

STATEMENT OF MATERIAL INCORPORATED BY REFERENCE  
201 KAR 050:020

“Nonfederal Real Property Appraiser Application,” KRPAB Form 001, July 2026, is a 1-page form for individuals interested in applying for a license as an appraiser for nonfederally related transactions in Kentucky, including a checklist and instructions.

“Associate Real Property Appraiser Application,” KRPAB Form 002, July 2026, is a 2-page form for individuals interested in applying for certification as an associate real property appraiser in Kentucky, including a checklist and instructions.

“Licensed Residential Real Property Appraiser Application,” KRPAB Form 003, July 2026, is a 2-page form for individuals interested in applying for certification as a licensed residential real property appraiser in Kentucky, including a checklist and instructions.

“Certified Residential Real Property Appraiser Application,” KRPAB Form 004, July 2026, is a 2-page form for individuals interested in applying for certification as a certified residential real property appraiser in Kentucky, including a checklist and instructions.

“Certified General Real Property Appraiser Application,” KRPAB Form 005, July 2026, is a 2-page form for individuals interested in applying for certification as a certified general real property appraiser in Kentucky, including a checklist and instructions.

“Uniform Standards of Professional Appraisal Practice” (USPAP), 2024 edition, is a 82-page book which provides the standards of professional practice guidance to certificate and license holders.



## KENTUCKY REAL PROPERTY APPRAISERS BOARD

500 Mero Street, 2NE09  
Frankfort, KY 40601  
(502) 564-4000  
[ppc.krpab@ky.gov](mailto:ppc.krpab@ky.gov)

### KRPAB Form 001 - NONFEDERAL REAL PROPERTY APPRAISER APPLICATION

#### LICENSING INFORMATION

License Number: \_\_\_\_\_ eServices OPID Number: \_\_\_\_\_

#### APPLICANT INFORMATION

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Email Address: \_\_\_\_\_ Personal Phone: \_\_\_\_\_

Residence Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Business Name: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

#### BIENNIAL RENEWAL FEE – \$300

#### RENEWAL BACKGROUND QUESTIONS

In the past twenty-four (24) months, have you had an application for certification or license as an appraiser denied by any agency within the State of Kentucky or any other State? **YES** **NO**

In the past twenty-four (24) months, have you been reprimanded or fined or had a license or certificate or a registration suspended, revoked, restricted, denied, or surrendered in Kentucky or any other State by any agency that has granted you a license, certificate, or registration to engage in a regulated occupation, trade, or profession? **YES** **NO**

In the past twenty-four (24) months, have you entered a nolo contendere, been found guilty of, or convicted of a felony or a misdemeanor (excluding traffic violations)? **YES** **NO**

#### CERTIFICATION

I certify that the information provided herein is true and correct to the best of my knowledge. I certify that I have read the KRS Chapter 324A statutes and 201 KAR Chapter 50 regulations and I understand that it is my responsibility to comply with all state regulations, and that failure to comply is cause for disciplinary action.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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### KRPAB Form 002 - ASSOCIATE REAL PROPERTY APPRAISER APPLICATION

#### APPLICANT INFORMATION

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Email Address: \_\_\_\_\_ Personal Phone: \_\_\_\_\_

Residence Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Business Name: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Business Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

#### QUALIFYING EDUCATION

- Market Analysis and Highest & Best Use (15 hours)
- Basic Appraisal Principles (30 hours)
- Basic Appraisal Procedures (30 hours)
- Supervisor/Associate Mandatory Course (7 hours)
- National USPAP Course (15 hours)
- Valuation Bias and Fair Housing Laws and Regulations (8 hours)

#### BACKGROUND QUESTIONS

Have you previously held a license with the KRPAB or another state appraiser agency? **YES** **NO**

Are you currently in good standing with all agencies and commissions with whom you hold a license or certification? **YES** **NO**

Have you EVER had an application for certification or licensure as an appraiser denied by any agency within the State of Kentucky or any other State? If yes, attach a copy of the denial notice and a letter of explanation. **YES** **NO**

Have you EVER been reprimanded or fined, had a license or certificate or registration suspended, revoked, restricted, denied, or surrendered in Kentucky or any other State by any agency that has granted you a license, certificate, or registration to engage in a regulated occupation, trade, or profession? If yes, attach copies of any documentation describing the charges against you, the action(s) taken, and a letter of explanation. **YES** **NO**

