the trainee appraiser may be required to complete such remediation and additional training as deemed appropriate by the board given the lapse of time involved.

(f) An Indiana licensed trainee and a supervising appraiser shall notify the board in writing upon termination of the Indiana licensed trainee appraiser's association with the supervising appraiser described in subsection (b) within five (5) working days of the termination. The board shall reissue an identification card upon the association with another appraiser, who qualifies to be a supervising appraiser, upon application as described in subsection (b) with the license to be held by the new supervising appraiser. (*Indiana Real Estate Commission; 876 IAC 3-3-22; filed Dec 8, 1993, 4:00 p.m.: 17 IR 778; filed Jun 14, 1995, 11:00 a.m.: 18 IR 2792; errata filed Nov 13, 1995, 10:00 a.m.: 19 IR 675; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1764; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Dec 3, 2002, 3:00 p.m.: 26 IR 1107; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; filed Apr 16, 2012, 3:43 p.m.: 20120516-IR-876110428FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**Rule 4. Real Estate Appraiser Course Provider Approval (*Repealed*)**

(*Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA*)

**Rule 5. Continuing Education**

**876 IAC 3-5-1 Continuing education requirements**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-4; IC 25-34.1

Sec. 1. (a) As a prerequisite to renewal of a real estate appraiser license or certification, the licensee or certificate holder shall satisfactorily complete twenty-eight (28) classroom hours of continuing education within that two (2) year renewal period from real estate appraiser continuing education courses approved by the Appraiser Qualifications Board as provided for in IC 25-1-4-0.5(1)(B) or by the board under this rule. However, a licensee or certificate holder initially licensed within the last one hundred eighty-five (185) days of a two (2) year renewal period shall not be required to obtain any hours of continuing education.

(b) The following criteria apply to determine the number of hours:

(1) A classroom hour of instruction is defined as fifty (50) minutes of each sixty (60) minute hour segment.

(2) Credit toward the classroom hour requirement may be granted only where the length of the educational offering is at least two (2) hours.

(c) Notwithstanding subsection (a), up to fifty percent (50%) of continuing education credit may be granted for participation, other than as a student in appraisal educational programs, as follows:

(1) Teaching.

(2) Program development.

(3) Authorship of textbooks.

(d) A licensee is not entitled to continuing education credit for any classroom hours that were used for required prelicensure education under 876 IAC 3-3.

(e) The continuing education requirement is to ensure that appraisers participate in educational programs that maintain and increase their skill, knowledge, and competency in real estate appraising.

(f) The board may verify any information concerning continuing education that is submitted by the licensee or certificate holder as evidence supporting the course information. The board may require licensees or certificate holders to provide information regarding the continuing education hours claimed on the individual's renewal. Failure to do so may lead to action under IC 25-1-4-5 or IC 25-1-4-6.

(g) It is the responsibility of each licensee or certificate holder to retain evidence to support the courses taken for a period of three (3) years after the end of the renewal period for which the renewal application is submitted to the board. These records shall include one (1) or more of the following:

(1) Course attendance verification by the sponsor.

(2) Certificates of course completion.

(3) Continuing education attendance history by employer or third party.

(4) Other evidence of support and justification.

*(Indiana Real Estate Commission; 876 IAC 3-5-1; filed Sep 24, 1992, 9:00 a.m.: 16 IR 747; filed Dec 8, 1993, 4:00 p.m.: 17 IR 779; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2123; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1764, eff Jan 1, 1998 [IC 4-22-2-36 suspends the effectiveness of a rule document for thirty (30) days after filing with the secretary of state. LSA Document #97-65 was filed Dec 24, 1997.]; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2705, eff Jan 2, 2002; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Aug 6, 2003, 12:00 p.m.: 27 IR 184; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:08 a.m.: 20080604-IR-876070881FRA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; errata filed May 20, 2008, 1:21 p.m.: 20080604-IR-876070338ACA; filed Aug 22, 2014, 4:02 p.m.: 20140917-IR-876140060FRA)*

**876 IAC 3-5-1.5 Mandatory continuing education courses; Uniform Standards of Professional Appraisal Practice**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-11; IC 25-34.1-8

Sec. 1.5. (a) The continuing education required by section 1 of this rule must include seven (7) hours of Uniform Standards of Professional Appraisal Practice.

