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MEMORANDUM

TO: Patrick Riley, General Counsel, Public Protection Cabinet for Real Estate Appraisers Board

FROM: Ange Darnell, Regulations Compiler

RE: Proposed New Administrative Regulations – 831 KAR 003:001; 831 KAR 003:010; 831 KAR 003:020; 831 KAR 003:030; 831 KAR 003:040; 831 KAR 003:050; 831 KAR 003:060; 831 KAR 003:070; 831 KAR 003:080; 831 KAR 003:090; 831 KAR 003:100; 831 KAR 003:110; 831 KAR 003:120; 831 KAR 003:130; 831 KAR 003:140; 831 KAR 003:150; 831 KAR 003:160; 831 KAR 003:170; 831 KAR 003:180; 831 KAR 003:190; 831 KAR 003:200 & 831 KAR 003:210.

DATE: March 30, 2026

A copy of each administrative regulation listed above is enclosed for your files. If these administrative regulations follow the standard KRS Chapter 13A timeline, they would be tentatively scheduled for a full review by the Administrative Regulation Review Subcommittee at its **JULY 2026** meeting.

Pursuant to KRS 13A.280, **if** comments are received during the public comment period, a Statement of Consideration or a one-month extension request for these regulations would be due **by noon on July 15, 2026**. Please reference KRS 13A.270 and 13A.280 for other requirements relating to the public hearing and public comment period and Statements of Consideration.

If you have questions, please contact us at RegsCompiler@LRC.ky.gov or (502) 564-8100.

Enclosures

1 PUBLIC PROTECTION CABINET

2 Kentucky Real Estate Appraisers Board

3 (New Administrative Regulation)

4 831 KAR 3:100. Continuing education required for certification and licensure.

5 RELATES TO: KRS Chapter 324A, 12 U.S.C. § 3350

6 STATUTORY AUTHORITY: KRS 324A.035, KRS 324A.065

7 NECESSITY, FUNCTION, AND CONFORMITY: KRS 324A.020 and 324A.035

8 require the Real Estate Appraisers Board, with the review of the director of the Division of Real
9 Property Boards, to promulgate administrative regulations necessary to carry out the provisions of
10 KRS Chapter 324A. This administrative regulation is necessary to comply with Title XI of the
11 Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C. § 3331 through
12 12 U.S.C. § 3351), and KRS Chapter 324A. KRS 324A.035(3)(f) requires the board to establish
13 requirements for continuing education of appraisers. This administrative regulation establishes
14 continuing education requirements for certification and licensure.

15 Section 1. Annual continuing education requirements for licensed or certified real property
16 appraisers.

17 (1) A continuing education cycle starts on June 1 of a given year and lasts through May 31
18 of the following year.

19 (2) Each associate real property appraiser, licensed residential real property appraiser,
20 certified residential real property appraiser, and certified general real property appraiser shall

1 complete fourteen (14) hours of board approved continuing education during each continuing
2 education cycle.

3 (3) An associate real property appraiser, licensed residential real property appraiser,
4 certified residential real property appraiser, or certified general real property appraiser who fails
5 to comply with subsection (2) of this section shall not be eligible to renew a license or certificate
6 under 831 KAR 3:110 Section 1 and Section 2.

7 (4) The board may place a credential in inactive status if the board determines a
8 deficiency in continuing education was due to extenuating circumstances beyond the control of
9 the credential holder and the credential holder or a person authorized by law to act on behalf of the
10 credential holder submits a request for inactive status and an explanation of the extenuating
11 circumstances including any supporting documentation. A credential placed in inactive status by
12 the board shall expire three (3) years after placement in inactive status unless reactivated by the
13 credential holder.

14 (5) A credential holder seeking to reactivate a credential placed in inactive status pursuant
15 to this subsection shall comply with the requirements of 831 KAR 3:120 Section 2, including
16 the most recent edition of the seven (7) hour Valuation Bias and Fair Housing Laws and
17 Regulations course under Section 2 of this present administrative regulation.

18 (6) A licensed nonfederal real property appraiser shall not be required to complete
19 continuing education.

20 (7) A credential holder shall not receive continuing education credit for repeating a
21 continuing education course or an appraisal educational program within a continuing education
22 cycle, except that a credential holder may receive continuing education credit for repeating the
23 seven (7) hour National Uniform Standards of Professional Appraisal Practice Continuing

1 Education Course, or its equivalent, if an updated version of the course is approved by the AQB after
2 a credential holder takes the course during a continuing education cycle.

