



South Carolina Department of Labor, Licensing and Regulation
South Carolina Real Estate Appraisers Board
 110 Centerview Dr • Columbia • SC • 29210
 P.O. Box 11329 • Columbia • SC • 29211-1329
 Phone: 803-896-4630 • contact.REAB@llr.sc.gov
 llr.sc.gov/appr

SOUTH CAROLINA APPRAISER CLASSIFICATIONS, CRITERIA AND AUTHORIZED TASKS

CLASSIFICATION	EDUCATION ¹	CRITERIA EXPERIENCE	AQB ² APPROVED EXAMINATION	AUTHORIZED
CERTIFIED GENERAL APPRAISER	300 qualifying course hours (QE1, QE2, QE3, QE8, QE10, QE11, QE12, QE13, QE14, and QEE) 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course. Bachelor's Degree.	3000 hours of appraisal experience [with 50% or more in nonresidential properties, over a minimum of 18 months]	Certified General Exam	Appraisal of all types of real property regardless of transaction value.
CERTIFIED RESIDENTIAL APPRAISER	200 qualifying course hours (QE1, QE2, QE3, QE4, QE5, QE6, QE7, QE8, QE9, and QEE) 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course. Bachelor's Degree OR Associate's Degree in Business OR 30 hours of specified college courses OR Licensed for 5 years in good standing.	1500 hours of appraisal experience [over a minimum of 12 months]	Certified Residential Exam	Appraisals of one to four residential units without regard to value or complexity. Non-residential properties having a transaction value less than \$500,000.
LICENSED APPRAISER	158 qualifying course hours (QE1, QE2, QE3, QE4, QE5, QE6, and QE7). 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course. High School Diploma or GED.	1000 hours of appraisal experience [over a minimum of 6 months]	License Exam	"Noncomplex" one to four residential units having a transaction value less than \$1,000,000 and complex one to four residential units having a transaction value less than \$500,000. Non-residential properties having a transaction value less than \$500,000.
APPRENTICE APPRAISER	83 qualifying course hours (QE1, QE2, QE3) 8-hour Valuation Bias course and a 4-hour Supervisor/Trainee Course. High School Diploma or GED	Will be accruing experience hours toward licensure	None	To assist in the performance of appraisal assignments under the supervision of a state certified general or certified residential appraiser. The scope of practice for the Appraiser Apprentice is the appraisal of those properties which the supervising appraiser is permitted to appraise.

LICENSED MASS APPRAISER *	158 qualifying course hours (QE1, QE2, QE3, QE4, QE5, QE6, and QE7) 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course High School Diploma or GED	1000 hours of mass appraisal experience [over a minimum of 6 months]	License Exam	To engage in the mass appraisals of “Noncomplex” one to four residential units having a transaction value less than \$1,000,000 and complex one to four residential units having a transaction value less than \$500,000. Non-residential properties having a transaction value less than \$500,000 for ad valorem purposes.
CERTIFIED RESIDENTIAL MASS APPRAISER *	200 qualifying course hours (QE1, QE2, QE3, QE4, QE5, QE6, QE7, QE8, QE9, and QEE) 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course. High School Diploma or GED	1500 hours of mass appraisal experience [over a minimum of 12 months]	Certified Residential Exam	To engage in mass appraisals of one to four residential units without regard to value or complexity. Non-residential properties having a transaction value less than \$500,000 for ad valorem purposes.
CERTIFIED GENERAL MASS APPRAISER *	300 qualifying course hours (QE1, QE2, QE3, QE8, QE10, QE11, QE12, QE13, QE14, and QEE) 8-hour Valuation Bias course and 4-hour Supervisor/Trainee course. High School Diploma or GED	3000 hours of mass appraisal experience [with 50% or more in nonresidential properties, over a minimum of 18 months]	Certified General Exam	To engage in all types of real estate mass appraisal activity for ad valorem purposes.

