

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: ALL RULES

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*Forms 0400: In box 6, for all rules, you've listed the Notice of Text publication date as "February 13, 2026". Is this correct? Weren't these rules published in the March 16, 2026, Register? Please check/correct this.*

*Forms 0400: In box 6, you failed to check the box certifying that "The requirements listed in G.S. 150B-19.1(c)(1)-(5) were posted on the agency's Web site no later than the publication date of the notice of text in the N.C. Register". Was this intentional? This is a requirement of the APA that must be met for these rules. Please confirm and update your forms as necessary.*

*Forms 0400: On all of your rule submission forms, you failed to include an Adoption date (also in box 6). Please add this and resubmit all updated forms to me.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0201

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a), line 11: Would you be able to provide a more direct link to the Criteria on The Appraisal Foundation's website? It may be helpful to the regulated public and would improve clarity.*

*(b), line 12: Please remove the comma after "method".*

*(c), line 23: Insert "shall meet" or similar language before "any additional requirements set forth in Rule .0601". Also, add "of this Subchapter" after "Rule .0601".*

*(d), line 24: Replace the comma between "trainee" and "licensed" with "or a".*

*History Note, page 2, line 11: Please delete this entire line that includes the "pending legislative review" language.*

*History Note, page 2, line 12: Add a period after "December 31, 2025".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0201 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **SECTION .0200 – TRAINEE REGISTRATION AND APPRAISER LICENSING AND CERTIFICATION**

4  
5 **21 NCAC 57A .0201 QUALIFICATIONS FOR TRAINEE REGISTRATION AND APPRAISER**  
6 **LICENSURE AND CERTIFICATION**

7 (a) Applicants for registration as a trainee ~~registration, real estate appraiser,~~ licensure as a licensed residential real  
8 estate appraiser, and for certification as a certified real estate appraiser shall satisfy the qualification requirements set  
9 forth in the Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's Appraiser  
10 Qualifications Board, which is hereby incorporated by reference, including subsequent amendments and editions and  
11 can be found at [www.appraisalfoundation.org](http://www.appraisalfoundation.org) at no cost.

12 (b) Applicants for licensure or certification who apply through the supervisor and trainee method, and who are  
13 currently registered trainees shall submit a copy of their complete appraisal log in accordance with Rule .0407(d) of  
14 this Subchapter. ~~Applicants for certification who are currently licensed or certified appraisers shall submit an appraisal~~  
15 ~~log showing that they possess the amount and length of experience as set forth in the Real Property Appraiser~~  
16 ~~Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board.~~ All applicants  
17 for licensure or certification shall provide to the Board copies of appraisal reports and ~~work files~~ workfiles, as  
18 requested, in order for an appraisal to be given experience credit.

19 (c) As an alternative to the requirements in Paragraph (b) of this Rule, applicants for licensure or certification shall  
20 complete the requirements of ~~the a~~ Practical Applications of Real Estate Appraisal (PAREA) program or Practicum  
21 course as established in ~~of~~ the Real Property Appraiser Qualification Criteria as implemented and approved by The  
22 Appraisal Foundation's Appraiser Qualifications Board, ~~and~~ shall submit a certificate of ~~completion.~~ completion, and  
23 any additional requirements set forth in Rule .0601.

24 (d) When a ~~trainee or a licensed~~ trainee, licensed or certified real estate appraiser ~~becomes a certified real estate~~  
25 ~~appraiser,~~ upgrades his or her registration, license, or certificate, ~~his or her~~ the previous ~~registration or licensure~~  
26 ~~registration, license, or certificate~~ shall be canceled by the Board. ~~When a certified residential real estate appraiser~~  
27 ~~becomes certified as a general real estate appraiser, his or her previous certification shall be canceled by the Board.~~

28 (e) In the event that the Board requests that an applicant submit updated information or provide further information  
29 that the Board determines is necessary in order for the applicant to complete the application and the applicant fails to  
30 submit the requested information within 90 days following the Board's request, the Board will void the application.  
31 An applicant whose application has been voided shall start the licensing process over by filing a complete application  
32 with the Board and paying all required fees, as set forth in G.S. 93E-1-6.

33 (f) If an applicant has an open complaint before the North Carolina Appraisal Board or an appraiser licensing board  
34 from any other state, the application shall be accepted but no further action shall be taken on the application until the  
35 complaint is resolved. If the applicant has any pending criminal charges in this or any state, they shall be reviewed as  
36 set forth in G.S. 93B-8.1.

1 (g) An applicant may request that his or her application be withdrawn at any time before final action is taken by the  
2 Appraisal Board on the application.

3

4 *History Note: Authority G.S. 93E-1-6; 93E-1-10; 93B-8.1;*

5 *Eff. July 1, 1994;*

6 *Amended Eff. July 1, 2014; January 1, 2013; July 1, 2010; September 1, 2008; January 1, 2008;*

7 *March 1, 2007; April 1, 2006, July 1, 2005; August 1, 2002; April 1, 1999;*

8 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
9 *2017;*

10 *Amended Eff. June 1, 2020; May 1, 2020;*

11 *Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*

12 *Amended Eff. July 1, 2026; December 31, 2025*

13

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0204

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(c), line 22: Would you be able to provide a more direct link to the Criteria on The Appraisal Foundation's website? It may be helpful to the regulated public and would improve clarity.*

*(i), lines 34-35: You mention a Board affidavit form here. Are the required fields of such form set forth in your statutes or rules? If not, and you intend to require this form, you will need to do so. Please see OAH's recent guidance on forms in rules at <https://www.oah.nc.gov/rrc-final-guidance-forms/open>.*

*(i), page 3, line 3: Capitalize "state".*

*(j): So under these circumstances, when does the continuing education need to be completed by? Never? Or is the date set by The Appraisal Foundation's Appraiser Qualifications Board? The rule language is not clear.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0204 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57A .0204 CONTINUING EDUCATION**

4 (a) All registered trainees, real estate appraiser licensees, and certificate holders shall, upon the renewal of their  
5 registration, license, or certificate in every odd-numbered year, have obtained continuing education, as required by  
6 this Rule. Trainees and appraisers who initially registered with the Board after January 1 of an odd-numbered year are  
7 not required to obtain continuing education for renewal of their registration in that odd-numbered year.

8 (b) Each trainee, licensee, and certificate holder who is required to obtain continuing education pursuant to Paragraph  
9 (a) of this Rule shall complete 28 hours of continuing education before June 1 of every odd-numbered year. Specific  
10 topics required as part of the 28 hours of continuing education are outlined in Paragraph (d) of this Rule. Except as  
11 provided in Paragraphs (g) and (h) of this Rule, such education shall have been obtained by taking courses approved  
12 by the Board for continuing education credit, at schools approved by the Board to offer such courses, as set forth in  
13 21 NCAC 57B .0603. Such education shall relate to real estate appraisers maintaining and increasing their skill,  
14 knowledge, and competency in real property appraising. There is no exemption from the continuing education  
15 requirement for trainees or appraisers whose status has been upgraded to the level of licensed residential, certified  
16 residential, or certified general appraiser, since the issuance or most recent renewal of their registration, license, or  
17 certificate. Trainees, licensees, and certificate holders shall not take the same continuing education course more than  
18 once during the two-year continuing education cycle.