Are you the subject of ANY pending investigation, administrative sanction proceeding, hearing, trial, or similar action by any agency that has granted or denied you a license, certificate, or registration to engage in a regulated occupation, trade, or profession? If yes, attach copies of relevant documentation and a letter of explanation. **YES** **NO**

Have you EVER entered a plea of nolo contendere, been found guilty of or convicted of a felony? If yes, attach copies of any documentation describing the charges against you and a letter of explanation. **YES** **NO**

Have you in the last 10 years entered a plea of nolo contendere, been found guilty of or convicted of a misdemeanor? If yes, attach copies of any documentation describing the charges against you and a letter of explanation. **YES NO**

Are you awaiting trial or sentencing in a criminal proceeding? If yes, attach a letter of explanation. **YES NO**

Have you ever used any name other than the one herein, either initials, surname, maiden name, or alias? If yes, list all other names used. **YES NO**

### **OATH AND AFFIDAVIT**

I do hereby acknowledge that I have reached the age of 18; have a High School or High School Equivalency diploma; agree that I have knowledge of and comply with the standards set forth in KRS 324A.050, State of Kentucky rules promulgated thereto, and understand the types of misconduct for which disciplinary proceedings may be initiated against me pursuant to said law; authorize the Kentucky Real Property Appraisers Board or their agents to interview individuals or organizations referenced in my claims for satisfying education requirements and experience requirements, or equivalent experience, and to inspect my appraisal files to verify information given on my application. I further authorize the Kentucky Real Property Appraisers Board or their agents to conduct a criminal records check.

I do further authorize the Kentucky Real Property Appraisers Board to inform those entities selected by the Board of any disciplinary action taken by the Board and the basis for that action for any state in which I have the authority or any state which I may apply for the authority to perform any appraisal activities involving federally related transactions pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.

I do agree to return the license/certification upon request if issued to me in error or if requested by the Kentucky Real Property Appraisers Board after a hearing pursuant to disciplinary action.

I acknowledge that appraisals made by me after January 1, 1991 and claimed as experience in this application have been completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

### **Oath:**

The Statements and information contained herein, with attachments, are made under oath, and any material misrepresentation shall be punishable as perjury, in the first degree, a felony crime (KRS 523.020), and shall also be grounds for suspension, revocation or refusal to renew any certificate or license granted pursuant to same.

### **Affidavit:**

State of \_\_\_\_\_, \_\_\_\_\_ County

I, \_\_\_\_\_, being at least eighteen years of age duly sworn, affirm and state that the information provided within the application for Appraiser License or Certification in the State of Kentucky, is true and correct to the best of my knowledge.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



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### KRPAB Form 003 - LICENSED RESIDENTIAL REAL PROPERTY APPRAISER APPLICATION

#### APPLICANT DEMOGRAPHICS

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

License Number: \_\_\_\_\_ eServices OPID Number: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Supervisor's License Number: \_\_\_\_\_

#### REQUIRED UPGRADE DOCUMENTS

##### Qualifying Education Certificates:

- Residential Sales Comparison and Income Approach (30 hours)
- Residential Site Valuation and Cost Approach (15 hours)
- Residential Report Writing and Case Studies (15 hours)
- Valuation Bias & Fair Housing Laws & Regulations (8 hours)

##### Appraisal Log:

- Residential experience of no less than 1,000 hours in no less than 6 months

#### LICENSED RESIDENTIAL REAL PROPERTY APPRAISER EXPERIENCE CERTIFICATION

I, the undersigned applicant for licensure as a Licensed Residential Real Property Appraiser of the Kentucky Real Property Appraisers Board, do hereby certify:

That, to date, I have at least 1,000 hours and a minimum of six (6) months appraisal experience; that my hours may be treated as cumulative in order to achieve the necessary 1,000 hours of 1-4 unit appraisal experience; and that my appraisal experience is in fee and staff appraisals, review appraisals, ad valorem tax appraisals, highest and best use analyses, and feasibility analyses or studies.

That the documentation in the form of reports or file memoranda is available to the Kentucky Real Property Appraisers Board to support the experience set forth in paragraph 1, above.

That all experience obtained after January 1, 1991, complies with the Uniform Standards of Professional Appraisal Practice (USPAP).