(b) The continuing education required by subsection (a) must be:

(1) obtained no later than six (6) months after the effective date of a new edition of the Uniform Standards of Professional Appraisal Practice; and

(2) an updated version to cover the new edition.

(c) If the updated course required by subsection (b) is available before the effective date of a new edition of the Uniform Standards of Professional Appraisal Practice, a real estate appraiser who takes that course before the effective date complies with subsection (b). (*Indiana Real Estate Commission; 876 IAC 3-5-1.5; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2707, eff Jan 2, 2002; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Aug 6, 2003, 12:00 p.m.: 27 IR 185, eff Jan 2, 2004; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR- 876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; filed Feb 3, 2009, 10:12 a.m.: 20090304-IR-876080357FRA; filed Aug 28, 2013, 10:24 a.m.: 20130925-IR-876120610FRA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-5-2 Application for board approval of real estate appraiser continuing education courses**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-4-0.5; IC 25-34.1

Sec. 2. (a) This section and sections 2.5 through 8 of this rule apply to continuing education courses subject to board approval and not to courses approved by the Appraiser Qualifications Board as provided for in IC 25-1-4-0.5(1)(B). The seven (7) hour Uniform Standards of Professional Appraisal Practice course required under section 1.5 of this rule only qualifies if approved by the Appraiser Qualifications Board.

(b) Notwithstanding subsection (a), the board may award continuing education credit to an appraiser who attends a meeting of the board subject to the following conditions:

(1) Credit may be awarded for a single board meeting per two (2) year renewal period. The meeting must be open to the public and must be a minimum of two (2) hours in length. The total credit may not exceed seven (7) hours.

(2) The board shall ensure that the appraiser attends the meeting for the required period of time.

(*Indiana Real Estate Commission; 876 IAC 3-5-2; filed Sep 24, 1992, 9:00 a.m.: 16 IR 747; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; filed Feb 3, 2009, 10:12 a.m.: 20090304-IR- 876080357FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Aug 22, 2014, 4:02 p.m.: 20140917-IR-876140060FRA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA*)

**876 IAC 3-5-2.5 Criteria for approval of continuing education course**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-4-0.5; IC 25-1-11; IC 25-34.1

Sec. 2.5. (a) Continuing education courses not approved by the Appraiser Qualifications Board, as provided for in IC 25-1-4-0.5(1)(B) and section 1 of this rule, must be approved by the board under this section. Applications for board approval may be submitted by the course provider or by an appraiser taking the course. The content of the course must comply with subsection (b)(3).

(b) In order to be an approved continuing education course, a course must satisfy the following criteria:

(1) The course must:

(A) involve a minimum of two (2) classroom hours of instruction on real estate appraisal or related topics; and

(B) be an education offering that is consistent with the purpose of continuing education and cover real property related appraisal topics, including, but not limited to:

- (i) ad valorem taxation;
- (ii) arbitration, dispute resolution;
- (iii) courses related to real estate appraisal or consulting;
- (iv) development cost estimating;
- (v) ethics and standards of professional practice, USPAP;
- (vi) land use planning, zoning;
- (vii) management, leasing, timesharing;
- (viii) property development, partial interests;
- (ix) real estate law, easements, and legal interests;
- (x) real estate litigation, damages, condemnation;