19 (c) Each appraisal continuing education course shall include a minimum of two classroom hours of instruction on real  
20 estate appraisal or related topics, as set forth in the Real Property Appraiser Qualification Criteria as implemented by  
21 The Appraisal Foundation's Appraiser Qualifications Board, which is hereby incorporated by reference, including  
22 subsequent amendments and editions, and can be found at [www.appraisalfoundation.org](http://www.appraisalfoundation.org), at no cost.

23 (d) Each trainee, licensee, and certificate holder who is required to obtain continuing education pursuant to Paragraph  
24 (a) of this Rule shall, as part of the 28 hours of continuing education required in Paragraph (b) of this Rule, complete  
25 the seven-hour National Uniform Standards of Professional Appraisal Practice (USPAP) Continuing Education  
26 course, as required by the Appraiser Qualifications Board of the Appraisal Foundation, ~~between October 1 of an odd-~~  
27 ~~numbered year and June 1 of an even numbered year.~~ Foundation. Beginning June 1, 2025, each Each trainee, licensee,  
28 and certificate holder shall complete a course which meets the content requirements of the Valuation Bias and Fair  
29 Housing Laws and Regulations outline, as set forth in the Real Property Appraiser Qualification Criteria, every  
30 continuing education cycle. The course length must be at least seven-hours the first time a trainee, licensee, or  
31 certificate holder completes the continuing education requirements of the Valuation Bias and Fair Housing Laws and  
32 Regulations requirement. If an appraiser completes the seven-hour (plus one hour exam) course as part of their  
33 qualifying education, they have met this requirement. Each continuing education cycle thereafter, the course length  
34 shall be at least four-hours.

35 (e) A trainee, licensee, or certificate holder who completes approved continuing education courses in excess of the  
36 requirement shall not carry over any continuing education credits from those courses into the subsequent years.

1 (f) Course sponsors shall provide a certificate of course completion to each trainee, licensee, and certificate holder  
2 who completes a course, as set forth in 21 NCAC 57B .0603. Course sponsors shall send to the Board a roster of all  
3 who completed the course. This roster shall be sent within 15 days of completion of the course. In order to renew a  
4 registration, license, or certificate in a timely manner, the Board shall receive proof of completion of the continuing  
5 education requirement prior to processing a registration, license, or certificate renewal application. Proof of  
6 completion shall be receipt by the Board of a roster from a school or course sponsor showing the courses completed  
7 by the applicant. If proof of having completed the continuing education requirement is not provided, the registration,  
8 license, or certificate shall expire and the trainee, licensee, or certificate holder shall be subject to the provisions of  
9 Rules .0203(e) and .0206 of this Section.

10 (g) A current or former trainee, licensee, or certificate holder may request that the Board grant continuing education  
11 credit for a course that has been completed but is not approved by the Board, or for appraisal education activity  
12 equivalent to a Board approved course, by making such request and submitting a non-refundable fee of fifty dollars  
13 (\$50.00) as set out in G.S. 93E-1-8(d) for each course or type of appraisal education activity to be evaluated. Such  
14 requests shall be received before June 15 of an odd-numbered year to be credited towards the continuing education  
15 requirement for that odd-numbered year. Continuing education credit for a non-approved course shall be granted only  
16 if the trainee, licensee, or certificate holder provides proof of course completion and the Board finds that the course  
17 satisfies the requirements for approval of appraisal continuing education courses with regard to subject matter, course  
18 length, instructor qualifications, and student attendance, as set forth in 21 NCAC 57B .0603. Appraisal education  
19 activities for which credit may be awarded include teaching appraisal courses, authorship of appraisal textbooks, and  
20 development of instructional materials on appraisal subjects. Up to 14 hours of continuing education credit may be  
21 granted in each continuing education cycle for participation in appraisal education activities. Trainees, and licensed  
22 or certified appraisers who have taught an appraisal course approved by the Board for continuing education credit, are  
23 deemed to have taken an equivalent course and are not subject to the fee prescribed in G.S. 93E-1-8(d), provided they  
24 submit verification of having taught the course(s). A trainee, licensee, or certificate holder who teaches a Board  
25 approved continuing education course shall not receive continuing education credit for the same course more than  
26 once every two years, regardless of how often he or she teaches the course.

27 (h) A trainee, licensee, or certificate holder may receive continuing education credit by taking any of the Board  
28 approved precertification courses, other than Basic Appraisal Principles and Basic Appraisal Procedures, or their  
29 approved equivalents. Trainees, licensees, and certificate holders who wish to use a precertification course for  
30 continuing education credit shall comply with the provisions of 21 NCAC 57B .0604.

31 (i) A licensee or certificate holder who resides in another state, and is currently credentialed in another state, may  
32 satisfy the continuing education requirements in an odd-numbered year by submitting an affidavit prior to renewal  
33 which lists the course provider, title, hours, and date of completion of all continuing education completed within the  
34 current continuing education cycle. The affidavit form may be found on the Board's website at  
35 [www.ncappraisalboard.org](http://www.ncappraisalboard.org). The Board will audit no less than ten percent of licensees who renew with an affidavit. A  
36 licensee or certificate holder selected for a continuing education audit shall make the certificates available to the Board  
37 upon request. A licensee or certificate holder who became licensed in North Carolina by licensure or certification with

1 another state and now resides in North Carolina, may renew by affidavit for his or her first renewal as a resident of  
2 North Carolina only if the appraiser moved to North Carolina on or after January 1 of an odd-numbered year. If an  
3 appraiser was a resident of this state before January 1 of an odd-numbered year, the appraiser shall comply with the  
4 requirements of this section regardless of how the license or certificate was obtained.

5 (j) A trainee, licensee, or certificate holder who returns from active military duty on or after February 1 of an odd-  
6 numbered year, may renew his or her registration, license, or certificate in that odd-numbered year even if the required  
7 continuing education is not completed before June 1 of that year. When a trainee, licensee, or certificate holder returns  
8 from active duty, all required continuing education shall be completed pursuant to the Real Property Appraiser  
9 Qualification Criteria as implemented by The Appraisal Foundation's Appraiser Qualifications Board. The Board shall  
10 immediately place any licensee or certificate holder enrolled in the Appraisal Subcommittee's National Registry in an  
11 inactive status and may revoke the registration, license, or certificate, in accordance with G.S. 93E-1-12, if the required  
12 continuing education is not completed pursuant to the Real Property Appraiser Qualification Criteria as implemented  
13 by The Appraisal Foundation's Appraiser Qualifications Board. This Paragraph applies to an individual who is serving  
14 in the armed forces of the United States and to whom G.S. 105-249.2 grants an extension of time to file a tax return.

