

SENATE MEMBERS

Robert Stivers

President, LRC Co-Chair

David Givens

President Pro Tempore

Max Wise

Majority Floor Leader

Gerald A. Neal

Minority Floor Leader

Robby Mills

Majority Caucus Chair

Reginald Thomas

Minority Caucus Chair

Mike Wilson

Majority Whip

Cassie Chambers Armstrong

Minority Whip



LEGISLATIVE RESEARCH COMMISSION

State Capitol 700 Capital Avenue Frankfort KY 40601

502-564-8100

Capitol Fax 502-564-2922

Annex Fax 502-564-6543

legislature.ky.gov

Jay D. Hartz

Director

HOUSE MEMBERS

David W. Osborne

Speaker, LRC Co-Chair

David Meade

Speaker Pro Tempore

Steven Rudy

Majority Floor Leader

Pamela Stevenson

Minority Floor Leader

Suzanne Miles

Majority Caucus Chair

Lindsey Burke

Minority Caucus Chair

Jason Nemes

Majority Whip

Joshua Watkins

Minority Whip

MEMORANDUM

TO: Lilly Coiner, General Counsel, Public Protection Cabinet for Real Property Appraisers Board

FROM: Ange Darnell, Regulations Compiler, Legislative Research Commission

RE: Acknowledgement of Proposed Ordinary & Emergency Regulations – 201 KAR 050:001; 201 KAR 050:010 E & O; 201 KAR 050:020E & O; 201 KAR 050:030; 201 KAR 050:040; 201 KAR 050:050E & O; 201 KAR 050:060E & O; 201 KAR 050:070E & O; 201 KAR 050:080; 201 KAR 050:090; 201 KAR 050:100; 201 KAR 050:110E & O; 201 KAR 050:120E & O; 201 KAR 050:130; 201 KAR 050:140E & O; 201 KAR 050:150; 201 KAR 050:160; 201 050:170E & O; 201 050:180E & O; 201 KAR 050:190; 201 KAR 050:200E & O; 201 KAR 050:210E & O.

DATE: July 15, 2026

Copies of the ordinary and emergency administrative regulations listed above are enclosed for your files. The information below provides an overview of the standard KRS Chapter 13A timeline. Please note that effective dates or expiration dates may be impacted by legislation or other statutes.

Emergency regulations

Pursuant to KRS 13A.190, an emergency administrative regulation becomes effective upon filing with our office on and, unless an extension on an accompanying ordinary is requested, is set to expire either in 270 days (for these regulations on **April 11, 2027**) or when replaced by its corresponding ordinary regulation, whichever occurs first. These emergency regulations are tentatively scheduled for full review by the Administrative Regulation Review Subcommittee at its **SEPTEMBER 2026** meeting. We will notify you of the date and time of this meeting once it has been scheduled. Pursuant to KRS 13A.280, **if** comments are received during the public comment period, a Statement of Consideration for these emergency regulations would be due **by noon on September 15, 2026**.

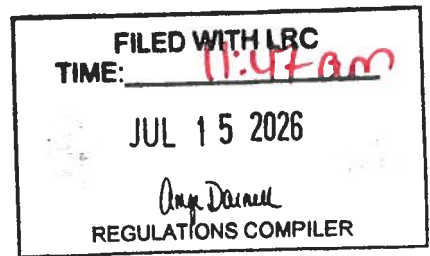
Ordinary regulations

These ordinary regulations are tentatively scheduled for full review by the Administrative Regulation Review Subcommittee at its **OCTOBER 2026** meeting. We will notify you of the date and time of this meeting once it has been scheduled. Pursuant to KRS 13A.280, **if** comments are received during the public comment period, a Statement of Consideration for these ordinary regulations or a one-month extension request would be due **by noon on October 15, 2026**.

Please reference KRS 13A.270 and 13A.280 for other requirements relating to the public hearing and public comment periods 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 Property Appraisers Board

3 (New Administrative Regulation)

4 201 KAR 050:020. General requirements for certification and licensure.