Under penalty of perjury and as material representation to the Kentucky Real Property Appraisers Board to secure certification, I state the foregoing is true.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## OATH AND AFFIDAVIT

I do hereby acknowledge that I have reached the age of 18; have a High School or High School Equivalency diploma; agree that I have knowledge of and comply with the standards set forth in KRS 324A.050, State of Kentucky rules promulgated thereto, and understand the types of misconduct for which disciplinary proceedings may be initiated against me pursuant to said law; authorize the Kentucky Real Property Appraisers Board or their agents to interview individuals or organizations referenced in my claims for satisfying education requirements and experience requirements, or equivalent experience, and to inspect my appraisal files to verify information given on my application. I further authorize the Kentucky Real Property Appraisers Board or their agents to conduct a criminal records check.

I do further authorize the Kentucky Real Property Appraisers Board to inform those entities selected by the Board of any disciplinary action taken by the Board and the basis for that action for any state in which I have the authority or any state which I may apply for the authority to perform any appraisal activities involving federally related transactions pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.

I do agree to return the license/certification upon request if issued to me in error or if requested by the Kentucky Real Property Appraisers Board after a hearing pursuant to disciplinary action.

I acknowledge that appraisals made by me after January 1, 1991 and claimed as experience in this application have been completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

### Oath:

The Statements and information contained herein, with attachments, are made under oath, and any material misrepresentation shall be punishable as perjury, in the first degree, a felony crime (KRS 523.020), and shall also be grounds for suspension, revocation or refusal to renew any certificate or license granted pursuant to same.

### Affidavit:

State of \_\_\_\_\_, \_\_\_\_\_ County

I, \_\_\_\_\_, being at least eighteen years of age duly sworn, affirm and state that the information provided within the application for Appraiser License or Certification in the State of Kentucky, is true and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



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### KRPAB Form 004 - CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER APPLICATION

#### APPLICANT DEMOGRAPHICS

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

License Number: \_\_\_\_\_ eServices OPID Number: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Supervisor's License Number: \_\_\_\_\_

#### REQUIRED UPGRADE DOCUMENTS

##### Qualifying Education Certificates:

- Residential Appraiser Site Valuation & Cost Approach **(15 hours)**
- Residential Sales Comparison & Income Approaches **(30 hours)**
- Residential Report Writing & Case Studies **(15 hours)**
- Statistics, Modeling, & Finance **(15 hours)**
- Advanced Residential Applications & Case Studies **(15 hours)**
- Appraisal Subject Matter Electives **(12 hours)**
- Valuation Bias & Fair Housing Laws & Regulations **(8 hours)**

##### Appraisal Log:

- Residential experience of no less than 1,500 hours in no less than **12 months**

##### College Requirement:

- Bachelor's degree in any field of study
- Associate's degree in a related field
- Other Approved Equivalency

#### CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER EXPERIENCE CERTIFICATION

I, the undersigned applicant for licensure as a Certified Residential Real Property Appraiser of the Kentucky Real Property Appraisers Board, do hereby certify:

That, to date, I have at least 1,500 hours and a minimum of twelve (12) months' appraisal experience; that my hours may be treated as cumulative in order to achieve the necessary 1,500 hours of 1-4 unit appraisal experience; and that my appraisal experience is in fee and staff appraisals, review appraisals, ad valorem tax appraisals, highest and best use analyses, and feasibility analyses or studies.

That the documentation in the form of reports or file memoranda is available to the Kentucky Real Property Appraisers Board to support the experience set forth in paragraph 1, above.

That all experience obtained after January 1, 1991, complies with the Uniform Standards of Professional Appraisal Practice (USPAP).

Under penalty of perjury and as material representation to the Kentucky Real Property Appraisers Board to secure certification, I state the foregoing is true.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## OATH AND AFFIDAVIT

I do hereby acknowledge that I have reached the age of 18; have a High School or High School Equivalency diploma; agree that I have knowledge of and comply with the standards set forth in KRS 324A.050, State of Kentucky rules promulgated thereto, and understand the types of misconduct for which disciplinary proceedings may be initiated against me pursuant to said law; authorize the Kentucky Real Property Appraisers Board or their agents to interview individuals or organizations referenced in my claims for satisfying education requirements and experience requirements, or equivalent experience, and to inspect my appraisal files to verify information given on my application. I further authorize the Kentucky Real Property Appraisers Board or their agents to conduct a criminal records check.