- (xi) real estate financing and investment;
  - (xii) real estate appraisal-related computer applications; and
  - (xiii) real estate securities and syndication.
- (2) The course materials or syllabus must include the following:
- (A) A course description that clearly describes the content of the course.
  - (B) Specific learning objectives that:
    - (i) are appropriate for a continuing education course;
    - (ii) clearly state the specific knowledge and skills students are expected to acquire by completing the course;
    - (iii) are consistent with the:
      - (AA) course description; and
      - (BB) instructional materials; and
    - (iv) are reasonably achievable within the number of classroom hours allotted for the course.
- (3) Instructional materials for students must be provided unless the applicant demonstrates that the materials are not needed to accomplish the stated course objectives. Any such instructional materials must:
- (A) be appropriate in view of the stated course learning objectives;
  - (B) reflect current knowledge and practice;
  - (C) contain no significant errors;
  - (D) reflect correct grammatical usage and spelling;
  - (E) effectively communicate and explain the information presented;
  - (F) be suitable in layout and format;
  - (G) be suitably bound or packaged; and
  - (H) be produced in a quality manner.
- (4) For courses containing examinations, course examinations may consist of either a series of examinations or a comprehensive final examination, or both. The course examination must comply with the following criteria:
- (A) The examination must contain a sufficient number of questions to adequately test the subject matter covered in the course.
  - (B) The amount of time devoted to examinations must be appropriate for the course.
  - (C) Examination questions must, individually and collectively, test at a difficulty level appropriate to measure attendee achievement of the stated course learning objectives.
  - (D) The subject matter tested by examination questions must be adequately addressed in the course instructional materials.
  - (E) Examination questions must be:
    - (i) written in a clear and unambiguous manner; and
    - (ii) accurate and the intended correct answer must clearly be the best answer choice.
- (5) The provider of an approved continuing education course provider must have a written attendance policy that requires the student attendance to be verified.

*(Indiana Real Estate Commission; 876 IAC 3-5-2.5; filed Apr 26, 2004, 2:15 p.m.: 27 IR 2740; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; filed Feb 3, 2009, 10:12 a.m.: 20090304-IR-876080357FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Sep 21, 2018, 3:27 p.m.: 20181017-IR-876180065FRA)*

### **876 IAC 3-5-3 Course records**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 3. The provider of an approved real estate appraiser continuing education course must retain records of students who complete the course for a minimum of six (6) years. The records must include the following:

- (1) Attendance records.
- (2) Examination score records (if applicable).
- (3) Duplicate copies of completion certificates.

*(Indiana Real Estate Commission; 876 IAC 3-5-3; filed Sep 24, 1992, 9:00 a.m.: 16 IR 747; filed Dec 8, 1993, 4:00 p.m.: 17 IR 780; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

**876 IAC 3-5-4 Real estate appraiser continuing education course provider renewal (Repealed)**

Sec. 4. *(Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA)*

**876 IAC 3-5-5 Advertising (Repealed)**

Sec. 5. *(Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA)*

**876 IAC 3-5-6 Approved real estate appraiser continuing education courses; certification requirements**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 6. Upon completion of a continuing education course, the course provider of the approved continuing education course shall provide all attendees a completion certificate that must include the following information:

- (1) The attendee's name.
- (2) The name of the course sponsor.
- (3) The course title.
- (4) The course content.
- (5) The date and location of the course.
- (6) The hours completed.
- (7) Confirmation of a passing grade (if an examination is required).
- (8) Instructor's name, type of license or faculty position, license number, and issuing state.

*(Indiana Real Estate Commission; 876 IAC 3-5-6; filed Dec 8, 1993, 4:00 p.m.: 17 IR 780; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

**876 IAC 3-5-6.1 Required instructional materials (Repealed)**

Sec. 6.1. *(Repealed by Indiana Real Estate Commission; filed Feb 3, 2009, 10:12 a.m.: 20090304-IR-876080357FRA)*

**876 IAC 3-5-7 Instructors**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 7. Each instructor for an approved real estate appraiser continuing education course must possess at least one (1) of the following minimum requirements:

- (1) Is a licensed or certified real estate appraiser or licensed real estate broker and has a bachelor's degree:
  - (A) with a major or minor in real estate from an accredited college or university; or
  - (B) from an accredited college or university and a minimum of two (2) years of experience in real estate appraising.Each instructor qualified under this subdivision must also meet the competency requirements of the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3) for each course that they teach.
- (2) Is a licensed or certified real estate appraiser and a minimum of five (5) years of experience as a real estate appraiser. An instructor qualified under this subsection may not teach any course that contains subject matter that is beyond his or her licensed ability to appraise. Each instructor qualified under this subdivision must also meet the competency requirements of

the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3) for each course that they teach.

