

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2025

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SENATE BILL DRS15280-NN-13A

Short Title: Modify Licensing Real Est. Appraisers. (Public)

Sponsors: Senators Craven, Jarvis, and Jones (Primary Sponsors).

Referred to:

1 A BILL TO BE ENTITLED
2 AN ACT TO MODIFY THE LICENSING AND CERTIFICATION PROCEDURES OF THE
3 NORTH CAROLINA APPRAISERS ACT.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. Chapter 93E of the General Statutes reads as rewritten:

6 "Chapter 93E.

7 "North Carolina Appraisers Act.

8 "Article 1.

9 "Real Estate Appraiser.

10 ...

11 "§ 93E-1-4. Registration, license, or certificate required of real estate appraisers.

12 When used in this Chapter, unless the context otherwise requires, the term:

- 13 (1) "Appraisal" or "real estate appraisal" means an analysis, opinion, or
14 conclusion as to the value of identified real estate or specified interests therein
15 performed for compensation or other valuable consideration.
- 16 (2) "Appraisal assignment" means an engagement for which an appraiser is
17 employed or retained to act, or would be perceived by third parties or the
18 public as acting, as a disinterested third party in rendering an unbiased
19 appraisal.
- 20 (3) "Appraisal Board" or "Board" means the North Carolina Appraisal Board
21 established under G.S. 93E-1-5.
- 22 (4) "Appraisal Foundation" or "Foundation" means The Appraisal Foundation
23 established on November 20, 1987, as a not-for-profit corporation under the
24 laws of Illinois.
- 25 (5) "Appraisal report" means any communication, written or oral, of an appraisal.
- 26 (5a) "Appraiser Qualifications Board" or "AQB" means the board established by
27 the Appraisal Foundation to set nationwide minimum education, experience,
28 and examination standards for real estate appraiser licensure and certification.
- 29 (5b) "Approved PAREA program" means a course or program developed by a
30 third-party provider that has been approved by the Appraiser Qualifications
31 Board of the Appraisal Foundation and the Appraisal Board, which meets the
32 standards for Practical Applications of Real Estate Appraisal and satisfies the
33 experience requirements for real estate appraiser licensure or certification as
34 required by this Chapter.
- 35 (6) "Certificate" means that document issued by the North Carolina Appraisal
36 Board evidencing that the person named therein has satisfied the requirements



- 1 for certification as a certified real estate appraiser and bearing a certificate
2 number assigned by the Board.
- 3 (7) "Certificate holder" means a person certified by the Board under the
4 provisions of this Chapter.
- 5 (7a) "Certified general real estate appraiser" means a person who holds a current,
6 valid certificate as a certified general real estate appraiser issued under the
7 provisions of this Chapter.
- 8 (7b) "Certified residential real estate appraiser" means a person who holds a
9 current, valid certificate as a certified residential real estate appraiser issued
10 under the provisions of this Chapter.
- 11 (7c) "Comparative market analysis" and "broker price opinion" mean an estimate
12 prepared by a licensed real estate broker that details the probable selling price
13 or leasing price of a particular parcel of or interest in property and provides a
14 varying level of detail about the property's condition, market, and
15 neighborhood, and information on comparable properties, but does not
16 include an automated valuation model.
- 17 (8) "License" means that document issued by the North Carolina Appraisal Board
18 evidencing that the person named therein has satisfied the requirements for
19 licensure as a licensed real estate appraiser and bearing a license number
20 assigned by the Board.
- 21 (8a) "Licensed residential real estate appraiser" means a person who holds a
22 current, valid license as a licensed residential real estate appraiser issued under
23 the provisions of this Chapter.
- 24 (9) "Licensee" means a person licensed by the Board under the provisions of this
25 Chapter.
- 26 (9a) "Practical Applications of Real Estate Appraisal" or "PAREA" means the
27 program framework established by the Appraiser Qualifications Board of the
28 Appraisal Foundation, providing an alternative to the traditional supervisor
29 and trainee method for satisfying real estate appraisal experience requirements
30 through technology-based training, case studies, and supervision by qualified
31 mentors.
- 32 (10) "Real estate" or "real property" means land, including the air above and
33 ground below and all appurtenances and improvements thereto, as well as any
34 interest or right inherent in the ownership of land.
- 35 (11) "Real estate appraiser" or "appraiser" means a person who for a fee or valuable
36 consideration develops and communicates real estate appraisals or otherwise
37 gives an opinion of the value of real estate or any interest therein.
- 38 (12) "Real estate appraising" means the practice of developing and communicating
39 real estate appraisals.
- 40 (13) "Residential real estate" means any parcel of real estate, improved or
41 unimproved, that is exclusively residential in nature and that includes or is
42 intended to include a residential structure containing not more than four
43 dwelling units and no other improvements except those which are typical
44 residential improvements that support the residential use for the location and
45 property type. A residential unit in a condominium, town house, or
46 cooperative complex, or planned unit development is considered to be
47 residential real estate.
- 48 ...
- 49 (17) "Temporary appraiser licensure or certification" means the issuance of a
50 temporary license or certificate by the Board to a person licensed or certified

1 in another state who enters this State for the purpose of completing a particular
2 appraisal assignment.