I do further authorize the Kentucky Real Property Appraisers Board to inform those entities selected by the Board of any disciplinary action taken by the Board and the basis for that action for any state in which I have the authority or any state which I may apply for the authority to perform any appraisal activities involving federally related transactions pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.

I do agree to return the license/certification upon request if issued to me in error or if requested by the Kentucky Real Property Appraisers Board after a hearing pursuant to disciplinary action.

I acknowledge that appraisals made by me after January 1, 1991 and claimed as experience in this application have been completed in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

### Oath:

The Statements and information contained herein, with attachments, are made under oath, and any material misrepresentation shall be punishable as perjury, in the first degree, a felony crime (KRS 523.020), and shall also be grounds for suspension, revocation or refusal to renew any certificate or license granted pursuant to same.

### Affidavit:

State of \_\_\_\_\_, \_\_\_\_\_ County

I, \_\_\_\_\_, being at least eighteen years of age duly sworn, affirm and state that the information provided within the application for Appraiser License or Certification in the State of Kentucky, is true and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



## KENTUCKY REAL PROPERTY APPRAISERS BOARD

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[ppc.krpab@ky.gov](mailto:ppc.krpab@ky.gov)

### KRPAB Form 005 - CERTIFIED GENERAL REAL PROPERTY APPRAISER APPLICATION

#### APPLICANT DEMOGRAPHICS

First Name: \_\_\_\_\_ MI: \_\_\_\_\_ Last Name: \_\_\_\_\_

License Number: \_\_\_\_\_ eServices OPID Number: \_\_\_\_\_

Supervisor's Name: \_\_\_\_\_ Supervisor's License Number: \_\_\_\_\_

#### REQUIRED UPGRADE DOCUMENTS

##### Qualifying Education Certificates:

- General Appraiser Market Analysis & Highest & Best Use (30 hours)
- Statistics, Modeling, & Finance (15 hours)
- General Appraiser Site Valuation & Cost Approach (30 hours)
- General Appraiser Sales Comparison Approach (30 hours)
- General Appraiser Income Approach (60 hours)
- General Appraiser Report Writing & Case Studies (30 hours)
- Appraisal Subject Matter Electives Course (22 hours)
- Valuation Bias & Fair Housing Laws & Regulations (8 hours)

##### Appraisal Log:

- No less than 3,000 hours in no less than 18 months
- At least 1,500 of the total experience hours are commercial real property appraisals

##### College Requirement:

- Bachelor's degree in any field of study

#### CERTIFIED GENERAL REAL PROPERTY APPRAISER EXPERIENCE CERTIFICATION

I, the undersigned applicant for licensure as a Certified General Real Property Appraiser of the Kentucky Real Property Appraisers Board, do hereby certify:

That, to date, I have at least 3,000 hours and a minimum of eighteen (18) months' appraisal experience; that my hours may be treated as cumulative in order to achieve the necessary 3,000 hours of appraisal experience; that of the 3,000 hours of appraisal experience, I am claiming that at least 1,500 hours consist of experience in non-residential (1-4 residential units) appraisal experience; and that my appraisal experience is in fee and staff appraisals, review appraisals, ad valorem tax appraisals, highest and best use analyses, and feasibility analyses or studies.

That the documentation in the form of reports or file memoranda is available to the Kentucky Real Property Appraisers Board to support the experience set forth in paragraph 1, above.

That all experience obtained after January 1, 1991, complies with the Uniform Standards of Professional Appraisal Practice (USPAP).

Under penalty of perjury and as material representation to the Kentucky Real Property Appraisers Board to secure certification, I state the foregoing is true.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## OATH AND AFFIDAVIT

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Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

### Oath:

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### Affidavit:

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\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

(Seal)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

2024 EDITION

# 2024

## Uniform Standards of Professional Appraisal Practice (USPAP)

Effective January 1, 2024

e  
electronic edition

**Contains USPAP Standards 1 through 10**

*Guidance and USPAP Reference Manual  
now available in a separate volume.*



**The Appraisal  
FOUNDATION**

Authorized by Congress as the Source of Appraisal  
Standards and Appraiser Qualifications

APPRAISAL STANDARDS BOARD