(3) Has two (2) years of experience as a qualified instructor or professor in the business, finance, or economics department of an accredited college or university.

(4) Has an Indiana real estate broker's license and a minimum of five (5) years of experience as a real estate broker. Each instructor qualified under this subdivision must also meet the competency requirements of the Uniform Standards of Professional Appraisal Practice (as adopted in 876 IAC 3-6-2 and 876 IAC 3-6-3) for each course that they teach.

*(Indiana Real Estate Commission; 876 IAC 3-5-7; filed Dec 8, 1993, 4:00 p.m.: 17 IR 780; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1765; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Aug 6, 2003, 12:00 p.m.: 27 IR 185, eff Jan 2, 2004; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

### **876 IAC 3-5-8 Instructors; prohibitions**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1

Sec. 8. A course provider of an approved real estate appraiser continuing education course is prohibited from hiring, or retaining in its employ, an instructor who has:

(1) had a real estate appraiser license revoked or suspended by any jurisdiction;

(2) obtained or used, or attempted to obtain or use, in any manner, Indiana real estate appraiser licensing examination questions to be used on future examinations, unless authorized by law;

(3) been convicted of a crime that has a direct bearing on the individual's ability to competently instruct, including, but not necessarily limited to:

(A) violations of real estate appraiser laws; and

(B) abuse of fiduciary responsibilities;

(4) falsely certified hours of attendance or grades for any student; or

(5) unless allowed by law, refused to appear or testify under oath, or both, at any hearing held by the board.

*(Indiana Real Estate Commission; 876 IAC 3-5-8; filed Dec 8, 1993, 4:00 p.m.: 17 IR 780; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)*

### **876 IAC 3-5-9 Continuing education from another state (Repealed)**

Sec. 9. *(Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA)*

### **876 IAC 3-5-10 Continuing education from another profession (Repealed)**

Sec. 10. *(Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA)*

### **876 IAC 3-5-11 Other approved continuing education (Repealed)**

Sec. 11. *(Repealed by Indiana Real Estate Commission; filed May 5, 2008, 11:21 a.m.: 20080604-IR-876070338FRA)*

## **Rule 6. Standards of Practice for Appraisers**

### **876 IAC 3-6-1 Disciplinary sanctions**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1-8-11

Sec. 1. Under IC 25-34.1-8-11, the board has the authority to impose appropriate disciplinary sanctions concerning an individual's license or certification for violation of that section even if the behavior in question was done when the individual was engaged in an appraisal of real estate not involved in transactions governed by the federal act or the practitioner was purportedly functioning as a real estate broker. However, this section shall not be interpreted to mean that the board may take action against a practitioner's real estate broker license. (*Indiana Real Estate Commission; 876 IAC 3-6-1; filed Sep 24, 1992, 9:00 a.m.: 16 IR 748; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

### **876 IAC 3-6-2 Uniform Standards of Professional Appraisal Practice**

Authority: IC 25-34.1-3-8

Affected: IC 4-22-2; IC 25-34.1

Sec. 2. (a) That certain document being titled Uniform Standards of Professional Appraisal Practice, 2018-2019 edition, as published by the Appraisal Standards Board of the Appraisal Foundation, 1155 15th Street, NW, Suite 1111, Washington, D.C. 20005, copyright The Appraisal Foundation, is hereby incorporated by reference as if fully set out in this rule except for the revisions stated in section 3 of this rule. The Advisory Opinions are not adopted as part of this rule. The Comments are adopted as part of this rule.

(b) No subsequent editions, amendments, supplements, or releases of the Uniform Standards of Professional Appraisal Practice will be in effect in Indiana or adopted by the commission except by following the rulemaking provisions of IC 4-22-2.

(c) As used in this article, "appraiser" refers to the following:

- (1) An Indiana licensed trainee appraiser.
- (2) An Indiana licensed residential appraiser.
- (3) An Indiana certified residential appraiser.
- (4) An Indiana certified general appraiser.