15  
16 *History Note: Authority G.S. 93B-15; 93E-1-7(a); 93E-1-10;*  
17 *Eff. July 1, 1994;*  
18 *Amended Eff. July 1, 2014; January 1, 2013; July 1, 2011; July 1, 2010; January 1, 2008; March*  
19 *1, 2007; March 1, 2006; July 1, 2005; July 1, 2003; August 1, 2002; April 1, 1999;*  
20 *Pursuant to G.S. 150B.21.3A, rule is necessary without substantive public interest Eff. October 3,*  
21 *2017;*  
22 *Amended Eff. July 1, 2026, August 1, 2024; July 1, 2022; July 1, 2019; July 1, 2018.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0207

**DEADLINE FOR RECEIPT: June 15, 2026**

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The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*Lines 4 and 5: Add oxford commas after "license" (2x) and "suspension".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0207 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57A .0207 PAYMENT OF REGISTRATION, LICENSE AND CERTIFICATE FEES**

4 ~~Checks given~~ Payments to the Board ~~in payment of~~ for registration, license and certificate fees which are returned  
5 unpaid shall be cause for registration, license or certificate denial, suspension or revocation.

6

7 *History Note: Authority G.S. 93E-1-10; 93E-1-12(a)(9);*

8 *Eff. July 1, 1994;*

9 *Amended Eff. August 1, 2002; April 1, 1999;*

10 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
11 *2017;*

12 *Amended Eff. July 1, 2026; September 1, 2021.*

13

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0402

**DEADLINE FOR RECEIPT: June 15, 2026**

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In reviewing this Rule, the staff recommends the following changes be made:

*No comments.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel  
Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0402 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57A .0402      ~~DISPLAY OF REGISTRATIONS, LICENSES AND CERTIFICATES~~**

4 ~~(a) The original or a copy of the registration, license, or certificate shall be displayed at each of the trainee's or~~  
5 ~~appraiser's places of business.~~

6 ~~(b) The annual registration, license, or certificate renewal issued by the Board to each trainee, licensed, or certified~~  
7 ~~real estate appraiser shall be retained by the trainee, licensee, or certificate holder as evidence of registration, licensure,~~  
8 ~~or certification.~~

9

10 *History Note:      Authority G.S. 93E-1-10;*

11 *Eff. July 1, 1994;*

12 *Amended Eff. March 1, 2006; August 1, 2002; April 1, 1999;*

13 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
14 *2017;*

15 *Amended Eff. July 1, 2026; July 1, 2022.*

16

17

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0403

**DEADLINE FOR RECEIPT: June 15, 2026**

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The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(b), lines 10 and 11: Add a comma after "corporation" (2x).*

*(b), line 11: Add a comma after "licensed".*

*History Note, Authority: Consider adding § 93E-1-3.1.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0403 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57A .0403 ADVERTISING**

4 (a) When advertising or otherwise holding himself or herself out as a trainee or real estate appraiser, a trainee shall  
5 identify himself or herself either as a "registered trainee" or as a "trainee real estate appraiser," a licensed residential  
6 real estate appraiser shall identify himself or herself as a "licensed residential real estate appraiser," a certified  
7 residential real estate appraiser shall identify himself or herself as a "certified residential real estate appraiser," and a  
8 certified general real estate appraiser shall identify himself or herself as a "certified general real estate appraiser".

9 (b) A registered trainee, licensed or certified real estate appraiser doing business as a partnership, association,  
10 corporation or other business entity shall not represent in any manner to the public that the partnership, association,  
11 corporation or other business entity is registered, licensed or certified by the State of North Carolina to engage in the  
12 business of real estate appraising.

13 ~~(c) In the event that any trainee, licensee or certificate holder shall advertise in any manner using a firm name,  
14 corporate name, or an assumed name which does not set forth the surname of the trainee, licensee or certificate holder,  
15 he shall first notify the Board in writing of such name and furnish the Board with a copy of each registration of  
16 assumed name certificate filed with the office of the county register of deeds in compliance with Section 66-68, North  
17 Carolina General Statutes.~~

18

19 *History Note: Authority G.S. 93E-1-10;*

20 *Eff. July 1, 1994;*

21 *Amended Eff. January 1, 2008; July 1, 2005; July 1, 2003; August 1, 2002; April 1, 1999;*

22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
23 *2017-2017;*

24 *Amended Eff. July 1, 2026.*

25

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0405

**DEADLINE FOR RECEIPT: June 15, 2026**

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The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a), line 13: What does "in the same manner" mean in this context? Just that the signature should be written in the same order as it is displayed on the license? Something else?*

*(c): For my knowledge, what is meant by a "federally related transaction"?*

*(e), line 23: Is the word "significant" needed here? It could be viewed as ambiguous.*

*(e), line 26: Does "workfile" need to be underlined here?*

*History Note, page 2, line 3: Please delete this entire line that includes the "pending legislative review" language.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0405 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57A .0405 APPRAISAL REPORTS**

4 (a) Each written appraisal report prepared by or under the supervision of a licensed or certified real estate appraiser  
5 shall bear the signature of the licensed or certified appraiser, the license or certificate number of the licensee or  
6 certificate holder in whose name the appraisal report is issued, and the designation "licensed residential real estate  
7 appraiser," "certified residential real estate appraiser," or "certified general real estate appraiser," as applicable. Each  
8 appraisal report shall also state whether or not the licensed or certified appraiser has personally inspected the property,  
9 and shall identify in the body of the report any other person who assisted in the appraisal process other than by  
10 providing clerical assistance. Appraisers shall personally affix their signature to their appraisal reports and shall not  
11 allow any other person or entity to affix their signature. Trainees are not required to affix their signatures to appraisal  
12 reports, but if they do so, they must personally affix their signature and shall not allow any other person or entity to  
13 affix their signature. Trainees and appraisers shall sign their reports with the same name and in the same manner as it  
14 is printed on their license or certification.

15 (b) A licensed or certified real estate appraiser who signs an appraisal report prepared by another person, in any  
16 capacity, is responsible for the content and conclusions of the report.

17 (c) A written appraisal report shall be issued on all real estate appraisals performed in connection with federally  
18 related transactions.

19 (d) Appraisers shall keep a log of all appraisals performed. The log shall contain the appraiser's license or certificate  
20 number, the street address of the subject property, the date the report was signed, the name of anyone assisting in the  
21 preparation of the report, and the name of the client. These logs shall be updated at least every 30 days.

22 (e) Any appraiser who signs an appraisal report is entitled to make or retain a copy of that appraisal report, as long as  
23 the copy is made at the time the report is prepared. Any appraiser who signs or is listed as providing significant real  
24 property assistance in an appraisal report shall be given a copy of the appraisal ~~report~~ reports and the ~~work file~~  
25 workfiles, by the appraiser that has custody of the workfiles, upon request for purposes of: submission of the report  
26 and ~~work file~~ workfile to the Appraisal Board; compliance with due process of law, such as a subpoena; submission  
27 to a peer review committee; or in accordance with retrieval arrangements made by the appraiser and the person or  
28 entity retaining the report and ~~work file~~ workfile.

29 (f) Appraisal reports transmitted electronically to clients shall be sent in a secure format, such as Adobe PDF.

30 (g) An appraiser shall retain each version of an appraisal report transmitted to the client, to any intended user, or to  
31 any other party authorized by the client.