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

6 STATUTORY AUTHORITY: KRS 324A.035

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

8 Real Property Appraisers Board to promulgate administrative regulations necessary to carry out

9 the provisions of KRS Chapter 324A. This administrative regulation is necessary to comply with

10 Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (12 U.S.C.

11 § 3331 through 12 U.S.C. § 3351), and KRS Chapter 324A. KRS 324A.035(3)(a) and (b) require

12 the board to establish by administrative regulations requirements for classifications of appraisers

13 and certification and licensure. KRS 324A.035(2) requires the board to establish by administrative

14 regulation licensure of appraisers of real property in nonfederally related transactions. KRS

15 324A.065 requires the board to establish and collect fees for certification or licensure as an

16 appraiser. KRS 12.245, KRS 12.334, KRS 12.354, and KRS 12.357 require state agencies to

17 process applications of military servicemembers, veterans, and spouses with requirements specific

18 to education, licensing, and fees. The Real Property Appraiser Qualification Criteria of the

19 Appraiser Qualification Board of the Appraisal Foundation requires certain military

20 servicemembers be held to the criteria in effect on January 1, 2026. This administrative regulation

21 describes general requirements for certification and licensure, requirements for individuals

applying under KRS 12.245, KRS 12.334, KRS 12.354, and KRS 12.357, and requirements for licensure of nonfederally related transactions.

Section 1. Types of Appraisers.

(1) An appraiser for a federally related transaction shall be a(n):

- (a) Associate real property appraiser;
- (b) Licensed residential real property appraiser;
- (c) Certified residential real property appraiser; or
- (d) Certified general real property appraiser.

(2) The board may license nonfederal real property appraisers pursuant to Section 4 of this administrative regulation.

Section 2. General Requirements for Certification or Licensure. Except as provided by Sections 3 and 4 of this administrative regulation, certification or licensure shall be granted if an applicant:

- (1) Meets the education requirements established by 201 KAR 050:030;
- (2) Meets the appraisal experience requirements established by 201 KAR 050:040;
- (3) Meets the examination requirements established by 201 KAR 050:050;
- (4) Completes and submits a notarized application form for the type of certification or licensure sought, incorporated by reference in Section 5 of this administrative regulation;
- (5) Submits to a national fingerprint-supported criminal background check in accordance with 201 KAR 050:080;
- (6) Pays the fees established in 201 KAR 050:010 Section 1(1)(a) and (b); and
- (7) For applications for licensed residential real property appraiser, certified residential real property appraiser, and certified general real property appraiser, pays the roster fee established in 201 KAR 050:010 Section 1(1)(g).

Section 3. Armed Forces and Military Spousal Exception.

(1) Applicants for licensure or certification seeking to claim an exception under KRS 12.245, KRS 12.334, KRS 12.354, or KRS 12.357, shall so indicate by marking the appropriate selection box and shall submit supporting documentation.

(2) The board shall review an application claiming an exception under KRS 12.245, KRS 12.334, KRS 12.354, or KRS 12.357, within thirty (30) days of receipt by the board.

(3) An applicant who was a member of a Reserve component of the U.S. Armed Forces, who was pursuing an appraiser licensure or certification prior to December 1, 2011, and who was called to active duty between December 1, 2011 and December 31, 2014, may satisfy the examination, education, and experience requirements under the 2008 AQB Real Property Appraiser Qualification Criteria instead of the requirements in this administrative regulation for a time period equal to the applicant's time of active duty, plus twelve (12) months.

Section 4. Licensed Nonfederal Real Property Appraisers.

(1) An applicant shall be licensed as a nonfederal real property appraiser if:

(a) The applicant possesses a:

1. High school diploma; or

2. General equivalency diploma; and

(b) Applies to the board on the Application for Nonfederal Real Property Appraiser License.

(2) A licensed nonfederal real property appraiser shall not be required to meet the conditions established for the:

(a) Certification of:

1. General real property appraisers; or

2. Residential real property appraisers.

(b) Licensure of licensed residential real property appraisers.