*(Indiana Real Estate Commission; 876 IAC 3-6-2; filed Sep 24, 1992, 9:00 a.m.: 16 IR 748; filed Dec 8, 1993, 4:00 p.m.: 17 IR 781; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2124; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1766; filed May 10, 1999, 12:42 p.m.: 22 IR 2879; filed Apr 24, 2000, 12:48 p.m.: 23 IR 2243; filed May 25, 2001, 2:42 p.m.: 24 IR 3068; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed May 13, 2002, 2:05 p.m.: 25 IR 3181; filed May 1, 2003, 12:15 p.m.: 26 IR 3043; filed Apr 8, 2004, 3:25 p.m.: 27 IR 2738; filed Apr 18, 2005, 2:30 p.m.: 28 IR 2717; filed Aug 8, 2006, 11:03 a.m.: 20060906-IR-876060040FRA; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:30 a.m.: 20080604-IR-876070744FRA; filed Apr 29, 2010, 12:10 p.m.: 20100526-IR-876090769FRA; filed Jun 11, 2012, 2:38 p.m.: 20120711-IR-876110718FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Jul 7, 2014, 11:02 a.m.: 20140806-IR-876140030FRA; filed May 25, 2016, 1:48 p.m.: 20160622-IR-876160005FRA; filed Jun 1, 2018, 2:30 p.m.: 20180627-IR-876180130FRA)*

### **876 IAC 3-6-3 Deletions from the Uniform Standards of Professional Appraisal Practice**

Authority: IC 25-34.1-3-8

Affected: IC 25-1-11-5; IC 25-34.1

Sec. 3. (a) Standards 5 through 10 are deleted.

(b) The references to Standards 5 through 10 of the Uniform Standards of Professional Appraisal Practice are deleted or revised as follows:

- (1) In the seventh bullet point in the third paragraph of the Preamble, delete the last three (3) sentences.
- (2) In the Comment under the Conduct category of the Ethics rule, delete the commas after "1-1" and "3-1" and delete "5-1, 7-1 and 9-1", and before "3-1", insert "and".
- (3) In the fourth paragraph under the Management category of the Ethics rule, delete the commas after "2-3" and "4-3" and delete "6-3, 8-3, and 10-3", and before "4-3", insert "and".
- (4) In the comment under the Problem Identification category under the Scope of Work Rule, delete the commas after "1-2" and "3-2" and delete "SR 5-2, SR 7-2, and SR 9-2", and before "SR 3-2", insert "and".
- (5) In the Comment under Standards Rule 1-4(g), delete "(See STANDARD 7)" and "(See STANDARD 9)".



- (6) In Standards Rule 3-3(c)(i), delete "STANDARDS 1, 5, 7, and 9" and insert "STANDARD 1".
- (7) In the third bullet point in the third paragraph of the Comment under Standards Rule 3-3(c), delete the commas after "1" and "3" and delete "5, 7, or 9", and before "3", insert "or".
- (8) In the Comment under Standards Rule 4-2(i)(iv), delete the second, fourth, and fifth bullet points.
- (9) In the third paragraph of the Comment under Standards Rule 4-3, substitute "Rule" for "Rules", delete the comma after "2-3", and delete "6-3, 8-3 and 10-3".
- (c) In the Definitions, delete the title and text of the Comment under Real Property.
- (d) In the When Do USPAP Rules and Standards Apply portion of the Preamble, delete the first four (4) sentences.
- (e) In the Ethics Rule, delete the second paragraph except for "An appraiser must comply with USPAP.". (*Indiana Real Estate Commission; 876 IAC 3-6-3; filed Sep 24, 1992, 9:00 a.m.: 16 IR 748; filed Dec 8, 1993, 4:00 p.m.: 17 IR 781; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2124; errata filed May 8, 1995, 4:30 p.m.: 18 IR 2262; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1767; filed May 10, 1999, 12:42 p.m.: 22 IR 2880; errata, 22 IR 3420; filed Apr 24, 2000, 12:48 p.m.: 23 IR 2244; filed May 25, 2001, 2:42 p.m.: 24 IR 3068; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed May 13, 2002, 2:05 p.m.: 25 IR 3181; filed May 1, 2003, 12:15 p.m.: 26 IR 3044; filed Apr 8, 2004, 3:25 p.m.: 27 IR 2739; filed Apr 18, 2005, 2:30 p.m.: 28 IR 2717; filed Aug 8, 2006, 11:03 a.m.: 20060906-IR-876060040FRA; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed May 5, 2008, 11:30 a.m.: 20080604-IR-876070744FRA; filed Apr 29, 2010, 12:10 p.m.: 20100526-IR-876090769FRA; filed Jun 11, 2012, 2:38 p.m.: 20120711-IR-876110718FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Jul 7, 2014, 11:02 a.m.: 20140806-IR-876140030FRA; filed May 25, 2016, 1:48 p.m.: 20160622-IR-876160005FRA; filed Jun 1, 2018, 2:30 p.m.: 20180627-IR-876180130FRA)*)

