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PERMANENT ADMINISTRATIVE ORDER

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CHAPTER 161

APPRAISER CERTIFICATION AND LICENSURE BOARD

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ARCHIVES DIVISION SECRETARY OF STATE & LEGISLATIVE COUNSEL

FILING CAPTION: Update rules to remove barriers for entry and re-entry

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RULES:
161-010-0010, 161-015-0010, 161-015-0090, 161-020-0150

AMEND: 161-010-0010

RULE TITLE: Appraisers Credentials in Oregon, Application Components, Renewal Procedures, and Disciplinary Actions Disclosure

NOTICE FILED DATE: 07/23/2026

RULE SUMMARY: Update rules to remove barriers for appraiser renewals once expired

RULE TEXT:
(1) There are three categories of licensed or certified appraisers in Oregon; state licensed appraiser, state certified residential appraiser, and state certified general appraiser. Individuals working under the direct supervision of a Supervising Appraiser in order to meet the experience criteria required to obtain a license or certificate, are known as registered Appraiser Assistants.
(2) Unlicensed/uncertified and unregistered individuals may assist in the preparation of an appraisal, but are not allowed to sign the appraisal report.
(3) The application process has three components: Education, Experience and Examination. Appraisers in Oregon must

demonstrate competency by meeting prerequisite qualifying or continuing education, experience and examination requirements established by the Board. On all initial and upgrade applications for credentialing, the Board must:
(a) Use a reliable means of approving appraiser experience;
(b) Select the work product to be analyzed for USPAP compliance;
(c) Analyze a representative sample of the applicant's work product;
(d) Exercise due diligence to determine whether submitted documents of work product or experience demonstrates compliance with USPAP.
(4) All licenses and certificates are subject to renewal every two years on or before the last day of the license or certificate holder's birth month.
(a) Each license or certificate may be renewed upon receipt of the renewal fee specified in OAR 161-003-0020, a complete renewal application that includes a current, recognizable, passport style color photograph of the applicant (taken within 30 days preceding receipt of the application), evidence of the completion of continuing education requirements as provided in 161-020-0150, and the fee. The completed application, fee, and evidence of continuing education requirements must be received in the Board office on or before the expiration date of the license or certificate to be considered timely. If the expiration date falls on a weekend or legal holiday, the renewal application must be received no later than 11:59 p.m. on the next business day following the date of expiration.
(b) All applicants for renewal of a license or certificate must complete the 7-Hour National USPAP Continuing Education Course (formerly known as the 7-Hour National USPAP Update Course) during each 2-year renewal cycle. Applicants for renewal must provide evidence of completion of the course with the renewal application.
(c) Effective January 1, 2026, all applicants for renewal of a license or certificate must complete a 7-hour course on Valuation Bias and Fair Housing Laws and Regulations. Thereafter, all applicants must complete a course on Valuation Bias and Fair Housing Laws and Regulations of at least 4 hours in length during each 2-year renewal cycle. Applicants for renewal must provide evidence of completion of the course with the renewal application.
(d) Renewal applications received after the expiration date and within five (5) years of the date of expiration shall be assessed a late fee in addition to the renewal fee. It is unlawful for any appraiser to engage in, carry on, advertise or purport to engage in or carry on real estate appraisal activity within this state after a license or certificate has expired and prior to properly renewing the expired license or certificate.
(e) If an appraiser fails to renew their license or certificate within five (5) years from the date of expiration, the status of the license or certificate becomes terminated and they must reapply pursuant to OAR 161-010-0020 through 161-010-0065.
(f) Licensees on active duty with the United States Armed Forces at the time of renewal may, upon written request to the Board, be provided a military deferral allowing for their otherwise complete application, including fee and evidence of continuing education, to be considered timely if received by the Board within 180 days of release from active duty.
(5) Each licensee shall notify the Board within thirty (30) days of any disciplinary action imposed in any other state in which the person holds a license or certificate.

STATUTORY/OTHER AUTHORITY: ORS 674.305(8), 674.310

STATUTES/OTHER IMPLEMENTED: ORS 674

AMEND: 161-015-0010

RULE TITLE: Form of Application

NOTICE FILED DATE: 07/23/2026

RULE SUMMARY: Remove barriers for appraiser application validity

RULE TEXT:
All appraiser and appraiser assistant applications must be submitted as prescribed in OAR 161-010-0080 or 161-015-0000.
(1) If space does not permit an applicant to present their complete record of experience or education on the application forms, the applicant may attach appropriate addendum as needed. Both physical and mailing addresses are required for home and business. All questions must be answered. All forms must be signed and dated.
(2) An application shall be accompanied by a current, recognizable passport style color photograph of the applicant taken within 30 days preceding submission of the application to the Board.
(3) Withholding information, misrepresentation, or submission of untrue or false statements as part of the application are deemed to demonstrate untrustworthiness and are cause for a civil penalty under ORS 674.850 and either denial of an application or subsequent disciplinary action.
(4) The application must include the applicant's Social Security number for identification purposes as authorized by ORS 25.785 and will remain on file with the Board. Failure to provide a Social Security Number is grounds to deny an application.
(5) A first-time applicant will be required to provide fingerprints for completion of a criminal background check as provided in OAR chapter 161-030-0000.
(6) An application and the application fee shall be valid for twelve (12) months from receipt by the Board. After twelve (12) months, the applicant must submit a new application with the appropriate fee.
(7) An applicant for a license or certificate shall have 12 months from the date of written notification of application approval to successfully pass the examination or the application shall be denied.
(8) An applicant in the Reserve components of the US Armed Forces, who was pursuing an appraiser license or certification prior to December 1, 2011, and who was called to active duty between December 1, 2011 and December 31, 2014, may satisfy the qualifications required under the 2008 Criteria for an additional time period after January 1, 2015. The extension of time shall be equal to the applicant's time of active duty, plus 12 months.