(3) A licensed nonfederal real property appraiser shall not perform real property appraisals of property that is the subject of a federally related transaction.

(4) The provisions of this section shall not apply to persons who, prior to April 7, 1992, have engaged in the appraisal of real property for at least ten (10) years. Applicants who wish to be limited to appraisals of nonfederally related transactions, and who have engaged in the appraisal of real property for at least ten (10) years prior to April 7, 1992, shall be licensed as nonfederal real property appraisers.

Section 5. Incorporation by Reference.

(1) The following material is incorporated by reference:

(a) "Nonfederal Real Property Appraiser Application," KRPAB Form 001, July 2026.

(b) "Associate Real Property Appraiser Application," KRPAB Form 002, July 2026;

(c) "Licensed Residential Real Property Appraiser Application," KRPAB Form 003, July 2026;

(d) "Certified Residential Real Property Appraiser Application," KRPAB Form 004, July 2026;

(e) "Certified General Real Property Appraiser Application," KRPAB Form 005, July 2026; and

(f) "Uniform Standards of Professional Appraisal Practice (USPAP)," 2024 Edition, published by The Appraisal Foundation.

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

(3) The Uniform Standards of Professional Appraisal Practice (USPAP), 2024 Edition, is also available online at <https://www.appraisalfoundation.org>.

201 KAR 050:020

APPROVED BY AGENCY:



Tom Veit

Executive Director, Kentucky Real Property Appraisers Board

Date: July 15, 2026

PUBLIC HEARING AND PUBLIC COMMENT PERIOD

A public hearing on this administrative regulation shall be held on September 30, 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 September 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:

Name: Tom Veit

Title: Executive Director

Agency: Kentucky Real Property Appraisers Board

Address: 500 Mero Street

Phone Number: (502) 564-4000 (office)

Fax: (502) 564-4818

Email: Tom.Veit@ky.gov

Link to PPC public comment portal: https://ppc.ky.gov/reg_comment.aspx

REGULATORY IMPACT ANALYSIS AND TIERING STATEMENT

201 KAR 050:020. General requirements for certification and licensure.

Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board

Phone: (502) 564-4000

Email: Tom.Veit@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 provides general requirements for licensure or certification by the Kentucky Real Property Appraisers Board ("Board").

(b) The necessity of this administrative regulation:

This regulation is necessary to establish requirements for certification and licensure.

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

KRS 324A.035 requires the Board to promulgate administrative regulations for certification or licensure of appraisers who perform appraisals of real property in federally related transactions and for certification or licensure of appraisers of real property in nonfederally related transactions.

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

This administrative regulation will clarify the application process and general standards for certification and licensure of appraisers in Kentucky.

(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 administrative regulation implements the following legislation enacted within the previous five years: H.B. 172, 2021 Ky. Acts ch. 21 (eff. June 29, 2021); H.B. 403, 2024 Ky. Acts ch. 182 (eff. July 15, 2024); and H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026).

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

This administrative regulation will affect the 1,281 appraisers, 145 associate appraisers, 2 nonfederal appraisers, and the 99 appraisal management companies (“AMCs”) currently licensed by the Board, as well as all new applicants for licensure.

(5) Provide an analysis of how the entities identified in question (4) 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 (4) will have to take to comply with this administrative regulation or amendment:

Prospective applicants for licensure must comply with the 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 (4):

Applicants for licensure will be required to pay the requisite fees prescribed by this regulation and 201 KAR 050:010.

(c) As a result of compliance, what benefits will accrue to the entities identified in question (4):

Prospective applicants for licensure will be able to identify requirements for licensure.

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

(a) Initially:

The initial costs associated with administering this administrative regulation are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

(b) On a continuing basis:

The continuing costs associated with administering this administrative regulation are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

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

The Kentucky Real Property Appraisers Board was created by H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026) and has a provisional budget approved by the Board. This budget includes three employees who will implement and enforce 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:

It is currently indeterminable whether an increase in fees or funding will be necessary to implement this administrative regulation because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

(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):

Tiering is applied for military applicants in order to comply with the mandatory requirements of KRS 12.245, KRS 12.334, KRS 12.354, and KRS 12.357.

