

# Become An Appraiser

In general, three requirements must be completed to become a real property appraiser: **education, state exam, and experience**, however, requirements vary in each state, so please [refer to the state's requirements](#) where you intend to earn a license.

The United States currently offers four levels of appraisal licensing.

## Trainee Real Property Appraiser

An appraiser trainee works under the direct supervision of a certified appraiser in good standing and may appraise the same properties as the supervising appraiser. (The availability of this level varies from state to state).

## Licensed Residential Real Property Appraiser

A licensed residential appraiser may appraise one-to-four (non-complex) residential units with a transactional value less than \$1 million and one-to-four (complex) residential units with a transactional value less than \$400,000.

## Certified Residential Real Property Appraiser

A certified residential appraiser may appraise one-to-four residential units without regard to value or complexity.

## Certified General Real Property Appraiser

A certified general appraiser may appraise all types of real property.

## Trainee Real Property Appraiser

### Step 1. Education

Most states require aspiring appraisers to first become a **Trainee Appraiser** (also known as an apprentice appraiser or a registered appraiser).

Educational requirement: at least **75 hours\*** of qualifying education:

1. [Basic Appraisal Principles](#) (30 hours)
2. [Basic Appraisal Procedures](#) (30 hours)
3. [15-Hour National USPAP Course](#) (15 hours)
4. Supervisory Appraiser/Trainee Appraiser Course (not included in 75 hours)

***\*Certain states may require additional education, so please [refer to the state's requirements](#).***

### Appraisal Institute Education Packages

Appraisal Institute offers [Supervisory Appraiser/Trainee Appraiser](#) course - which certain status require, so please refer to the state's requisites.

[FAQs: Supervisory Appraiser/Trainee Course](#)

[State Requirements for Supervisory, Trainee Appraisers](#)

## **Step 2. Application**

Upon the completion of all required courses (and the passing of any required exams), the aspiring trainee may apply (if applicable) for the appraisal trainee license by first identifying the certified appraiser who will directly supervise said trainee.

1. Submit your application to your state (fees, fingerprints, background check information, etc.)
2. Receive trainee license from your state

**Please refer to the state's application process on how to obtain a trainee license (if applicable).**

## **Step 3. Work Experience**

Upon completion of steps two and three, a trainee may begin working under the identified certified appraiser to gain experience hours. Both trainee and supervisor will record all completed work for eventual submission and review by the state when the trainee applies for the next level in licensure.

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***See links below for information on Joining the Appraisal Institute:***

**[How to Become an Appraiser](#)**

**Information on Joining the Appraisal Institute – [click here](#)**

**Appraisal Institute Designations – [click here](#)**

## **AI Affiliation Opportunities**

Learn what AI category is the best fit for you! [Learn More!](#)



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