32  
33 *History Note: Authority G.S. 93E-1-10;*

34 *Eff. July 1, 1994;*

35 *Amended Eff. July 1, 2011; July 1, 2010; September 1, 2008; January 1, 2008; March 1, 2007;*

36 *March 1, 2006; July 1, 2003; August 1, 2002; April 1, 1999;*

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*Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3, 2017;*  
*Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*  
*Amended Eff. July 1, 2026; December 31, 2025.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0407

**DEADLINE FOR RECEIPT: June 15, 2026**

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The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a), line 6: Please retain a space after “in” and before “the Real Property ...”.*

*(a), line 8: Add “shall meet” or similar language before “any additional requirements”.*

*(a), line 9: Add “of this Subchapter” after “Rule .0601”.*

*(d), list (1)-(12): Rather than “applicant”, should this list use “trainee” instead? That is how you worded the list in paragraph (b). Is this difference intentional?*

*History Note, page 3, line 19: Please delete this entire line that includes the “pending legislative review” language.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0407 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57A .0407 SUPERVISION OF TRAINEES**

4 (a) A certified real estate appraiser may engage a registered trainee to assist in the performance of real estate  
5 appraisals. In the alternative, applicants for licensure or certification may complete the requirements of ~~the a~~ Practical  
6 Applications of Real Estate Appraisal (PAREA) program or Practicum course as established in-of the Real Property  
7 Appraiser Qualification Criteria as implemented and approved by The Appraisal Foundation's Appraiser  
8 Qualifications Board, ~~and shall submit a certificate of completion.~~ completion, and any additional requirements set  
9 forth in Rule .0601. Individuals choosing PAREA or Practicum are not required to register as a trainee.

10 (b) If a certified real estate appraiser engages a registered trainee to assist in the performance of real estate appraisals,  
11 the appraiser shall:

- 12 (1) have been certified for at least three years;
- 13 (2) have no more than three trainees working under his or her supervision at any one time;
- 14 (3) prior to the date any trainee begins performing appraisals under his or her supervision, the supervisor  
15 shall inform the Board of the name of the trainee by filing a Supervisor Declaration Form with the  
16 Board. The form may be found on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org). The supervisor  
17 shall also inform the Board when a trainee is no longer working under his or her supervision by  
18 submitting a new Supervisor Declaration Form. The form shall include the following information:
  - 19 (A) the name and registration number of trainee;
  - 20 (B) the name and certification number of supervisor;
  - 21 (C) the date the trainee completed the supervisor/trainee course;
  - 22 (D) the date the supervisor completed the supervisor/trainee course;
  - 23 (E) whether the supervisor has had any disciplinary action within the past three years or  
24 pending complaints against his or her ~~certification;~~ certification in any state; and
  - 25 (F) the signature of both the supervisor and trainee (only required for association).
- 26 (4) actively and personally supervise the trainee on all appraisal reports and appraisal related activities  
27 until the trainee is no longer under his or her supervision;
- 28 (5) review all appraisal reports and supporting data used in connection with appraisals in which the  
29 services of a trainee is utilized, and assures that research of general and specific data has been  
30 conducted and reported, application of appraisal principles and methodologies has been applied, and  
31 that any analysis, opinions, or conclusions are developed and reported so that the appraisal report is  
32 not misleading;
- 33 (6) comply with all provisions of Rule .0405 of this Section regarding appraisal reports;
- 34 (7) review and sign the trainee's log of appraisals prepared in accordance with Paragraph (d) of this  
35 Rule. The supervisor shall make available to the trainee a copy of every appraisal report where the  
36 trainee documents appraisal experience on their experience log and the trainee's contribution is  
37 noted in the appraisal report, or the trainee signs the appraisal report; and

1 (8) not have received any disciplinary action against his or her appraisal certificate from the State of  
2 North Carolina or any other state within the previous three years. For the purposes of this  
3 Subparagraph, "disciplinary action" means an active suspension, a downgrade of a credential, a  
4 revocation, or any other action that restricts a supervisor's ability to engage in appraisal practice.

5 (c) "Active and personal supervision" includes direction, guidance, and support from the supervisor. The supervising  
6 appraiser shall have input into and knowledge of the appraisal report prior to its completion, and shall make any  
7 changes to the report before it is transmitted to the client. In addition, the supervisor shall accompany the trainee on  
8 the inspections of the subject property on the first 25 appraisal assignments or the first 750 hours of experience,  
9 whichever comes first for which the trainee either signs the appraisal report or is noted as providing significant  
10 appraisal assistance in the report, in compliance with Standard Rule 2(a) and Standard Rule 2(b) of the Uniform  
11 Standards of Professional Appraisal Practice. After that point, the trainee may perform the inspections without the  
12 presence of the supervisor provided that the supervisor is satisfied that the trainee is competent to perform those  
13 inspections.

14 (d) An appraisal experience log shall be maintained jointly by the supervisor and the trainee. Both the supervisor and  
15 the trainee are responsible for maintaining the experience log and ensuring that it is accurate, current, and includes the  
16 following:

- 17 (1) the applicant's name and signature;
- 18 (2) the supervisor's name and signature;
- 19 (3) the supervisor's certificate number;
- 20 (4) the date the supervisor signed the log;
- 21 (5) the subject property address;
- 22 (6) the date the appraisal report was signed;
- 23 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form  
24 used;
- 25 (8) the client's name;
- 26 (9) the applicant's file number for the appraisal assignment, if any;
- 27 (10) the number of actual work hours by the trainee applicant on the assignment;
- 28 (11) whether the supervisory appraiser accompanied the applicant on the inspection of the subject  
29 property; and
- 30 (12) a description of the work performed by the applicant and the level of review and supervision of his  
31 or her supervisor on each assignment.

32 The log shall be updated at least every 30 days. A separate log shall be maintained for each supervising appraiser. A  
33 log form is available on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org).

34 (e) An appraiser shall complete the supervisor ~~trainee~~ course developed by the North Carolina Appraisal ~~Board~~ Board,  
35 within the past 10 years, prior to supervising ~~any trainees~~ a trainee. This course shall be taught only by instructors  
36 approved by the Board in accordance with 21 NCAC 57B .0614.

1 (f) Trainees shall ensure that the Appraisal Board has received the Supervisor Declaration Form on or before the day  
2 the trainee begins assisting the supervising appraiser by contacting the Board by telephone or email at [ncab@ncab.org](mailto:ncab@ncab.org).  
3 The form may be found on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org). Trainees shall not receive appraisal  
4 experience credit for appraisals performed in violation of this Paragraph.

5 (g) Supervising appraisers shall not be employed by a trainee or by a company, firm, or partnership in which the  
6 trainee has a controlling interest.

7 ~~(h) If more than one appraiser signs the report, the appraiser with the highest level of credential shall be the declared  
8 supervisor for the trainee. If all appraisers signing the report have the same level of credential, at least one of them  
9 shall be declared as the trainee's supervisor before the report is signed.~~

10 ~~(i)~~ (h) Only one trainee may receive credit for providing real property appraisal assistance on an appraisal report.

