

**RULES  
OF  
TENNESSEE REAL ESTATE APPRAISER COMMISSION**

**CHAPTER 1255-04  
CONTINUING EDUCATION**

**TABLE OF CONTENTS**

1255-04-.01 Continuing Education Requirements

**1255-04-.01 CONTINUING EDUCATION REQUIREMENTS.**

- (1) As a prerequisite to renewal of a real estate appraiser license or certificate, the licensee or certificate holder shall complete at least twenty-eight (28) hours of continuing education courses approved by the Commission during each renewal period, which is every two (2) years (hereinafter "continuing education").
  - (a) A course hour is defined as fifty (50) minutes of teaching out of each sixty (60) minute segment.
  - (b) The Commission will grant credit toward the continuing education requirement only if the length of the educational offering is at least two (2) hours.
  - (c) A state licensed, state certified residential or a state certified general real estate appraiser may obtain credit for the continuing education requirement from the following:
    1. Colleges or universities;
    2. Community or junior colleges;
    3. Real estate appraisal or real estate related organizations;
    4. State or federal agencies or commissions;
    5. Proprietary schools;
    6. Other providers approved by the Commission; and
    7. The Appraisal Foundation or its Boards.
  - (d) The Commission may grant credit for educational offerings which are consistent with the purpose of continuing education stated in paragraph (6) and cover real estate appraisal topics such as:
    1. Ad valorem taxation;
    2. Arbitration, dispute resolution;
    3. Courses related to practice of real estate appraisal or consulting;
    4. Development cost estimating;
    5. Ethics and standards of professional practice, USPAP;

(Rule 1255-04-.01 continued)

6. Land use planning, zoning, taxation;
  7. Management, leasing, timesharing;
  8. Property development, partial interests;
  9. Real estate law, easements, and legal interests;
  10. Real estate litigation, damages, condemnation;
  11. Real estate financing and investment;
  12. Real estate appraisal related computer applications;
  13. Real estate securities and syndication;
  14. Developing opinions of real property value in appraisals that also include personal property and/or business value;
  15. Seller concessions and impact on value; and/or
  16. Energy efficient items and “green building” appraisals.
- (2) All licensees and certificate holders shall successfully complete the seven (7)-hour National Uniform Standards of Professional Appraisal Practice Update Course, or its equivalent, a minimum of once every two (2) years. Equivalency shall be determined through the Appraisal Qualifications Board Course Approval Program. The seven (7)-hour National Instructor Recertification Course for Uniform Standards of Professional Appraisal Practice shall fulfill the seven (7) hour continuing education requirement for AQB approved instructors of the National Uniform Standards of Professional Appraisal Practice.
- (3) The Commission shall grant continuing education credit for the National Uniform Standards of Professional Appraisal Practice Update Course only when at least one of the instructors is an Appraiser Qualifications Board Certified Instructor and a state certified general or residential real estate appraiser.
- (4) The Commission shall grant continuing education credit for any course that a licensee has taken more than once if the course has undergone a significant update or if the licensee has not taken the course in the last five (5) years.
- (5) Seminars.
- (a) The Commission may offer seminars to the licensees for which fees, as appropriate, may be collected to cover costs.
  - (b) These seminars may be used by the licensees for continuing education credit.
  - (c) These seminars may include, but are not limited to the following subjects: laws and rules, policies and Uniform Standards of Professional Appraisal Practice.
- (6) The purpose of continuing education is to ensure that the appraiser participates in a program that maintains and increases his or her skill, knowledge and competency in real estate appraisal.

(Rule 1255-04-.01 continued)

- (7) The Commission may grant up to one half (1/2) of an individual's continuing education credit for participation, other than as a student, in appraisal educational processes and programs. Examples of activities for which credit may be granted are teaching, program development, authorship of textbooks, or similar activities which the Commission determines are equivalent to obtaining continuing education. Credit for instructing any given course or seminar can only be awarded once during a continuing education cycle.
- (8) A licensee or certificate holder may complete no more than one-half (1/2) of the individual's required continuing education credits via distance education.

**Authority:** T.C.A. §§ 62-39-203, 62-39-204, 62-39-206, 62-39-306, 62-32-315, 62-39-325, 62-39-329, and 62-39-333. **Administrative History:** Original rule filed August 1, 1991; effective September 15, 1991. Amendment filed October 26, 1993; effective January 11, 1994. Amendment filed December 16, 1997; effective March 1, 1998. Repeal and new rule filed December 13, 2004; effective February 26, 2005. Repeal and new rule filed December 6, 2007; effective February 19, 2008. Amendment filed May 23, 2014; effective August 21, 2014. Amendment filed July 20, 2015; effective October 18, 2015. Amendments filed April 23, 2020; effective July 22, 2020.