FISCAL IMPACT STATEMENT

201 KAR 050:020. General requirements for certification and licensure.

Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board

Phone: (502) 564-4000

Email: Tom.Veit@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 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:

This regulation is expressly authorized by the following acts of the Kentucky General Assembly: 1990 Ky. Acts ch. 383, sec. 2, effective July 13, 1990, as amended by 1992 Ky. Acts ch. 247, sec. 2, effective April 7, 1992, 2013 Ky. Acts ch. 46, sec. 8, effective June 25, 2013, 2017 Ky. Acts ch. 178, sec. 27, effective April 11, 2017, 2021 Ky. Acts ch. 21, sec. 1, effective June 29, 2021, 2024 Ky. Acts ch. 182, sec. 10, effective July 15, 2024, and 2026 Ky. Acts ch. 172, sec. 3, effective July 15, 2026; 1990 Ky. Acts ch. 383, sec. 3, effective July 13, 1990, as amended by 2017 Ky. Acts ch. 178, sec. 39, effective April 11, 2017, 2024 Ky. Acts ch. 182, sec. 11, effective July 15, 2024, and 2026 Ky. Acts ch. 172, sec. 4, effective July 15, 2026; and 1990 Ky. Acts ch. 383, sec. 6, effective July 13, 1990, as amended by 1992 Ky. Acts ch. 247, sec. 4, effective April 7, 1992, 2013 Ky. Acts ch. 46, sec. 10, effective June 25, 2013, 2021 Ky. Acts ch. 21, sec. 2, effective June 29, 2021, and 2026 Ky. Acts ch. 172, sec. 17, effective July 15, 2026.

(3)(a) Identify the promulgating agency and any other affected state units, parts, or divisions: The Kentucky Real Property 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: The costs associated with administering this administrative regulation for the first year are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

For subsequent years: The costs associated with administering this administrative regulation for subsequent years are currently indeterminable because the staffing needs and timing of personnel hires for the newly created Kentucky Real Property Appraisers Board, established H.B. 355, 2026 Ky. Acts ch. 172 (eff. July 15, 2026), have not yet been determined.

2. Revenues:

For the first year: The revenue generated by this administrative regulation is currently indeterminable because the number of licensees and new applicants who will pay fees under the Kentucky Real Property Appraisers Board has not yet been determined.

For subsequent years: The revenue generated by this administrative regulation is currently indeterminable because the number of licensees and new applicants who will pay fees under the Kentucky Real Property Appraisers Board has not yet been determined.

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: The Board will receive the fees as detailed in this administrative regulation and 201 KAR 050:010.

(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 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

201 KAR 050:020. General requirements for certification and licensure.

Contact Person: Tom Veit, Executive Director, Kentucky Real Property Appraisers Board

Phone: (502) 564-4000

Email: Tom.Veit@ky.gov

- (1) Federal statute or regulation constituting the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347
- (2) State compliance standards.
KRS 324A.020, KRS 324A.035, KRS 324A.065, KRS 12.245, KRS 12.334, KRS 12.354, KRS 12.357
- (3) Minimum or uniform standards contained in the federal mandate.
12 U.S.C. 3345, 12 U.S.C. 3347
- (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
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

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: _____



KENTUCKY REAL PROPERTY APPRAISERS BOARD

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

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 <u>EVER</u> 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 <u>EVER</u> 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 <u>ANY</u> 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 <u>EVER</u> 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: _____



KENTUCKY REAL PROPERTY APPRAISERS BOARD

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

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: _____



KENTUCKY REAL PROPERTY APPRAISERS BOARD

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

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

500 Mero Street, 2NE09
Frankfort, KY 40601
(502) 564-4000
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

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: _____

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