3 Section 2. National Uniform Standards of Professional Appraisal Practice Continuing
4 Education Course Requirement. Each associate real property appraiser, licensed residential real
5 property appraiser, certified residential real property appraiser, and certified general real
6 property appraiser shall successfully complete the seven (7) hour National Uniform
7 Standards of Professional Appraisal Practice Continuing Education Course, or its equivalent,
8 every two (2) calendar years. Equivalency shall be determined by the Appraiser Qualifications
9 Board Course Approval Program or by an alternate method established by the AQB.

10 Section 3. Valuation Bias and Fair Housing Laws and Regulations Course Requirement.

11 (1) Beginning January 1, 2026, each associate shall successfully complete a one-time eight
12 (8) hour Valuation Bias and Fair Housing Laws and Regulations course approved by the Board.

13 (2) Beginning January 1, 2026, each licensed residential real property appraiser, certified
14 residential real property appraiser, and certified general real property appraiser shall successfully
15 complete a one-time seven (7) hour Valuation Bias and Fair Housing Laws and Regulations course
16 approved by the Board.

17 (3) Every two (2) calendar years thereafter, each associate, licensed residential real
18 property appraiser, certified residential real property appraiser, and certified general real property
19 appraiser shall successfully complete a four (4) hour Valuation Bias and Fair Housing Laws and
20 Regulations course approved by the board.

21 Section 4. Board approved continuing education credit.

22 (1) Board approved continuing education shall include:

23 (a) Continuing education courses approved by the board; or

1 (b) Participation, other than as a student, in appraisal educational programs and processes
2 not to exceed seven (7) hours of the required fourteen (14) hours of continuing education
3 for each continuing education cycle.

4 (2) Appraisal educational programs and processes shall include:

5 (a) Teaching a course. Credit for instructing any given course shall only be awarded
6 one (1) time during a continuing education cycle;

7 (b) Program development;

8 (c) Authorship of textbooks; or

9 (d) Similar activities.

10 (3) Continuing education courses taken by an individual to fulfill the continuing education
11 class hour requirement for a different credential than the individual's current credential may
12 be simultaneously counted towards the continuing education requirement of the individual's
13 current credential.

14 (4) The board shall accept real estate appraisal-related field trips for credit toward the
15 continuing education requirements. However, transit time to or from a field trip destination may
16 not be included when awarding credit unless instruction occurs during transit time. Credit
17 toward continuing education requirements for courses regarding USPAP shall only be awarded
18 when the course is instructed by at least one AQB Certified USPAP Instructor who is also a state
19 certified appraiser in good standing.

20 Section 5. Extension of time for completion of annual continuing education requirement.

21 (1) An associate real property appraiser, licensed residential real property appraiser,
22 certified residential real property appraiser, or certified general real property appraiser may request
23 an extension of time to complete the requirements of Section 1 of this regulation by submitting a

1 written request for an extension of time to the board prior to the conclusion of a continuing
2 education cycle.

3 (2) The board shall grant an extension of up to ninety (90) days for a certificate holder or
4 licensee:

5 (a) Returning from active military duty; or

6 (b) Whose business or residence is located in a county that has been declared a disaster
7 area by the Governor of Kentucky or the President of the United States.

8 (3) Waivers may not be granted to credential holders who have failed to meet the
9 continuing education requirements.

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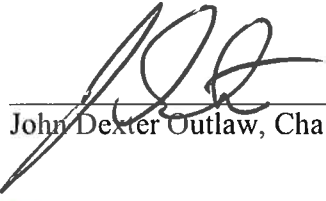
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APPROVED: March 25, 2026



John Dexter Outlaw, Chairperson, Kentucky Real Estate Appraisers Board



Tracy Carroll, Director, Division of Real Property Boards



Secretary Ray A. Perry, Kentucky Public Protection Cabinet

PUBLIC HEARING AND PUBLIC COMMENT PERIOD

A public hearing on this administrative regulation shall be held on June 24, 2026, at 1:00 P.M. Eastern Time at the Mayo-Underwood Building, Room 133CE, 500 Mero Street, Frankfort, Kentucky 40601. Individuals interested in being heard at this hearing shall notify this agency in writing by five workdays prior to the hearing, of their intent to attend. If no notification of intent to attend the hearing was received by that date, the hearing may be canceled. A transcript of the public hearing will not be made unless a written request for a transcript is made. If you do not wish to be heard at the public hearing, you may submit written comments on the proposed administrative regulation. Written comments shall be accepted through June 30, 2026. Send written notification of intent to be heard at the public hearing or written comments on the proposed administrative regulation to the contact person.