**876 IAC 3-6-4 Supervision of licensed residential, certified residential, and certified general appraisers**

Authority: IC 25-34.1-3-8  
 Affected: IC 25-34.1

Sec. 4. (a) When an Indiana licensed residential, certified residential, or certified general appraiser assists another licensed appraiser in the performance of a real estate appraisal, each is subject to the Uniform Standards of Professional Appraisal Practice, as adopted in this rule, and the appraiser assisting as well as the appraiser being assisted must clearly indicate on the appraisal report the extent of significant professional assistance provided by each signatory to the report. Absent a statement to the contrary, each signatory will be mutually responsible for the content of the report.

(b) When an Indiana licensed residential, certified residential, or certified general appraiser in the performance of an appraisal review of an Indiana licensed residential, certified residential, or certified general appraiser or any other licensed appraiser, the reviewer must comply with the Uniform Standards of Professional Appraisal Practice as adopted in this rule. (*Indiana Real Estate Commission; 876 IAC 3-6-4; filed Sep 24, 1992, 9:00 a.m.: 16 IR 749; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Aug 6, 2003, 12:00 p.m.: 27 IR 186; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-6-5 Supervision of unlicensed and uncertified assistants (*Repealed*)**

Sec. 5. (*Repealed by Indiana Real Estate Commission; filed Dec 8, 1993, 4:00 p.m.: 17 IR 782*)

**876 IAC 3-6-6 Retention of licenses and certificates**

Authority: IC 25-34.1-3-8  
 Affected: IC 25-34.1

Sec. 6. The license or certificate renewal pocket card issued by the board to each Indiana licensed or Indiana certified real estate appraiser shall be retained by the licensee or certificate holder as evidence of licensure or certification. (*Indiana Real Estate Commission; 876 IAC 3-6-6; filed Sep 24, 1992, 9:00 a.m.: 16 IR 749; filed Apr 12, 2001, 12:30 p.m.: 24 IR 2707; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA*)

**876 IAC 3-6-7 Advertising**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 7. (a) When advertising or otherwise holding out as an Indiana real estate appraiser, a licensed residential appraiser shall identify himself or herself as an Indiana licensed appraiser; a certified residential appraiser shall identify himself or herself as an Indiana certified residential appraiser; and a certified general appraiser shall identify himself or herself as an Indiana certified general appraiser.

(b) An Indiana licensed or certified real estate appraiser doing business as a partnership, association, corporation, or other business entity shall not represent in any manner to the public that the partnership, association, corporation, or other business entity is either licensed or certified by the state of Indiana to engage in the business of real estate appraising.

(c) In the event that any licensee or certificate holder shall advertise in any manner using a firm name, corporate name, or an assumed name which does not set forth the surname of the licensee or certificate holder, he or she shall first notify the board in writing of such name and furnish the board with a copy of each registration of an assumed name filed under IC 23-15-1 [IC 23-15-1 was repealed by P.L.118-2017, SECTION 49, effective January 1, 2018.]. (Indiana Real Estate Commission; 876 IAC 3-6-7; filed Sep 24, 1992, 9:00 a.m.: 16 IR 749; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)

**876 IAC 3-6-8 Indiana licensed trainee appraisers; required use and prohibitions**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 8. (a) Indiana licensed residential appraisers, Indiana certified residential appraisers, and Indiana certified general appraisers may only employ:

- (1) Indiana licensed residential appraisers;
- (2) Indiana certified residential appraisers;
- (3) Indiana certified general appraisers; and
- (4) Indiana licensed trainee appraisers;

to assist in the performance of real estate appraisals. However, as provided for in section 9 of this rule, Indiana licensed residential appraisers may not supervise Indiana licensed trainee appraisers.