3 (18) "Trainee", "registered trainee", or "trainee real estate appraiser" means a
4 person who holds a current, valid registration as a trainee real estate appraiser
5 issued under the provisions of this Chapter.

6 (19) "Trainee registration" or "registration as a trainee" means the document issued
7 by the North Carolina Appraisal Board evidencing that the person named
8 therein has satisfied the requirements of registration as a trainee real estate
9 appraiser and bearing a registration number assigned by the Board.

10 ...

11 **"§ 93E-1-6. Qualifications for registration, licensure, and certification; applications;
12 application fees; examinations.**

13 (a) Any person desiring to be registered as a trainee or to obtain licensure or certification
14 as a licensed or certified real estate appraiser shall make written application to the Board on the
15 forms as are prescribed by the Board setting forth the applicant's qualifications for registration,
16 licensure, or certification. Each applicant shall satisfy the following qualification requirements:

17 (1)-(3) Repealed by Session Laws 2019-146, s. 1, effective October 1, 2019, and
18 applicable to registrations, licensures, and certifications issued after that date.

19 (4) Repealed by Session Laws 2001-399, s. 1.

20 (5) Obtain a high school diploma or its equivalent.

21 (6) Successfully complete education, experience, and examination as required by
22 The Appraisal Foundation's Appraiser Qualifications Board for each level of
23 registration, licensure, or ~~certification~~. certification, or satisfy the
24 requirements sets forth in subsections (a1) through (a3) of this section.

25 (7) Satisfy any additional education or experience requirements that the Board
26 may impose by rule.

27 (a1) An applicant for licensure as a licensed residential real estate appraiser shall satisfy
28 the experience requirements by completing either of the following pathways:

29 (1) Traditional Supervisor and Trainee Pathway. – Complete the traditional
30 supervised experience requirements established by the AQB and adopted by
31 the Board.

32 (2) PAREA Pathway. – Successfully complete an approved Practical
33 Applications of Real Estate Appraisal (PAREA) program and meet all of the
34 following requirements:

35 a. Successfully complete all education and examination requirements for
36 licensure.

37 b. Graduate from an approved PAREA program.

38 c. Pass the state licensing examination.

39 (a2) An applicant for certification as a certified residential real estate appraiser shall satisfy
40 the experience requirements by completing either of the following pathways:

41 (1) Traditional Supervisor and Trainee Pathway. – Complete the traditional
42 supervised experience requirements established by the AQB and adopted by
43 the Board.

44 (2) PAREA Pathway. – Successfully complete a PAREA program approved by
45 the Board and meet all of the following requirements:

46 a. Complete either of the following experience options:

47 1. All of the following:

48 I. Obtain licensure as a licensed real estate appraiser.

49 II. After obtaining licensure, complete 50 full appraisal
50 reports reviewed by a certified appraiser.

1 (b) ~~The Board, in its discretion, may undertake to license or certify on a reciprocal basis,~~
2 ~~persons licensed or certified in another state if the appraiser licensing and certification program~~
3 ~~of the other state is in compliance with 12 U.S.C. § 3331, et seq.~~

4 (c) The Board may by rule establish a procedure for granting temporary appraiser
5 licensure or certification and may charge an application fee of one hundred fifty dollars (\$150.00)
6 for temporary appraiser licensure or certification.

7 (d) Every applicant for State licensure, or certification under this Chapter who is not a
8 resident of this State shall submit with his or her application an irrevocable consent that service
9 of process in any action against the applicant arising out of the applicant's activities as a
10 State-licensed or State-certified real estate appraiser may be made by delivery of the process on
11 the Executive Director of the Board."

12 **SECTION 2.** The North Carolina Appraisal Board may adopt rules to implement the
13 provisions of this act.

14 **SECTION 3.** This act becomes effective October 1, 2025, and applies to applications
15 for licensure, certification, and reciprocal licensure and certification on or after that date.