11  
12 *History Note: Authority G.S. 93E-1-6.1; 93E-1-10; 93E-1-12;*  
13 *Eff. July 1, 1994;*  
14 *Amended Eff. January 1, 2015; July 1, 2014; January 1, 2013; July 1, 2010; September 1, 2008;*  
15 *January 1, 2008; March 1, 2007; March 1, 2006; July 1, 2005; August 1, 2002; April 1, 1999;*  
16 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
17 *2017;*  
18 *Amended Eff. May 1, 2020; July 1, 2019;*  
19 *Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*  
20 *Amended Eff. July 1, 2026; December 31, 2025.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0601

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(b), line 12: Add the word "paragraphs" before "(d) through (j)".*

*(c): For clarity, consider making this a subparagraph to (b). (1)-(12) would then become Parts.*

*(c)(10): Is the word "actual" needed here? What does this mean?*

*(e), line 36: Add "and" before "shall submit ...".*

*(f) and (g): For clarity, consider making these subparagraphs to (e). (1)-(7) would then become Parts.*

*(g)(3): If applicable, consider adding "appraisal" before "report" for consistency in the rule.*

*(h), line 12: Delete the space at the start of line 12.*

*(i) and (j): For clarity, consider making these subparagraphs to (h). (1)-(12) would then become Parts.*

*(j)(10): Is the word "actual" needed here? What does this mean?*

*(k): Does this requirement apply to **all** types of logs? Or just the ones mentioned in (j)? It's not clear based on the current organization of the rule.*

*History Note, page 3, line 3: Please delete this entire line that includes the "pending legislative review" language.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0601 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **SECTION .0600 - EXPERIENCE CREDIT**  
4

5 **21 NCAC 57A .0601 REPORTING EXPERIENCE CREDIT TO UPGRADE**

6 (a) Applicants for licensure or certification shall meet the Real Property Appraiser Qualification Criteria as  
7 implemented by The Appraisal Foundation's Appraiser Qualifications Board. An applicant shall obtain the required  
8 experience by performing or reviewing appraisals using appraisal methods and processes that are employed by real  
9 estate appraisers and shall comply with the edition of the USPAP Uniform Standards of Professional Appraisal  
10 Practice (USPAP) in effect at the time of the appraisal, in addition to meeting the applicable requirements set forth in  
11 this Section.

12 (b) Except as provided in (d) through (j) of this Rule, applicants shall use the Appraisal Board's appraisal experience  
13 log to report appraisal experience. The appraisal experience log is available on the Board's website at  
14 www.ncappraisalboard.org.

15 (c) The Log shall contain the following:

16 (1) the applicant's name and signature;

17 (2) the supervisor's name and signature;

18 (3) the supervisor's certificate number;

19 (4) the date the supervisor signed the log;

20 (5) the subject property address;

21 (6) the date the appraisal report was signed;

22 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form  
23 used;

24 (8) the client's name;

25 (9) the applicant's file number for the appraisal assignment, if any;

26 (10) the number of actual work hours by the trainee applicant on the assignment;

27 (11) whether the supervisory appraiser accompanied the applicant on the inspection of the subject  
28 property; and

29 (12) a description of the work performed by the applicant and the level of review and supervision by his  
30 or her supervisor on each assignment.

31 (d) In the alternative, applicants for licensure ~~or certification~~ may complete the requirements of the a Practical

32 Applications of Real Estate Appraisal (PAREA) program as established in ~~of~~ the Real Property Appraiser

33 Qualification Criteria as ~~implemented~~ and approved by The Appraisal Foundation's Appraiser Qualifications Board,

34 and shall submit a certificate of completion.

35 (e) In the alternative, applicants for residential certification may complete the requirements of a PAREA program,

36 shall submit a certificate of completion along with an experience log demonstrating they have completed at least 15

37 appraisal reports. The Appraisal Board shall select five reports and workfiles to review for compliance with USPAP.

1 (f) Applicants shall use the Appraisal Board's PAREA experience log to report appraisal experience. The PAREA  
2 experience log is available on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org).

3 (g) The PAREA experience log shall contain the following:

4 (1) the applicant's name and signature;

5 (2) the date the log was signed;

6 (3) the date the report was signed;

7 (4) the subject property address;

8 (5) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form  
9 used;

10 (6) the property type; and

11 (7) a description of the work performed by the applicant.

12 (h) In the alternative, applicants for licensure or certification may complete a Practicum course as established in the  
13 Real Property Appraiser Qualification Criteria and approved by The Appraisal Foundation's Appraisal Qualifications  
14 Board, and shall submit a certificate of completion along with an experience log demonstrating they have completed  
15 at least 15 appraisal reports. The Board will select five reports to review for compliance with USPAP.

16 (i) Applicants shall use the Appraisal Board's Practicum experience log to report appraisal experience. The Practicum  
17 appraisal experience log is available on the Board's website at [www.ncappraisalboard.org](http://www.ncappraisalboard.org).

18 (j) The Practicum experience log shall contain the following:

19 (1) the applicant's name and signature;

20 (2) the instructor's name and signature;

21 (3) the instructor's certificate number;

22 (4) the date the log was signed;

23 (5) the subject property address;

24 (6) the date the appraisal report was signed;

25 (7) the report type, such as an appraisal report, a restricted appraisal report, or the type of reporting form  
26 used;

27 (8) the client's name, if any;

28 (9) the applicant's file number for the appraisal assignment, if any;

29 (10) the number of actual work hours by the trainee applicant on the assignment;

30 (11) whether the instructor accompanied the applicant on the inspection of the subject property; and

31 (12) a description of the work performed by the applicant and the level of review and supervision of his  
32 or her instructor on each assignment.

33 (k) Applicants shall retain all versions of all appraisal reports and their associated workfiles to support all appraisal  
34 experience reported on the log.

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37 *History Note: Authority G.S. [93E-1-6.1](#); [93E-1-10](#);*

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*Eff. July 1, 2016;*

*Amended Eff. May 1, 2020;*

*Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);*

*Amended Eff. July 1, 2026, December 31, 2025.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0604

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a), line 8: Add “shall meet” or similar language before “any additional requirements”.*

*(a), line 9: Add “of this Subchapter” after “Rule .0601”.*

*(b), line 10: You should spell out “USPAP” here since this is the first instance that you use it in this rule. Then, you can use the abbreviation after.*

*(d), line 16: Consider adding “and” before “in accordance with ...”.*

*History Note, line 22: Please delete this entire line that includes the “pending legislative review” language.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0604 is amended as published in 40:18 NCR 1487-1497 as follows:

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**21 NCAC 57A .0604 TYPES OF APPRAISAL EXPERIENCE**

(a) An applicant may receive experience credit for standard appraisals, review appraisals, and demonstration appraisals. In the alternative, applicants for licensure or certification may complete the requirements of ~~the a~~ Practical Applications of Real Estate Appraisal (PAREA) program or Practicum course as established in ~~of~~ the Real Property Appraiser Qualification Criteria ~~as implemented and approved~~ by The Appraisal Foundation's Appraiser Qualifications Board, ~~and~~ shall submit a certificate of ~~completion.~~ completion, and any additional requirements set forth in Rule .0601.

(b) A "standard appraisal" is the process of developing an appraisal in accordance with ~~Standard Rule 1 of~~ USPAP and preparing a written or oral appraisal report or file memorandum describing the appraisal and reporting the estimate of value.

(c) A "review appraisal" is the process of reviewing an appraisal report in accordance with USPAP that is prepared by another appraiser and preparing a separate written or oral appraisal report or file memorandum setting forth the results of the review process.

(d) A "demonstration appraisal" is an appraisal performed without a ~~client.~~ client in accordance with USPAP. If a trainee performs a demonstration appraisal, the trainee's supervisor shall sign the appraisal in order for the trainee to receive experience credit for it.