CONTACT PERSON: Patrick Riley, General Counsel, Kentucky Real Estate Appraisers Board, 500 Mero Street, Frankfort, Kentucky 40601, Email patrick.riley@ky.gov, Tel. (502) 782-2618.

REGULATORY IMPACT ANALYSIS AND TIERING STATEMENT

831 KAR 3:100. Continuing education required for certification and licensure.
Contact Person: Patrick Riley, General Counsel, Kentucky Real Estate Appraisers Board
Phone: (502) 782-2618
Email: patrick.riley@ky.gov

Subject Headings: Boards and Commissions, Real Estate, Licensing, Fees

(1) Provide a brief summary of:

(a) What this administrative regulation does:

This regulation establishes requirements for continuing education for certificate and license holders by the Kentucky Real Estate Appraisers Board (“Board”).

(b) The necessity of this administrative regulation:

This regulation is necessary to establish requirements for continuing education for maintaining certification and licensure as an appraiser.

(c) How this administrative regulation conforms to the content of the authorizing statutes:

Under KRS 324A.035, “Requirements established by the board relating to appraisers of federally related transactions shall not exceed the minimum requirements established by federal law or regulation.” Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C. § 3331 through 12 U.S.C. § 3351) requires a state appraiser program to adopt or implement the minimum requirements for supervisory appraisers set forth in the Real Property Appraiser Qualification Criteria of the Appraiser Qualifications Board of the Appraisal Foundation. KRS 324A.035(3)(f) requires the board to establish by administrative regulations requirements for continuing education of appraisers.

(d) How this administrative regulation currently assists or will assist in the effective administration of the statutes:

The Board is charged with licensing and regulating the practice of appraisal in Kentucky. This administrative regulation will assist the Board in effective oversight and approval processes for continuing education.

(2) If this is an amendment to an existing administrative regulation, provide a brief summary of:

(a) How the amendment will change this existing administrative regulation:

Not applicable.

(b) The necessity of the amendment to this administrative regulation:

Not applicable.

(c) How the amendment conforms to the content of the authorizing statutes:

Not applicable.

(d) How the amendment will assist in the effective administration of the statutes:
Not applicable.

(3) Does this administrative regulation or amendment implement legislation from the previous five years?

Yes, this regulation implements the following legislation from the previous five years.

HB 172 (Acts Chapter 21) "AN ACT relating to the Kentucky Real Estate Appraisers Board;" effective June 29, 2021.

HB 403 (Acts Chapter 182) "AN ACT relating to real property boards;" effective July 15, 2024.

(4) List the type and number of individuals, businesses, organizations, or state and local governments affected by this administrative regulation:

As of October 22, 2025, the Board licenses and regulates over 1,564 individual appraisers and 106 appraisal management companies ("AMCs") that will be affected by this administrative regulation, as follows: 721 Certified General Real Property Appraisers, 664 Certified Residential Real Property Appraiser, 13 Licensed Residential Real Property Appraisers, and 166 Associate Real Property Appraisers. This regulation will impact at least 1,564 appraisers who are taking continuing education.

(5) Provide an analysis of how the entities identified in question (3) will be impacted by either the implementation of this administrative regulation, if new, or by the change, if it is an amendment, including:

(a) List the actions that each of the regulated entities identified in question (3) will have to take to comply with this administrative regulation or amendment:

Current licensees will not need to take any new steps to comply with this regulation. This regulation is a new regulation and recodification of prior 201 KAR Chapter 30. Current licensees will need to follow the continuing education requirements set forth in this administrative regulation.

(b) In complying with this administrative regulation or amendment, how much will it cost each of the entities identified in question (3):

This regulation will impose no new costs on licensees.

(c) As a result of compliance, what benefits will accrue to the entities identified in question (3):

Current licensees will be able to identify continuing education requirements.

(6) Provide an estimate of how much it will cost the administrative body to implement this administrative regulation:

(a) Initially:

There will be no additional cost to the Board to implement this administrative regulation initially.

(b) On a continuing basis:

There will be no additional cost to the Board to implement this administrative regulation on a continuing basis.

(7) What is the source of the funding to be used for the implementation and enforcement of this administrative regulation:

There is no additional funding necessary to implement this administrative regulation.

