

Q & A Regarding New Real Property Appraisal Qualifications Criteria

The DBPR mailed a letter to course providers dated March 15, 2007. The letter requests course providers to provide a detailed outline, course description, and completed course matrix for prelicense appraisal courses. As a result of communication with Mr. Ayrish, Dearborn has agreed to prepare a course matrix for our prelicense appraisal courses as a service to our customers. Course providers who use Dearborn's *Fundamentals of Real Estate Appraisal* for the 100-hour trainee course and *Mastering Real Estate Appraisal* for a 30-hour residential course can download and print the matrices once they are available on the Instructor resources Web site at www.Dearborn-fla.com.

I sent George Ayrish a list of questions concerning this matter so that he could further clarify how we are to proceed. The questions that I asked Mr. Ayrish and his responses are presented below.

Q & A Regarding DBPR's Letter to Course Providers Titled, New Real Property Appraisal Qualifications Criteria, Concerning the Course Matrix

George Ayrish suggested in our recent phone conversation that for consistency reasons it would be helpful if Dearborn would develop the description of each of its courses. Please clarify the following:

Q By "description," BET would like for us to indicate how each appraisal pre-certification course that we currently have approved fits in the matrix. For example, for the 100-hour course, AB-I, based on *Fundamentals of Real Estate Appraisal*, we should indicate how many hours are devoted to each item (row) in the Pre-licensing Credit for Trainees Matrix.

A Yes.

Q Pursuant to Rule 4.001, effective January 1, 2008, the 100-hour trainee pre-license course must contain 6 hours of coverage of Florida laws, rules, and regulations pertaining to the practice of appraisal and 3 hours coverage regarding the roles and rules of supervisor and trainee appraisers. However, these two topics are not indicated on the trainee matrix. Our AB-1 course includes Florida law coverage. How should this be noted in the matrix?

A The matrix is being used to determine course compliance to AQB requirements. The 6+3 is Florida specific.

Q Pursuant to Rule 4.001, it will be necessary for Dearborn to update its AB-1 course to include the 3 hours of coverage regarding the roles and rules of supervisor and trainee appraisers and to update the course to include the most recent changes in Florida appraisal rules and laws and submit it to the DBPR in sufficient time to assure approval prior to January 1, 2008. Will the matrix be modified to include the 9 hours of Florida requirements? Without modifying the matrix won't it appear that the 100-hour course is short nine hours?

A Once we start using the AQB course approval criteria, we will not be using the "AB" designations.

Q It is my understanding that a matrix is to be prepared for each appraisal course currently approved for pre-certification education. Am I correct to assume that you also want a matrix included with each new appraisal pre-certification course submission?

A Not at this time—The course provider must clearly indicate on the application the specific content area the course meets. If it is determined that the matrix would be a useful tool for new applications, we can start using it.

Q I understand that this matrix is to be completed for pre-license courses and that it does not apply to continuing education courses. Should a matrix be prepared for Appraiser post-license courses?

A No. The matrix is being used to determine AQB qualifying education criteria for 2008.

- Q** It is my understanding that each permitted school will be required to submit to the DBPR a matrix for each course that it has approved noting the individual course number and course title. It is suggested that Dearborn develop the matrix for each of its appraisal pre-license courses so that our school customers can use the matrix we have prepared and simply insert the course number and course title with their school contact information. Is it acceptable for a school to submit the matrixes electronically? If this is acceptable, do you want the school to send the e-mail and attachment to the attention of Joseph Dean?
- A** We would prefer them to be mailed in. However, if you want to send it as an attachment, please address it to: Brian.Forbing@dbpr.state.fl.us. CC Joseph Dean.
- Q** Please clarify this statement: Once this information is received by the Department, each course will be evaluated and updated to indicate the core curriculum criteria it will meet. The DBPR letter states that the courses will be “evaluated and updated.” Does this mean that this is a course evaluation process?
- A** Yes, the course will be reviewed in-house.
- Q** Is the “list published by the Department” the only feedback schools will receive following the “evaluation”?
- A** No. The provider will receive an updated letter.
- Q** Does this process satisfy making sure that Florida’s appraisal courses are AQB compliant or are providers also required to get their courses AQB approved?
- A** This process is to ensure that our licensees/students receive appropriate credit for the courses they attend based on the 2008 AQB criteria. The Course Approval Program is an option made available by the AQB, and is not required under Florida law.