*History Note: Authority G.S. 93E-1-10;  
Eff. July 1, 2016;  
Amended Eff. (Pending legislative review pursuant to G.S. 150B-21.3);  
Amended Eff. July 1, 2026; December 31, 2025.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57A .0605 (Repeal)

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*History Note, line 8: Please delete this entire line that includes the "pending legislative review" language.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57A .0605 is repealed as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57A .0605 REPORTING APPRAISAL EXPERIENCE**

4

5 *History Note: Authority G.S. 93E-1-6.1; 93E-1-10;*

6 *Eff. July 1, 2016;*

7 *Amended Eff. September 1, 2019;*

8 *Amended Eff. Pending legislative review pursuant to G.S. 150B-21.3;*

9 *Amended Eff. December 31, ~~2025-2025~~;*

10 *Repealed Eff. July 1, 2026.*

11

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57B .0207

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*Line 6: Capitalize "director" for consistency.*

*Line 8: What does "those" refer to? Do you mean, "Except for Directors at schools offering only ..."? Please be specific in the rule.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57B .0207 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57B .0207 ADMINISTRATION**

4 One person shall be designated as the Director for each approved school or course sponsor and shall be responsible  
5 for administrative matters such as program development, scheduling of classes, advertising, maintenance of facilities  
6 and equipment, record keeping, and general supervision of the instruction program. The director shall ensure that the  
7 policies and general operations of the school or course sponsor comply with the provisions of Sections .0200 and  
8 .0300 of this Subchapter. Except for those offering only the 8-hour Valuation Bias and Fair Housing course, The the  
9 Director shall meet the fitness standards for applicants for trainee registration or appraiser licensure or certification.

10 The Director shall:

- 11 (1) have a baccalaureate or higher degree in the field of education; or
- 12 (2) have at least two years full time experience within the past 10 years as an instructor or school  
13 administrator; or
- 14 (3) meet the minimum appraisal education and experience qualifications listed in 21 NCAC 57B .0306  
15 to teach either the residential or general appraisal precertification courses; or
- 16 (4) possess qualifications which are found by the Board to be substantially equivalent to Item (1), (2),  
17 or (3) of this Rule.

18

19 *History Note: Authority G.S. 93E-1-8(a); 93E-1-10;*  
20 *Eff. July 1, 1994;*  
21 *Amended Eff. July 1, 2014; September 1, 2008; August 1, 2002;*  
22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
23 *2017-2017;*  
24 *Amended Eff. July 1, 2026.*

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26

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57B .0306

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a)(4)(A): What is "this class" referring to? Be clear and specific in the rule.*

*(a)(5), lines 26 and 27: Please correct the line indentation here.*

*(a)(5)(E): What is "this class" referring to? Be clear and specific in the rule.*

*(g)(2): Change "provider(s)" to providers.*

*(g)(4): Replace "/" with and.*

*(g)(5) and (6): Change "NC" to this State for consistency.*

*(i): Does "next" mean the "first" December 31 following approval? Or does this mean the "second" December 31?*

*(i), line 11: Remove the comma after "Board approval".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57B .0306 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57B .0306 INSTRUCTOR REQUIREMENTS**

4 (a) Except for guest lecturers as set forth in Paragraph (b) of this Rule, all courses that qualify for credit pursuant to  
5 this Section shall be taught by instructors who meet the following minimum qualifications:

6 (1) for residential appraiser courses, the instructor shall:

7 (A) have two years' full-time experience, consisting of 1500 hours per year, as a certified  
8 residential or general real estate appraiser within the previous five years, with at least one-  
9 half of the experience in residential property appraising; and

10 (B) be a current certified residential or general real estate appraiser.

11 (2) for general appraiser courses, the instructor shall:

12 (A) have three years' full-time experience as a general real estate appraiser within the previous  
13 five years, with at least one-half of the experience in income property appraising; and

14 (B) currently be and has been a certified general real estate appraiser for at least five years.

15 (3) for USPAP courses, the instructor shall:

16 (A) currently be a certified residential or a certified general appraiser; and

17 (B) be certified by the Appraiser Qualifications Board of the Appraisal Foundation as an  
18 instructor for the National USPAP Course. If a USPAP instructor fails to renew or loses  
19 his or her certification by the Appraiser Qualifications Board, the instructor shall stop  
20 teaching and notify the Appraisal Board of the loss of certification.

21 (4) for statistics, modeling and finance courses, the instructor shall:

22 (A) have previously completed this class; or

23 (B) have completed 3 semester hours of statistics from a regionally accredited college or  
24 university.

25 (5) for the 8-hour Valuation Bias and Fair Housing Laws and Regulations courses that do not have  
26 course approval through The Appraisal Foundation's Appraisal Qualifications Board Course Approval Program, the  
27 instructor shall:

28 (A) have a bachelor's degree in any field and three years of experience directly related to the  
29 subject matter to be taught;

30 (B) have a master's degree in any field and one year of experience directly related to the subject  
31 matter to be taught;

32 (C) have a master's or higher degree in a field that is directly related to the subject matter to be  
33 taught;

34 (D) have five years of real estate appraisal teaching experience directly related to the subject  
35 matter to be taught; or

36 (E) be a certified residential or certified general appraiser and have previously completed this  
37 class within five years of application.

1 (b) Guest lecturers who do not possess the qualifications set forth in Paragraph (a) of this Rule may teach collectively  
2 up to one-fourth of any course, if each guest lecturer possesses education and experience in the subject area about  
3 which the lecturer is teaching.

4 (c) Instructors shall conduct their classes in a manner that demonstrates knowledge of the subject matter being taught  
5 and mastery of the following teaching skills:

- 6 (1) The ability to utilize illustrative examples, and to respond to questions from students;
- 7 (2) The ability to utilize varied instructive techniques other than straight lecture, such as class  
8 discussion;
- 9 (3) The ability to utilize instructional aids to enhance learning;
- 10 (4) The ability to maintain a learning environment and control of a class; and
- 11 (6) The ability to interact with students in a professional and non-discriminatory manner.

12 (d) Upon request of the Board, an instructor or proposed instructor shall submit to the Board a recording that depicts  
13 the instructor teaching portions of a qualifying course, in order to ensure that all requirements of this Rule are being  
14 met.

15 (e) The inquiry into determining whether to approve an instructor shall include consideration of whether the instructor  
16 has ever had any disciplinary action taken or has a disciplinary action pending against his or her appraisal license or  
17 certificate or any other professional license or certificate in North Carolina or any other state. If the instructor has any  
18 pending criminal charges in this or any state, they shall be reviewed as set forth in G.S. 93B-8.1 in determining whether  
19 to approve the instructor. An instructor shall not have received any disciplinary action against his or her appraisal  
20 license or certificate from the State of North Carolina or any other state within the previous two years. For the purposes  
21 of this Section, disciplinary action means a reprimand, suspension (whether active or inactive), or a revocation.

22 (f) Proposed qualifying course instructors who do not meet the minimum appraisal education and experience  
23 qualifications listed in Paragraph (a) of this Rule, and who seek to have their qualifications determined by the Board  
24 to be equivalent to the qualifications listed in Paragraph (a) of this Rule, shall supply the Board with copies of sample  
25 appraisal reports or other evidence of experience.