(8) Provide an assessment of whether an increase in fees or funding will be necessary to implement this administrative regulation, if new, or by the change if it is an amendment:

The implementation of this administrative regulation requires no increase in fees or funding.

(9) State whether or not this administrative regulation establishes any fees or directly or indirectly increases any fees:

This administrative regulation does not establish any fees and neither directly nor indirectly increases any fees.

(10) TIERING: Is tiering applied? (Explain why or why not):

No, tiering is not applied because this administrative regulation applies equally to all education providers interested in providing prelicensing or continuing education courses and to all certificate and license holders.

FISCAL IMPACT STATEMENT

831 KAR 3:100. Continuing education required for certification and licensure.

Contact Person: Patrick Riley, General Counsel, Kentucky Real Estate Appraisers Board

Phone: (502) 782-2618

Email: patrick.riley@ky.gov

(1) Identify each state statute, federal statute, or federal regulation that requires or authorizes the action taken by the administrative regulation.

KRS 324A.015, KRS 324A.020, KRS 324A.035, KRS 324A.065, KRS Chapter 324A, 12 U.S.C. § 3350

(2) State whether this administrative regulation is expressly authorized by an act of the General Assembly, and if so, identify the act:

(3)(a) Identify the promulgating agency and any other affected state units, parts, or divisions: The Kentucky Real Estate Appraisers Board (“Board”) is the agency responsible for implementing this regulation. No other divisions of state or local government entities should be affected.

(b) Estimate the following for each affected state unit, part, or division identified in (3)(a):

1. Expenditures:

For the first year: There is no cost to administer this administrative regulation for the first year.

For subsequent years: There is no cost to administer this administrative regulation for subsequent years.

2. Revenues:

For the first year: This administrative regulation is not intended to generate revenue for any state or local government agency for the first year.

For subsequent years: This administrative regulation is not intended to generate revenue for any state or local government agency for subsequent years.

3. Cost Savings:

For the first year: There are no cost savings to administer this administrative regulation for the first year.

For subsequent years: There are no cost savings to administer this administrative regulation for subsequent years.

(4)(a) Identify affected local entities (for example: cities, counties, fire departments, school districts): None

(b) Estimate the following for each affected local entity identified in (4)(a):

1. Expenditures:

For the first year: N/A

For subsequent years: N/A

2. Revenues:

For the first year: N/A

For subsequent years: N/A

3. Cost Savings:

For the first year: N/A

For subsequent years: N/A

(5)(a) Identify any affected regulated entities not listed in (3)(a) or (4)(a): N/A

(b) Estimate the following for each regulated entity identified in (5)(a):

1. Expenditures:

For the first year: N/A

For subsequent years: N/A

2. Revenues:

For the first year: N/A

For subsequent years: N/A

3. Cost Savings:

For the first year: N/A

For subsequent years: N/A

(6) Provide a narrative to explain the following for each entity identified in (3)(a), (4)(a), and (5)(a):

(a) Fiscal impact of this administrative regulation: None.

(b) Methodology and resources used to reach this conclusion: Methodology and resources used are the fiscal department within the Public Protection Cabinet, Division of Real Property Boards.

(7) Explain, as it relates to the entities identified in (3)(a), (4)(a), and (5)(a):

(a) Whether this administrative regulation will have a “major economic impact”, as defined by KRS 13A.010(14): This administrative regulation is not intended or anticipated to have a major economic impact as defined by KRS 13A.010(14).

(b) The methodology and resources used to reach this conclusion: Methodology and resources used are the fiscal department within the Public Protection Cabinet, Division of Real Property Boards.

FEDERAL MANDATE ANALYSIS COMPARISON

831 KAR 3:100. Continuing education required for certification and licensure.

Contact Person: Patrick Riley, General Counsel, Kentucky Real Estate Appraisers Board

Phone: (502) 782-2618

Email: patrick.riley@ky.gov

- (1) Federal statute or regulation constituting the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347, 12 U.S.C. 3351
- (2) State compliance standards.
KRS 324A.020, KRS 324A.035
- (3) Minimum or uniform standards contained in the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347, 12 U.S.C. 3351
- (4) Will this administrative regulation impose stricter requirements, or additional or different responsibilities or requirements, than those required by the federal mandate?
This administrative regulation does not impose stricter requirements, or additional or different responsibilities or requirements, than those required by the federal mandate.
- (5) Justification for the imposition of the stricter standard, or additional or different responsibilities or requirements.
This administrative regulation does not impose a stricter standard, or additional or different responsibilities or requirements.