(b) Subsection (a) does not prohibit the use of unlicensed individuals to perform clerical functions.

(c) Indiana licensed trainee appraisers shall be subject to the supervision of a supervising appraiser as provided for in section 9 of this rule and may not:

- (1) work independently;
  - (2) hold themselves out to the general public as licensed or certified appraisers;
  - (3) have their own clients; or
  - (4) accept payment directly from clients for appraisal work.
- (d) Indiana licensed trainee appraisers may not do the following:
- (1) Review appraisals submitted by other appraisers.
  - (2) Hold themselves out as a review appraiser.

(Indiana Real Estate Commission; 876 IAC 3-6-8; filed Dec 8, 1993, 4:00 p.m.: 17 IR 781; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Apr 16, 2012, 3:43 p.m.: 20120516-IR-876110428RFA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; readopted filed Nov 26, 2019, 3:50 p.m.: 20191225-IR-876190192RFA)

**876 IAC 3-6-9 Indiana licensed trainee appraisers; supervision**

Authority: IC 25-34.1-3-8  
Affected: IC 25-34.1

Sec. 9. (a) This section establishes requirements for the use and supervision of licensed trainee appraisers.

(b) Indiana licensed trainee appraisers shall be subject to direct supervision, including inspection of all properties except as allowed by subsection (i), by a supervising appraiser who:

- (1) shall be a certified residential appraiser or certified general appraiser in Indiana for at least three (3) years prior to the date of application under 876 IAC 3-3-22(b);
- (2) has had no disciplinary action taken within the last three (3) years against an appraiser license or certification in Indiana or any other jurisdiction that affects the supervisory appraiser's legal ability to engage in appraisal practice;
- (3) does not have an appraiser license or certificate, in Indiana or any other jurisdiction, currently on probation or suspended or has been revoked; and
- (4) completes a board approved supervisor/trainee appraiser's course as required by section 10 of this rule.

(c) The supervising appraiser shall be responsible for the direct supervision of the Indiana licensed trainee appraiser by signing and certifying the report as in compliance with the Uniform Standards of Professional Appraisal Practice.

(d) The Indiana licensed trainee appraiser is permitted to have more than one (1) supervising appraiser in the office of the supervising appraiser with whom the Indiana licensed trainee appraiser has associated under 876 IAC 3-3-22. Such an additional supervisor shall be acting in substitution for the supervising appraiser identified under 876 IAC 3-3-22 and is only responsible for the Indiana licensed trainee appraiser on appraisals where such responsibility is assumed by the additional supervisor, at the consent of the supervisor of record identified under 876 IAC 3-3-22. Overall responsibility for the trainee appraiser remains with the supervisor of record as long as the association with the trainee appraiser is in effect under 876 IAC 3-3-22.

(e) An appraiser may not be the supervising appraiser for more than three (3) trainees.

(f) An appraisal log shall be maintained by the Indiana licensed trainee appraiser and supervising appraiser and shall, at a minimum, include the following for each appraisal:

- (1) Client name.
  - (2) Address of appraised property.
  - (3) Description of work performed and scope of the review and supervision of the supervising appraiser.
  - (4) Number of work hours.
  - (5) Type of property.
  - (6) Date of report.
- (g) The supervising appraiser shall:
- (1) review and sign the appraisal log annually;
  - (2) provide the log to the trainee; and
  - (3) include his or her state certification number.

It is the responsibility of the trainee to retain the log for submission to the board with any future application for license certification. The trainee appraiser shall be entitled to copies of appraisals, including appraisal reports and any work files, that the trainee appraiser completes. However, the original records shall be maintained at the office of the supervising appraiser.

(h) Separate appraisal logs shall be maintained by each supervising appraiser.