26 (g) Persons desiring to become instructors for qualifying courses shall file an instructor application for qualifying  
27 education and be approved by the Board. There is no fee for application for instructor approval. Once an instructor  
28 has been approved to teach a specific qualifying course, that person may teach the course at any school or for any  
29 course sponsor approved by the Appraisal Board to offer qualifying courses. The instructor application form shall  
30 include the following information:

- 31 (1) the instructor's name, address, phone number, and email address;
- 32 (2) a list of course provider(s) the instructor will be teaching for;
- 33 (3) the programs the instructor is seeking approval for;
- 34 (4) the instructor's licensing/certification history;
- 35 (5) whether the instructor has ever been denied a trainee registration, or appraiser license, or certificate  
36 in NC or any other state;

- 1           (6)     whether the instructor has any disciplinary action taken against a trainee registration, appraiser  
2           license or certificate in NC or any other state;
- 3           (7)     whether the instructor has had any disciplinary action within the past three years or pending  
4           complaints or charges pending against any professional license in this State;
- 5           (8)     the instructor's college education, appraisal education, appraisal experience, and description of work  
6           experience; and
- 7           (9)     the signature of applicant.

8 (h) Current Appraisal Board members shall not be eligible to teach qualifying courses during their term of office on  
9 the Board.

10 (i) Approval of qualifying education course instructors expires on the next December 31 following the date of  
11 approval. Applications for renewal of Board approval, shall be filed with the Board annually on or before December  
12 1.

13  
14 *History Note:     Authority G.S. 93E-1-8(a); 93E-1-10;*  
15 *Eff. July 1, 1994;*  
16 *Amended Eff. July 1, 2014; July 1, 2010; September 1, 2008; March 1, 2007; March 1, 2006; July*  
17 *1, 2005; July 1, 2003; August 1, 2002;*  
18 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
19 *2017;*  
20 *Amended Eff. July 1, 2026; June 1, 2020; May 1, 2020; July 1, 2019.*

21  
22

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57B .0603

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(3)(b), line 15: Consider adding "have" before "either:".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57B .0603 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57B .0603 CRITERIA FOR COURSE APPROVAL**

4 The following requirements shall be satisfied in order for course sponsors to obtain approval of a course for appraiser  
5 continuing education credit:

- 6 (1) The subject matter of the course shall comply with the requirements of Rule .0204 of Subchapter  
7 57A and the information to be provided in the course shall be both accurate and current.
- 8 (2) The course shall involve a minimum of two hours of instruction on acceptable subject matter as  
9 outlined in 21 NCAC 57A .0204(c). A classroom hour consists of 50 minutes of classroom  
10 instruction and 10 minutes of break time. Instruction shall be given for the full number of hours for  
11 which credit is given. Instructors shall not accumulate unused break time to end the class early.
- 12 (3) The course instructor(s) shall:
- 13 (a) possess the fitness for licensure required of applicants for trainee registration, real estate  
14 appraiser licensure, or certification; and
- 15 (b) either:
- 16 (i) two years' full-time experience that is related to the subject matter to be taught;
- 17 (ii) a baccalaureate or higher degree in a field that is related to the subject matter to  
18 be taught;
- 19 (iii) two years' full-time experience teaching the subject matter to be taught; or
- 20 (iv) an equivalent combination of such education and experience.
- 21 (4) The course shall be one involving a qualified instructor who, except as noted in Item (5) of this  
22 Rule, shall be physically present in the classroom at all times, and shall personally provide the  
23 instruction for the course. The course instructor may utilize video instruction, or similar types of  
24 instruction by other persons to enhance or supplement his or her personal instruction; however, such  
25 other persons shall not be considered to be the course instructor and the course instructor shall be  
26 physically present when such indirect instruction by other persons is being utilized. ~~No portion of~~  
27 ~~the course shall consist of correspondence instruction.~~ The instructor shall comply with Rule  
28 .0306(c) of this Subchapter. Instructors for the National USPAP courses shall be certified by the  
29 Appraiser Qualifications Board of the Appraisal Foundation. Current Appraisal Board members  
30 shall not teach continuing education courses during their term of office on the Board.
- 31 (5) Course sponsors may offer all continuing education classes via distance education as set forth in the  
32 Real Property Appraiser Qualification Criteria as implemented by The Appraisal Foundation's  
33 Appraiser Qualifications Board. A sponsor seeking approval of a computer-based education course  
34 shall provide the Board access to the course via the internet at a date and time satisfactory to the  
35 Board and the Board shall not be charged any fee for such access. A course completion certificate  
36 shall be forwarded to the student as stated in Rule .0607 of this Section, and a course roster shall be  
37 sent to the Appraisal Board in accordance with Rule .0608 of this Section.

- 1 (6) The course shall be an educational program intended to improve the knowledge, skill and  
2 competence of trainees, and licensed and certified real estate appraisers.
- 3 (7) The course sponsor shall certify that the course shall be conducted in accordance with the  
4 operational requirements stated in Rule .0606 of this Section and that the course sponsor will comply  
5 with all other applicable rules contained in this Section.
- 6 (8) The course title shall not include the words "Uniform Standards of Professional Appraisal Practice"  
7 or "USPAP" unless the course is either the ~~15-hour~~ 15-hour National USPAP course or the ~~7-hour~~  
8 7-hour National USPAP Continuing Education course. If the course is the ~~7-hour~~ 7-hour National  
9 USPAP Continuing Education course, the course title shall state which edition of USPAP will be  
10 taught in that specific course.
- 11 (9) Each course shall utilize a textbook or course materials that have been approved by the Board.
- 12 (10) If the course content is related to technology, such as software, hardware, electronic devices,  
13 manuals, or databases, the course shall be developed specifically for utilization in the real estate  
14 appraisal business in order to be approved for continuing education credit. Such courses shall not  
15 require the student to purchase specific products, and the course shall not be used to sell or advertise  
16 particular products or software.

17  
18 *History Note: Authority G.S. 93E-1-8(c); 93E-1-10;*  
19 *Eff. July 1, 1994;*  
20 *Amended Eff. January 1, 2015; July 1, 2010; January 1, 2008; March 1, 2007; March 1, 2006; July*  
21 *1, 2005; July 1, 2003; August 1, 2002;*  
22 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
23 *2017;*  
24 *Amended Eff. July 1, 2026; February 1, 2024; July 1, 2022; September 1, 2019.*  
25  
26

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57B .0614

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(a), line 7: Remove the space between “.0407” and “(b1)”. Also, is this meant to say “through” rather than “and”? Or does the instructor only have to meet the two requirements of (b1) and (b8)?*

*(d), line 18: Does “next” mean the December 31 immediately following approval? Or does it mean the second December 31 following approval?*

*(d), line 19: Remove the comma after “approval”.*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57B .0614 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **21 NCAC 57B .0614 INSTRUCTORS FOR THE ~~TRAINEE/SUPERVISOR~~ SUPERVISOR/TRAINEE**  
4 **COURSE REQUIRED BY G.S. 93E-1-6.1**

5 (a) Instructors for the ~~trainee supervision~~ supervisor/trainee course set forth in G.S. 93E-1-6.1 shall ~~be real estate~~  
6 ~~appraisers who have been certified residential or certified general appraisers for at least three years.~~ meet the  
7 requirements of a supervisor as outlined in 21 NCAC 57A .0407 (b1) and (b8).

