THE WAY IN

What the AQB adopted on November 19, 2026, and when it reaches you.

THE ONE IDEA

Adopted now. In force July 1, 2027. Your state decides when, and can require more.

THE DATES (THE APPRAISAL FOUNDATION, NOV. 19, 2026)

WHEN	WHAT
Nov. 19, 2026: the AQB adopts the Third Exposure Draft of the Criteria	Adopted
July 1, 2027: the revised Criteria take effect	Effective
Jan. 1, 2029: every state must have them in place	State deadline
The final 2027 Criteria text	Not posted yet (Nov. 23, 2026)

TODAY VS. ADOPTED (AQB CRITERIA, JAN. 1, 2026 · THIRD EXPOSURE DRAFT, SEPT. 24, 2026)

WHAT	TODAY (IN FORCE)	ADOPTED (AS YOUR STATE ADOPTS IT)
College degree	Certified General: a bachelor's degree. Certified Residential: a degree or set college-level courses.	Removed. One new required course teaches the analytic skills.
Experience	Licensed Residential 1,000 hours in 6+ months; Certified Residential 1,500 in 12+; Certified General 3,000 in 18+.	Same hours. No minimum months. Experience must still be progressive.
National exam	After the experience is done.	As soon as your qualifying education is complete.
Passing score	Valid for 24 months.	No longer expires. A score that already expired stays expired.
Trainee courses	Expire if done more than 5 years before application.	No longer expire.
Trainee CE	Required.	Not required by the AQB. A state may still require it.
Licensed Residential experience	A supervised log, PAREA or a Practicum.	Adds the Demonstration Pathway (see page 2).
Fair housing CE	Every two calendar years: 7 hours the first time, then at least 4.	The repeating CE course becomes optional. State law that requires more still applies.
Fair housing qualifying course	8 hours (7 plus a 1-hour exam).	Renamed; 5 hours, exam included. A 7-hour course on the 2026 outline, with its exam passed, satisfies it.
Licensed Residential definition	Non-complex 1 to 4 units under a $1,000,000 transaction value; complex under $400,000.	Non-complex 1 to 4 residential units. Federal law, federal rules and state law still set limits.
Supervisors	Today's eligibility rules.	No new duties. Discipline for an administrative matter alone does not disqualify. 3 trainees stays the default.

SCORE YOUR CALLS

Call 1: C. Neither. Under the new Criteria the calendar minimums and the degree are gone, but she still has to pass the exam, and her state still verifies her log. "Education, examination, and experience all remain required."

Call 2: A. No. The new Criteria take effect July 1, 2027, a state may always require more than the AQB minimum, and today's rule calls for a course on the AQB outline every two calendar years.

THE PATHWAY AND YOU

The Demonstration Pathway, your credential, and what to do before your state moves.

IN THE AQB'S OWN WORDS (THIRD EXPOSURE DRAFT, SEPT. 24, 2026)

DEMONSTRATION PATHWAY

"The applicant completes three appraisal reports on real properties, working alone, through an AQB-approved provider. The acceptability of each report is validated two ways, an independent written review and an oral defense." It "satisfies that classification's full experience requirement" and "counts as 1,000 hours toward any higher classification." "A complete route to the Licensed Residential classification that does not depend on securing a supervisor." The applicant still passes the exam; the state "issues or declines the credential under its own law."

Summary of Proposed Revisions, p. 10; Appendix Sec. 5, pp. 137 to 142

NOT OPEN YET

The provider policies "are not part of the Criteria; they are not adopted with the Criteria; and they will be finalized only after the Board adopts" the Criteria. Reports are "prepared solely for pathway assessment" with "no permitted use in any transaction."

Appendix Sec. 5, pp. 138 and 142

YOUR CREDENTIAL

The dollar limits "come from federal law, and those laws still apply, exactly as they do now." "Removing them from the definition therefore removes nothing from the law." "Federal law, federal rules, and state law decide when a credential may be used and may set added limits."

Summary, p. 11; Appendix Sec. 19, p. 168

YOUR STATE

"A jurisdiction that has not yet conformed its own rules to a reduced requirement is not out of compliance during that time, because a jurisdiction may always require more than the Criteria minimum." "A state law that requires additional education on this subject continues to apply."

Appendix Sec. 21, p. 172; Appendix Sec. 4, p. 136

WHAT TO DO NOW

- [ ] Keep your continuing education on your state's schedule, fair housing course included.
- [ ] A trainee? Plan on today's rules: the months, the exam after experience, the 24-month score, the five-year course limit and trainee CE.
- [ ] A degree kept you from Certified Residential? Ask your state board when it plans to adopt.
- [ ] Read the AQB's five-page Summary of Proposed Revisions, then the final 2027 Criteria when they are posted.

A NOTE FOR YOUR STATE BOARD (COPY AND SEND)

"Hello. On November 19, 2026, the Appraiser Qualifications Board adopted revised Real Property Appraiser Qualification Criteria, effective July 1, 2027, with a state implementation deadline of January 1, 2029. When does the board plan to adopt them, and will my continuing education requirements, including the valuation bias and fair housing course, change before then? Thank you."

SOURCES

The Appraisal Foundation, "AQB Adopts New Real Property Appraiser Qualification Criteria" (Nov. 19, 2026). AQB, Third Exposure Draft of Proposed Changes to the Real Property Appraiser Qualification Criteria (Sept. 24, 2026): Summary of Proposed Revisions, pp. 10 to 14; Appendix Secs. 1, 4, 5, 8, 9, 10, 13, 15, 19 and 21. AQB, The Real Property Appraiser Qualification Criteria, effective Jan. 1, 2026 (continuing education III.F.11; examination; Licensed Residential, Certified Residential and Certified General sections; Required Core Curriculum).