(i) The Indiana licensed trainee appraiser shall be subject to direct supervision until the Indiana licensed trainee appraiser is competent in accordance with the Competency Provision of the Uniform Standards of Professional Appraisal Practice, as adopted in section 2 of this rule, to perform appraisals for the specific property type. After the Indiana licensed trainee appraiser demonstrates competency, the supervising appraiser is not required to inspect the properties. However, the supervising appraiser must continue to sign and accept full responsibility for all appraisals performed by the Indiana licensed trainee appraiser.

(j) In addition to the requirements in subsection (i), the supervising appraiser shall accompany the Indiana licensed trainee appraiser and inspect the subject and comparable properties on the following appraisal assignments:

- (1) The first fifty (50) assignments performed by the trainee where the scope of the work includes a physical inspection of the property.
- (2) During the first year the trainee holds an active license, all assignments located more than fifty (50) miles from the supervising appraiser's office.

(k) The supervising appraiser and the licensed trainee appraiser shall meet with each other on a reasonable schedule to interact about the appraisal work of the trainee.

(l) Subsections (e) and (j) do not apply when an Indiana licensed trainee appraiser is an employee of a governmental entity acting in the course of the governmental entity's activities. (*Indiana Real Estate Commission; 876 IAC 3-6-9; filed Dec 8, 1993, 4:00*)

*p.m.: 17 IR 782; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2124; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed Dec 3, 2002, 3:00 p.m.: 26 IR 1108; filed Dec 1, 2003, 9:45 a.m.: 27 IR 1182; readopted filed Jul 19, 2007, 1:16 p.m.: 20070808-IR-876070068RFA; filed Aug 15, 2007, 10:01 a.m.: 20070912-IR-876060095FRA, eff Jan 1, 2008; errata filed Jan 23, 2008, 10:22 a.m.: 20080206-IR-876060095ACA; filed Apr 16, 2012, 3:43 p.m.: 20120516-IR-876110428FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]*

**876 IAC 3-6-10 Indiana licensed trainee appraisers; supervisor/trainee appraiser course**

Authority: IC 25-34.1-3-8

Affected: IC 25-34.1-8

Sec. 10. (a) A supervising appraiser under section 9 of this rule shall successfully complete a supervisor/trainee appraiser course in order to be a supervising appraiser. The course must be completed prior to commencement of association with a trainee appraiser.

(b) The supervisor/trainee appraiser course shall qualify for continuing education credit for the supervising appraiser under 876 IAC 3-5.

(c) A supervisor/trainee appraiser course shall be approved by the board or the Appraisal Qualifications Board and shall provide adequate information to ensure the supervisory appraiser and trainee appraiser understand the qualifications and responsibilities of that role. Specifically, the objective of the course shall be that the student understands the following:

- (1) Appraisal Qualifications Board minimum qualifications for becoming and remaining a supervisory appraiser, as well as jurisdictional licensure or certification requirements that may exceed those of the Appraisal Qualifications Board.
- (2) Appraisal Qualifications Board minimum qualifications for becoming a trainee appraiser.
- (3) Expectations and responsibilities of the supervisory appraiser.
- (4) Expectations and responsibilities of the trainee appraiser.
- (5) Processes and roles of the entities involved in establishing qualifications for certified and licensed appraisers.
- (6) Qualifications to become a certified or licensed appraiser.
- (7) Basics of the Uniform Standards of Professional Appraisal Practice.
- (8) Responsibilities and requirements of a supervisory appraiser in maintaining and signing all appropriate trainee appraiser experience logs.
- (9) Responsibilities and requirements of a trainee appraiser's role in maintaining and signing all appropriate trainee appraiser experience logs.

*(Indiana Real Estate Commission; 876 IAC 3-6-10; filed Apr 16, 2012, 3:43 p.m.: 20120516-IR-876110428FRA; readopted filed Nov 25, 2013, 9:21 a.m.: 20131225-IR-876130283RFA; filed Dec 29, 2014, 1:39 p.m.: 20150128-IR-876140304FRA, eff Jan 1, 2015 [IC 4-22-2-36 suspends the effectiveness of a rule document for 30 days after filing with the Publisher. LSA Document #14-304 was filed Dec 29, 2014.]*

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