



# Nebraska APPRAISER Experience Requirements and Scope of Practice

Effective September 1, 2019

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## Credentials:

### Trainee Appraiser

#### Experience Requirements:

None/Direct supervision by a Certified Appraiser.

Scope of Practice: The appraisal of those properties which the supervisory certified appraiser is permitted by his/her credential and that the supervisory appraiser is competent to appraise.

Trainees require direct supervision by a Supervisory Appraiser.  
For information regarding Supervisory Appraiser qualifications and responsibilities, please see the Nebraska Real Property Appraiser Board website [www.appraiser.ne.gov](http://www.appraiser.ne.gov).

### Licensed Appraiser

#### Experience Requirements:

1,000 hours in no fewer than six months.

Appraisal experience obtained for credentialing as a Licensed Residential Real Property Appraiser must be acquired as a credentialed Real Property Appraiser.

Scope of Practice: The appraisal of non-complex property having one, two, three, or four residential units with a transaction value less than \$1,000,000 and complex property with one, two, three or four residential units having a transaction value less than \$250,000.

### Certified Residential Appraiser

#### Experience Requirements:

1,500 hours in no fewer than 12 months.

Appraisal experience obtained for credentialing as a Certified Residential Real Property Appraiser must be acquired as a credentialed Real Property Appraiser.

Scope of Practice: The appraisal of one, two, three, or four residential units without regard to transaction value or complexity.

### Certified General Appraiser

#### Experience Requirements:

3,000 hours in no fewer than 18 months, of which 1,500 must be in non-residential appraisal work.

Appraisal experience obtained for credentialing as a Certified General Real Property Appraiser must be acquired as a credentialed Real Property Appraiser.

Scope of Practice: The appraisal of all types of property. (Competency.)

This handout contains brief summary information.

For more complete, detailed information, it is important to contact the Nebraska Real Property Appraiser Board (NRPAB).

For additional information please go to the NRPAB website: [www.appraiser.ne.gov](http://www.appraiser.ne.gov)

Information in this handout is subject to change without notice.