1 Education - Each appraiser classification must comply with the biennial appraiser continuing education requirement of 28 hours.

2 AQB is the Appraiser Qualifications Board of The Appraisal Foundation.

***If you hold any mass category license, you may perform appraisals for ad valorem purposes only. A mass appraiser may not perform fee appraisals without direct supervision of a Certified Appraiser.**

Appraisal Qualifying Education Courses

Supervisor/Trainee Course - 4 Hours

Valuation Bias Course – 8 Hours

Basic Appraisal Principles	QE1	30 Hours
Basic Appraisal Procedures	QE2	30 Hours
National USPAP	QE3	15 Hours
Residential Market Analysis & Highest & Best Use	QE4	15 Hours
Residential Appraiser Site Valuation & Cost Approach	QE5	15 Hours
Residential Sales Comparison & Income Approaches	QE6	30 Hours
Residential Report Writing & Case Studies	QE7	15 Hours
Statistics, Modeling & Finance	QE8	15 Hours
Advanced Residential Applications & Case Studies	QE9	15 Hours
General Appraiser Market Analysis & Highest & Best Use	QE10	30 Hours
General Appraiser Sales Comparison Approach	QE11	30 Hours
General Appraiser Site Valuation & Cost Approach	QE12	30 Hours
General Appraiser Income Approach	QE13	60 Hours
General Appraiser Report Writing & Case Studies	QE14	30 Hours
Qualifying Education Elective(s)	QEE	Minimum 12 Hours for Certified Residential and Minimum 22 Hours for Certified General

Appraisal Course Curriculum Requirements

Apprentice Appraiser Classification

QE1 – Basic Appraisal Principles (30 Hours)

QE2 – Basic Appraisal Procedures (30 Hours)

QE3 – National USPAP Course (15 Hours)

4-hour Supervisor/Trainee Course

8-hour Valuation Bias Course

Licensed Appraiser Classification

QE1 - Basic Appraisal Principles (30 Hours)

QE2 – Basic Appraisal Procedures (30 Hours)

QE3 – National USPAP Course (15 Hours)

QE4 – Residential Market Analysis And Highest And Best Use (15 Hours)

QE5 – Residential Appraiser Site Valuation And Cost Approach (15 Hours)

QE6 – Residential Sales Comparison And Income Approaches (30 Hours)

QE7 – Residential Report Writing And Case Studies (15 Hours)

Certified Residential Classification

QE1 - Basic Appraisal Principles (30 Hours)

QE2 – Basic Appraisal Procedures (30 Hours)

QE3 – National USPAP Course (15 Hours)

QE4 – Residential Market Analysis And Highest And Best Use (15 Hours)

QE5 – Residential Appraiser Site Valuation And Cost Approach (15 Hours)

QE6 – Residential Sales Comparison And Income Approaches (30 Hours)

QE7 – Residential Report Writing And Case Studies (15 Hours)

QE8 – Statistics, Modeling And Finance (15 Hours)

QE9 – Advanced Residential Applications And Case Studies (15 Hours)

QEE – Qualifying Education Elective(s) (12 Hours)

Certified General Classification

QE1 - Basic Appraisal Principles (30 Hours)

QE2 – Basic Appraisal Procedures (30 Hours)

QE3 – National USPAP Course (15 Hours)

QE8 – Statistics, Modeling And Finance (15 Hours)

QE10 – General Appraiser Market Analysis And Highest And Best Use (30 Hours)

QE11 – General Appraiser Sales Comparison Approach (30 Hours)

QE12 – General Appraiser Site Valuation And Cost Approach (30 Hours)

QE13 - General Appraiser Income Approach (60 Hours)

QE14 - General Appraiser Report Writing And Case Studies (30 Hours)

QEE – Qualifying Education Elective(s) (22 Hours)

Appraiser Apprentice 83 Hours

Licensed 158 Hours

Certified Residential 200 Hours

Certified General 300 Hours