STATUTORY/OTHER AUTHORITY: ORS 674.305(8), 674.310

STATUTES/OTHER IMPLEMENTED: ORS 674

AMEND: 161-015-0090

RULE TITLE: Re-examination

NOTICE FILED DATE: 07/23/2026

RULE SUMMARY: Remove barriers for taking the appraiser examinations

RULE TEXT:
An applicant may take the exam up to three times within twelve months of the date of the Board's approval to take the examination. Any applicant who has failed to successfully pass the examination after twelve months or three attempts, whichever occurs first, may be required to furnish the ACLB Administrator with evidence of additional study as determined by the Administrator before submitting a new application and being approved to take subsequent examinations.

STATUTORY/OTHER AUTHORITY: ORS 674.305(8), 674.310

STATUTES/OTHER IMPLEMENTED: ORS 674

AMEND: 161-020-0150

RULE TITLE: Time Requirements for Qualifying Education and Continuing Education

NOTICE FILED DATE: 07/23/2026

RULE SUMMARY: Update rule to better define time frame requirement for approved continuing education credit

RULE TEXT:
(1) Qualifying Education: There is no time limit regarding when qualifying education credit must be obtained, with the following exceptions:
(a) For applicants applying for licensure or certification, the 15-hour National USPAP Course, or its equivalent, must be completed within four (4) years preceding the date of application; and
(b) For applicants applying to be a registered appraiser assistant, the 15-hour National USPAP Course, or its equivalent, must be obtained within two (2) years preceding the date of application. All other qualifying education for applicants applying to be a registered appraiser assistant must be obtained within five (5) years preceding the date of application, with the exception of licensed or certified appraisers registering as an appraiser assistant to upgrade their license.
(2) Continuing Education:
(a) Continuing education hours shall be reported as part of the appraiser's or registered appraiser assistant's renewal application process. Reporting shall be on a form prescribed by the Board which includes the name of the educational provider, course subject matter, location, number of hours, course name, date of course, approval number and appraiser's name. Upon application for renewal, the appraiser or registered appraiser assistant shall also submit a copy of the certificate of completion, Uniform Request for Continuing Education Credit (URCEC) form or grade report issued by the course provider;
(b) "Carry over" of hours from past to future renewal periods will not be allowed;
(c) The same course cannot be repeated for use as continuing education within a licensing/certification cycle, with the exception of USPAP;
(d) Qualifying Education courses taken to fulfill the qualifying education class hour requirements for a license or certificate may also be used to satisfy the continuing education requirements for renewal of a license or certificate, if taken during the current licensing/certification cycle.
(e) Extension of time to satisfy continuing education hour requirements will not be permitted;
(f) USPAP:
(A) The 7-Hour National USPAP Continuing Education Course, or its equivalent, is required for renewal of all licensed and certified appraisers every two-year licensing/certification cycle.
(B) Subsequent to initial registration with the Board, Registered Appraiser Assistants must successfully complete the 7-Hour National USPAP Continuing Education Course, or its equivalent, at a minimum of every two years.
(C) Individual appraisers who are credentialed in more than one jurisdiction shall not be required to complete more than one 7-Hour National USPAP Continuing Education Course within a two-year licensing/certification cycle for the purpose of meeting AQB criteria.
(D) AQB-certified USPAP Instructors who successfully completed a 7-Hour Instructor Recertification Course and exam, if required, within their current continuing education cycle have satisfied the 7-Hour National USPAP Continuing Education Course continuing education requirement.
(g) Twenty-eight hours of continuing education is required for renewal of a license or certificate issued by the Board and must be taken after the issue date of the appraiser's most recent license or certificate. Credit towards the classroom hour requirements shall be granted only where the length of the educational offering is at least two hours.
(h) Appraisers may receive continuing education credit for teaching, course development, authorship of textbooks, or similar activities that are determined to be equivalent to obtaining continuing education. Continuing education credit granted as a result of teaching, course development, authorship of textbooks, or similar activities may only account for a maximum of half the continuing education class hour requirements for renewal of a license or certificate. Credit for

instructing any given course or seminar can only be awarded once during a continuing education cycle.
(i) The Board may award continuing education credit to credentialed appraisers who attend a Board meeting under the following conditions:
(A) The meeting must be open to the public and must be a minimum of 2 hours in length. Total credit cannot exceed 7 hours.
(B) The Board must ensure that the credential appraiser attends the meeting for the period of time claimed. Credit may be awarded for 1 meeting per continuing education cycle.

STATUTORY/OTHER AUTHORITY: ORS 674.305, 674.310

STATUTES/OTHER IMPLEMENTED: ORS 674