

BEFORE THE BOARD OF REAL ESTATE APPRAISERS
DEPARTMENT OF LABOR AND INDUSTRY
STATE OF MONTANA

In the matter of the proposed amendment) NOTICE OF PUBLIC
of ARM 24.207.505 qualifying education) HEARING ON PROPOSED
requirements for licensed real estate) AMENDMENT
appraisers, ARM 24.207.506 qualifying)
education requirements for residential)
certification, ARM 24.207.507 qualifying)
education requirements for general certification,))
and ARM 24.207.517 trainee requirements)

TO: All Concerned Persons

1. On April 13, 2006, at 9:00 a.m., a public hearing will be held in room 489, 301 South Park Avenue, Helena, Montana to consider the proposed amendment of the above-stated rules.

2. The Department of Labor and Industry (department) will make reasonable accommodations for persons with disabilities who wish to participate in this public hearing or need an alternative accessible format of this notice. If you require an accommodation, contact the Board of Real Estate Appraisers (board) no later than 5:00 p.m., April 7, 2006, to advise us of the nature of the accommodation that you need. Please contact Barb McAlmond, Board of Real Estate Appraisers, 301 South Park Avenue, P.O. Box 200513, Helena, Montana 59620-0513; telephone (406) 841-2325; Montana Relay 1-800-253-4091; TDD (406) 444-2978; facsimile (406) 841-2323; e-mail dlibsrea@mt.gov.

3. GENERAL STATEMENT OF REASONABLE NECESSITY: The board determined it is reasonable and necessary to amend ARM 24.207.505, 24.207.506, 24.207.507, and 24.207.517 to address and comply with the implementation of the Appraiser Qualification Board's required core curriculum to be effective January 1, 2008. The numbering within these rules reflects amendments as adopted in this issue of the MAR.

4. The rules proposed to be amended provide as follows, deleted matter interlined, new matter underlined:

24.207.505 QUALIFYING EDUCATION REQUIREMENTS FOR LICENSED REAL ESTATE APPRAISERS (1) remains the same.

(2) Effective January 1, 2008, the required core curriculum for a licensed real estate appraiser is:

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|---|-----------------|
| <u>(a) basic appraisal principles</u> | <u>30 hours</u> |
| <u>(b) basic appraisal procedures</u> | <u>30 hours</u> |
| <u>(c) the 15-hour national USPAP course or its equivalent</u> | <u>15 hours</u> |
| <u>(d) residential market analysis and highest and best use</u> | <u>15 hours</u> |

<u>(e) residential appraiser site valuation and cost approach</u>	<u>15 hours</u>
<u>(f) residential sales comparison and income approaches</u>	<u>30 hours</u>
<u>(g) residential report writing and case studies</u>	<u>15 hours</u>
<u>(h) total licensure education requirements</u>	<u>150 hours</u>

(2) and (3) remain the same but are renumbered (3) and (4).

AUTH: 37-1-131, 37-54-105, MCA

IMP: 37-1-131, 37-54-105, 37-54-202, MCA

24.207.506 QUALIFYING EDUCATION REQUIREMENTS FOR RESIDENTIAL CERTIFICATION (1) and (2) remain the same.

(3) Effective January 1, 2008, the required core curriculum for certified residential licensure is:

<u>(a) basic appraisal principles</u>	<u>30 hours</u>
<u>(b) basic appraisal procedures</u>	<u>30 hours</u>
<u>(c) the 15-hour national USPAP course or its equivalent</u>	<u>15 hours</u>
<u>(d) residential market analysis and highest and best use</u>	<u>15 hours</u>
<u>(e) residential appraiser site valuation and cost approach</u>	<u>15 hours</u>
<u>(f) residential sales comparison and income approaches</u>	<u>30 hours</u>
<u>(g) residential report writing and case studies</u>	<u>15 hours</u>
<u>(h) statistics, modeling, and finance</u>	<u>15 hours</u>
<u>(i) advanced residential application and case studies</u>	<u>15 hours</u>
<u>(j) appraisal subject matter electives</u>	<u>20 hours</u>

(may include hours over minimum shown above in other modules)

<u>(k) total certified residential education requirements</u>	<u>200 hours</u>
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(3) and (4) remain the same but are renumbered (4) and (5).

