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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 3:140. Education course approval, renewal, and standards.

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 require
8 the Real Estate Appraisers Board, with the review of the director of the Division of Real Estate
9 Boards, to promulgate administrative regulations necessary to carry out the provisions of KRS
10 Chapter 324A. This administrative regulation is necessary to comply with Title XI of the Financial
11 Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C. § 3331 through 12 U.S.C.
12 § 3351), and KRS Chapter 324A. KRS 324A.035 requires the board to establish requirements for
13 the education of appraisers. KRS 324A.035(d) and (f) requires the board to establish requirements
14 for education and continuing education of appraisers, respectively. This administrative regulation
15 describes how to receive board approval or renewal for qualifying education and continuing
16 education courses, and provides standards including standards for distance learning.

17 Section 1. Types of education courses for appraisers.

18 (1) Qualifying education courses are prelicensure education courses designed to
19 meet the qualifying education requirements for a credential issued by the board under 831 KAR
20 3:030.

1 (2) Continuing education courses are post-licensure education courses designed to
2 meet the continuing education requirements for a credential issued by the board under 831 KAR
3 3:100.

4 (3) Each education course shall be approved by the board in accordance with this
5 administrative regulation and shall be conducted by an education provider recognized by
6 the board in accordance with 831 KAR 3:130.

7 Section 2. How to apply for education course approval. To apply for board approval of a
8 qualifying education or continuing education course, an education provider shall, for each course:

9 (1) Complete and submit an Application for Course Approval and attach:

10 (a). A copy of a contract or agreement to be signed by the student which outlines the class
11 schedule, grading system, and attendance requirements, if a contract or agreement is
12 executed between the student and the provider; and

13 (b). A copy of the course syllabus or outline and all written material that will be used in
14 the course;

15 (2) Complete and submit an Instructor Application and current resume or curriculum vitae
16 for each instructor of the course listed on the Application for Course Approval, unless the
17 instructor has been approved by the board in accordance with 831 KAR 3:130 Section 4; and

18 (3) Submit payment of the fee set forth in 831 KAR 3:010 Section 2.

19 Section 3. Board approval of education courses.

20 (1) The board shall approve a qualifying education course if it meets the requirements
21 of this regulation and 831 KAR 3:030 Sections 1 and 2.

22 (2) The board shall approve a continuing education course if it meets the requirements
23 of this regulation.

1 Section 4. Standards for continuing education courses.

2 (1) A continuing education course shall:

3 (a) Be at least two (2) class hours in duration; and

4 (b) Be designed to maintain or increase an appraiser's skill, knowledge, and competency
5 in real property appraisal.

6 (2) A continuing education course shall cover topics related to real property appraisal,
7 including:

8 (a) Ad valorem taxation;

9 (b) Arbitration, dispute resolution;

10 (c) Courses related to the practice of real estate appraisal or consulting;

11 (d) Development cost estimating;

12 (e) Ethics and standards of professional practice, USPAP;

13 (f) Fair housing, valuation bias, and equal housing opportunity;

14 (g) Land use planning, zoning;

15 (h) Management, leasing, timesharing;

16 (i) Property development, partial interests;

17 (j) Real estate law, easements, and legal interests;

18 (k) Real estate litigation, damages, condemnation;

19 (l) Real estate financing and investment;

20 (m) Real estate appraisal-related computer applications;

21 (n) Real estate securities and syndication;

22 (o) Green building construction;

23 (p) Impact of seller concessions;

1 (q) Appraising personal property as a component of real property value; or

2 (r) Appraising business value as a component of real property value.

3 (3) A continuing education course on the topic of USPAP shall be instructed by at least
4 one (1) AQB Certified USPAP Instructor who is also a state certified appraiser in good standing.

5 Section 5. Distance education standards.

6 (1) Continuing education or qualifying education class hours may be delivered by
7 synchronous distance education.

8 (2) Continuing education or qualifying education class hours may be delivered by
9 asynchronous distance education if:

10 (a) The course provides a reciprocal environment where the student has verbal or written
11 communication with the instructor;

12 (b) Approval of course content for college-level courses is obtained from the board, the AQB,
13 or an accredited college, community college, or university that offers distance education programs
14 and is approved or accredited by the Commission on Colleges, a regional or national accreditation
15 association, or by an accrediting agency that is recognized by the United States Secretary of
16 Education;

17 (c) Approval of non-academic credit college courses provided by a college is approved by
18 the board or the AQB; and

19 (d) Course delivery mechanism approval is obtained from:

20 1. The AQB;

21 2. An organization approved by the AQB to provide approval of course design and delivery;

1 3. A college or university that is approved or accredited by the Commission on Colleges, a
2 regional or national accreditation association, or by an accrediting agency that is recognized by the
3 United States Secretary of Education, and that:

4 a. Awards academic credit for the distance education course; or

5 b. Has a distance education delivery program that approves the course design and delivery
6 that incorporates a reciprocal environment where the student has verbal or written communication
7 with the instructor.

8 (3) Continuing education or qualifying education class hours may be delivered by hybrid
9 distance education if each of its class hours meets the requirements of subsection (1) or (2) of this
10 section.

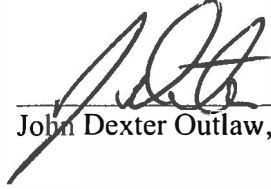
11 Section 6. Incorporation by Reference.

12 (1) “Application for Course Approval,” KREAB Form 013, March 2026, is incorporated
13 by reference.

14 (2) This material may be inspected, copied, or obtained, subject to applicable copyright law,
15 at the Kentucky Real Estate Appraisers Board, 500 Mero Street, Frankfort, Kentucky 40601, (502)
16 564-4000, Monday through Friday, 8 a.m. to 4:30 p.m. Eastern Time, and is available on the board
17 website, kreab.ky.gov.

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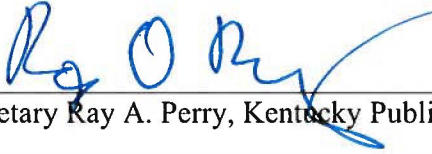
APPROVED: March 25, 2026



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 3:140. Education course approval, renewal, and standards.

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 approval, renewal, and standards of continuing education courses 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 courses for certification and licensure of appraisers.

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

KRS 324A.035 requires the board to establish requirements for the education of appraisers. KRS 324A.035(d) and (f) requires the board to establish requirements for education and continuing education of appraisers, respectively.

(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 courses.

(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 an unknown number of current and prospective licensees, education providers, and instructors.

(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 and prospective education providers and instructors will need to follow the requirements set forth in this 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 and prospective education providers and instructors will be able to identify the requirements set forth in this regulation.

(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 course providers interested in providing prelicensing or continuing education courses and to all certificate and license holders.

FISCAL IMPACT STATEMENT

831 KAR 3:140. Education course approval, renewal, and standards.

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.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 3:140. Education course approval, renewal, and standards.

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, KRS 324A.065

(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.

STATEMENT OF MATERIAL INCORPORATED BY REFERENCE

831 KAR 3:140. Education course approval, renewal, and standards.

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

Phone: (502) 782-2618

Email: patrick.riley@ky.gov

“Application for Course Approval,” KREAB Form 013, March 2026, is a 2-page form for education course providers seeking approval or renewal for education courses.