8 ~~(b) Instructors shall not have received any disciplinary action regarding their appraisal certificate from the State of~~  
9 ~~North Carolina or any other state within the previous three years.~~

10 ~~(c) (b)~~ Persons who wish to teach the ~~trainee supervision~~ supervisor/trainee course shall be approved by the Board  
11 before they may teach this course. Approval of a ~~trainee supervision~~ supervisor/trainee course instructor authorizes  
12 the instructor to teach the course for any approved course sponsor.

13 ~~(d) (c)~~ Applicants who wish to become instructors for the ~~trainee supervision~~ supervisor/trainee course ~~shall attend an~~  
14 ~~educational workshop sponsored by the Board or~~ shall, within three years of applying, complete the trainee supervision  
15 course with ~~another a Board~~ approved sponsor, before they may be approved. ~~Applicants may check the Board's~~  
16 ~~website for information regarding the date and location of the workshop. The website may be accessed at~~  
17 ~~www.ncappraisalboard.org.~~

18 ~~(e) (d)~~ Approval of ~~trainee supervision~~ supervisor/trainee course instructors expires on the next December 31  
19 following the date of approval. Applications for renewal of Board approval, shall be filed with the Board annually on  
20 or before December 1.

21  
22 *History Note: Authority G.S. 93E-1-6.1; 93E-1-8(c); 93E-1-10;*

23 *Eff. July 1, 2014;*

24 *Amended Eff. July 1, 2016;*

25 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
26 *2017;*

27 *Amended Eff. July 1, 2026; July 1, 2022; May 1, 2020.*

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57D .0204

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*Line 5: Add a comma after "suspension".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel  
Date submitted to agency: June 03, 2026

1 21 NCAC 57D .0204 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57D .0204 PAYMENT OF FEES TO THE BOARD**

4 ~~Checks given~~ Payments to the Board in payment of for fees that are returned unpaid are cause for registration denial,  
5 suspension or revocation.

6

7 *History Note: Authority G.S. 93E-2-3; 93E-2-8(a)(7);*

8 *Eff. January 1, 2011;*

9 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*

10 ~~2017, 2017;~~

11 *Amended Eff. July 1, 2026.*

12

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57D .0304

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*General Comment: Which federal law requires these amendments?*

*Lines 8-9: What does "independent of the transaction" mean in this context? Consider defining or clarifying this if it has a special meaning.*

*Lines 9-10: Who is determining whether the appraiser has "the requisite education, expertise, and experience necessary"? The company? Do they have to follow any standards or consider specific factors when making this determination?*

*Lines 12-13: Can you be more specific than "any federally related transactions regulations"? Which laws? Or is it not possible to include this detail in the rule?*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57D .0304 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57D .0304 APPRAISER QUALIFICATIONS**

4 An appraisal management company shall assure that any appraiser being added to its appraiser panel to appraise  
5 properties in North Carolina holds a license in good standing in this State pursuant to the North Carolina Appraisers  
6 Act. The appraisal management company shall verify the status of the appraiser by contacting the North Carolina  
7 Appraisal Board or by utilizing the National Registry of the Appraisal Subcommittee. When an appraisal management  
8 company engages an appraiser, the appraisal management company shall select an appraiser who is independent of  
9 the transaction and who has the requisite education, expertise, and experience necessary to competently complete the  
10 appraisal assignment for the particular market and property type. When an appraisal management company engages  
11 an appraiser for federally related transactions, the appraisal management company shall select an appraiser who is a  
12 licensed or certified appraiser, or who possesses a temporary practice permit in compliance with any federally related  
13 transactions regulations.

14

15 *History Note: Authority G.S. 93E-2-3; 93E-2-4(f);*

16 *Eff. January 1, 2011;*

17 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*

18 *~~2017-2017;~~*

19 *Amended Eff. July 1, 2026.*

20

21

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57D .0305

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*History Note, line 13: Underline "2017;"*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel  
Date submitted to agency: June 03, 2026

1 21 NCAC 57D .0305 is amended as published in 40:18 NCR 1487-1497 as follows:

2

3 **21 NCAC 57D .0305 APPRAISER COMPETENCY**

4 Before an appraiser is added to a panel, an appraisal management company shall require the appraiser to declare in  
5 writing the appraiser's areas of geographic competency, the types of properties the appraiser is competent to appraise,  
6 and the methodologies the appraiser is competent to perform. The appraisal management company shall ~~require~~  
7 request the appraiser to update this information at least annually, and shall keep copies of ~~all~~ any such declarations for  
8 a period of five years from the date they are submitted.

9

10 *History Note: Authority G.S. 93E-2-3; 93E-2-4(b);*

11 *Eff. January 1, 2011;*

12 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
13 *~~2017.~~ 2017;*

14 *Amended Eff. July 1, 2026.*

15

16

REQUEST FOR CHANGES PURSUANT TO G.S. 150B-21.10

AGENCY: The North Carolina Appraisal Board

RULE CITATION: 21 NCAC 57D .0401

**DEADLINE FOR RECEIPT: June 15, 2026**

***PLEASE NOTE: This request may extend to several pages. Please be sure you have reached the end of the document.***

The Rules Review Commission staff has completed its review of this Rule prior to the Commission's next meeting. The Commission has not yet reviewed this Rule and therefore there has not been a determination as to whether the Rule will be approved. You may email the reviewing attorney to inquire concerning the staff recommendation.

In reviewing this Rule, the staff recommends the following changes be made:

*(b): If you are going to require and enforce these laws, you will need to incorporate them by reference (if not already done so somewhere else in your rules). Please see the requirements of § 150B-21.6. Update accordingly.*

*(b), line 13: Capitalize "section".*

Please retype the rule accordingly and resubmit it to our office at 1711 New Hope Church Road, Raleigh, North Carolina 27609.

Christopher S. Miller  
Commission Counsel

Date submitted to agency: June 03, 2026

1 21 NCAC 57D .0401 is amended as published in 40:18 NCR 1487-1497 as follows:

2  
3 **SECTION .0400 – APPRAISAL MANAGEMENT COMPANY GENERAL PRACTICES**

4  
5 **21 NCAC 57D .0401 BUSINESS PRACTICES**

6 (a) An appraisal management company may shall not:

- 7 (1) prohibit an appraiser from stating on an appraisal the fee the appraiser was paid by the company for  
8 the appraisal;
- 9 (2) prohibit an appraiser from stating on an appraisal the appraiser's primary business address; or
- 10 (3) prohibit an appraiser from informing a property owner, lender, or any other person or entity the  
11 appraiser's primary business address.

12 (b) An appraisal management company shall conduct its appraisal management services in accordance with the  
13 requirements of section 129E(a)-(i) of the Truth in Lending Act, 15 U.S.C. 1639e(a)-(i), and regulations thereunder.

14  
15 *History Note: Authority G.S. 93E-2-3; ~~93E-7~~; 93E-2-7;*

16 *Eff. January 1, 2011;*

17 *Pursuant to G.S. 150B-21.3A, rule is necessary without substantive public interest Eff. October 3,*  
18 *~~2017-2017~~;*

19 *Amended Eff. July 1, 2026.*