AUTH: 37-1-131, 37-54-105, MCA

IMP: 37-1-131, 37-54-105, 37-54-303, MCA

24.207.507 QUALIFYING EDUCATION REQUIREMENTS FOR GENERAL CERTIFICATION (1) through (3) remain the same.

(4) Effective January 1, 2008, the core curriculum for certified general licensure is:

<u>(a) basic appraisal principles</u>	<u>30 hours</u>
<u>(b) basic appraisal procedures</u>	<u>30 hours</u>
<u>(c) the 15-hour national USPAP course or its equivalent</u>	<u>15 hours</u>
<u>(d) general appraiser market analysis and highest and best use</u>	<u>30 hours</u>
<u>(e) statistics, modeling, and finance</u>	<u>15 hours</u>
<u>(f) general appraiser sales comparison approach</u>	<u>30 hours</u>
<u>(g) general appraiser site valuation and cost approach</u>	<u>30 hours</u>
<u>(h) general appraiser income approach</u>	<u>60 hours</u>
<u>(i) general appraiser report writing and case studies</u>	<u>30 hours</u>
<u>(j) appraisal subject matter electives</u>	<u>30 hours</u>

(may include hours over minimum shown above the other modules)

<u>(k) total certified general education requirements</u>	<u>300 hours</u>
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(4) through (6) remain the same but are renumbered (5) through (7).

AUTH: 37-1-131, 37-54-105, MCA
IMP: 37-1-131, 37-54-105, 37-54-303, MCA

24.207.517 TRAINEE REQUIREMENTS (1) through (11) remain the same.
(12) Effective January 1, 2008, the core curriculum for trainee licensure is:

<u>(a) basic appraisal principles</u>	<u>30 hours</u>
<u>(b) basic appraisal procedures</u>	<u>30 hours</u>
<u>(c) the 15-hour national USPAP course or its equivalent</u>	<u>15 hours</u>
<u>(d) total trainee education requirements</u>	<u>75 hours</u>

AUTH: 37-1-131, 37-54-105, MCA
IMP: 37-1-131, 37-54-105, 37-54-201, 37-54-202, 37-54-303, 37-54-403,

MCA

5. Concerned persons may present their data, views, or arguments either orally or in writing at the hearing. Written data, views, or arguments may also be submitted by mail to Barb McAlmond, Board of Real Estate Appraisers, Department of Labor and Industry, P.O. Box 200513, Helena, Montana 59620-0513, by facsimile to (406) 841-2323, or by e-mail to dlibsrea@mt.gov and must be received no later than 5:00 p.m., April 21, 2006.

6. An electronic copy of this Notice of Public Hearing is available through the department and board's site on the World Wide Web at <http://www.realestateappraiser.mt.gov>, in the Rules Notices section. The department strives to make the electronic copy of this Notice conform to the official version of the Notice, as printed in the Montana Administrative Register, but advises all concerned persons that in the event of a discrepancy between the official printed text of the Notice and the electronic version of the Notice, only the official printed text will be considered. In addition, although the department strives to keep its website accessible at all times, concerned persons should be aware that the website may be unavailable during some periods, due to system maintenance or technical problems, and that a person's technical difficulties in accessing or posting to the e-mail address do not excuse late submission of comments.

7. The Board of Real Estate Appraisers maintains a list of interested persons who wish to receive notices of rulemaking actions proposed by this board. Persons who wish to have their name added to the list shall make a written request that includes the name and mailing address of the person to receive notices and specifies that the person wishes to receive notices regarding all Board of Real Estate Appraisers administrative rulemaking proceedings or other administrative proceedings. Such written request may be mailed or delivered to the Board of Real Estate Appraisers, 301 South Park Avenue, P.O. Box 200513, Helena, Montana 59620-0513, faxed to the office at (406) 841-2323, e-mailed to dlibsrea@mt.gov or may be made by completing a request form at any rules hearing held by the agency.

8. The bill sponsor notice requirements of 2-4-302, MCA, do not apply.

9. Lon Mitchell, attorney, has been designated to preside over and conduct this hearing.

BOARD OF REAL ESTATE APPRAISERS
TIM MOORE, CHAIRPERSON

/s/ DARCEE L. MOE
Darcee L. Moe
Alternate Rule Reviewer

/s/ KEITH KELLY
Keith Kelly, Commissioner
DEPARTMENT OF LABOR AND INDUSTRY

Certified to the Secretary of State March 13, 2006