



**MESA
COMMUNITY COLLEGE**

A MARICOPA COMMUNITY COLLEGE

Arizona Appraisal Pre-Licensing – Frequently Asked Questions (FAQ)

General Information

What is a real estate appraiser?

A real estate appraiser provides objective, unbiased property valuations based on market data, property condition, and other key factors. Appraisers play a crucial role in real estate transactions, loans, and property tax assessments.

What are the different types of appraiser licenses in Arizona?

Arizona has four levels of appraisal licensing:

1. **Trainee Appraiser** – Requires supervision by a certified appraiser.
2. **Licensed Residential Appraiser** – Can appraise non-complex residential properties up to \$1 million.
3. **Certified Residential Appraiser** – Can appraise all residential properties, regardless of value or complexity.
4. **Certified General Appraiser** – Can appraise all types of real estate, including commercial and industrial properties.

Pre-Licensing Education

What are the education requirements for becoming an appraiser in Arizona?

To become a Licensed Residential Appraiser in Arizona, you must complete **150 hours** of qualifying education. For a Certified Residential Appraiser, you need **200 hours** of education, and for a Certified General Appraiser, you need **300 hours**. The following courses below will satisfy the 150 hours of qualifying education. The first four courses **MUST** be taken in order:

REA270 Basic Appraisal Principles

REA271 Basic Appraisal Procedures

REA272 15 Hour National USPAP

REA150 Supervisory Appraiser/Appraiser Trainee

REA273 Residential Market Analysis Highest & Best Use

REA274 Residential Appraiser Site Valuation and Cost Approach
REA275 Residential Sales Comparison and Income Approaches
REA276AA Residential Report Writing and Case Studies I

Where can I take appraisal pre-licensing courses?

Courses can be taken online or in person through Arizona-approved appraisal education providers. The Arizona Board of Appraisal provides a list of approved providers on their website.

How long does it take to complete the pre-licensing courses?

The timeframe varies depending on your schedule. If taken full-time, the courses can be completed in **a few weeks to a few months**. Many students take **several months** to complete the required education while working.

Experience Requirements

How many hours of experience do I need to become a licensed or certified appraiser?

- **Licensed Residential Appraiser** – 1,000 hours over at least 6 months
- **Certified Residential Appraiser** – 1,500 hours over at least 12 months
- **Certified General Appraiser** – 3,000 hours over at least 18 months (including 1,500 hours of non-residential appraisal experience)

How do I find a supervisor for my trainee experience?

You will need to find a Certified Residential or Certified General Appraiser willing to supervise you. Networking with local appraisers, joining appraisal organizations, or contacting appraisal firms can help you find a supervisor.

Licensing Exam

Do I have to pass an exam to become an appraiser?

Yes, after completing the required education and experience, you must pass the **National Uniform Licensing and Certification Exam** for your desired license level.

How difficult is the appraisal licensing exam?

The exam is challenging and requires strong knowledge of appraisal principles, market analysis, and regulatory guidelines. Taking exam prep courses and reviewing study materials can significantly improve your chances of passing.

Application and Fees

How do I apply for an Arizona appraiser license?

You must submit an application to the **Arizona Board of Appraisal**, including proof of completed education, experience logs, and exam results. Background checks and application fees are also required.

What are the costs associated with becoming an appraiser in Arizona?

Costs vary, but common expenses include:

- **Pre-licensing courses:** \$1,000 – \$2,500
- **Exam fee:** Around \$100 – \$150
- **Application fee:** Varies by license level (\$400+ for some licenses)
- **Background check:** \$50 – \$100

Continuing Education & Renewal

How often do I need to renew my appraisal license?

Arizona appraiser licenses must be renewed **every two years**.

How many continuing education (CE) hours are required?

Appraisers must complete **28 hours of continuing education** every two years, including a **7-hour USPAP (Uniform Standards of Professional Appraisal Practice) course**.

Where can I find continuing education courses?

Arizona-approved providers offer CE courses online and in person. The Arizona Board of Appraisal website lists approved courses and providers.

Career Outlook

Is real estate appraisal a good career in Arizona?

Yes! The demand for appraisers remains strong due to Arizona's growing real estate market. Appraisers enjoy flexible work schedules, competitive earnings, and opportunities for career advancement.

How much do appraisers make in Arizona?

Salaries vary based on license level, experience, and location. On average:

- **Licensed Residential Appraisers:** \$50,000 – \$80,000 per year
- **Certified Residential Appraisers:** \$70,000 – \$100,000 per year
- **Certified General Appraisers:** \$90,000 – \$150,000+ per year

Additional Questions?

For more details, please contact John Beshk, Real Estate Program Director at john.beshk@mesacc.edu or 602309-8888. You can also visit our [Appraisal Program Page](#) for mor information.
