



The Appraisal
FOUNDATION

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Standards and Appraiser Qualifications

APPRAISER QUALIFICATIONS BOARD

QUESTIONS AND ANSWERS

Related to the
February 19, 2021, announcement
of the ASB
to extend the effective date
of the 2020-21 USPAP
to December 31, 2022

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Introduction

On February 19, 2021, The Appraisal Foundation's Appraisal Standards Board (ASB) announced the effective date of the current edition of USPAP would be extended to December 31, 2022. This decision by the ASB, understandably, prompted numerous questions from various stakeholders.

Many of those questions relate not just to USPAP but to the education requirements of the Foundation's Appraiser Qualifications Board (AQB), which is a separate board, with separate responsibilities, from the ASB. Thus, in a joint effort The Appraisal Foundation and the AQB have compiled here the most common questions received, from all types of stakeholders, on this topic.

USPAP Cover and Title

QUESTION: The cover of the USPAP publication states it is “Effective January 1, 2020 through December 31, 2021.” Given that the effective date has been extended to December 31, 2022, will The Appraisal Foundation issue a new publication which states the effective date is until December 31, 2022?

ANSWER: Since all content in the current USPAP publication will remain unchanged through December 31, 2022, there is no need to publish a new document. The Appraisal Foundation will continue to sell the current edition of USPAP, and those new editions will have a formal sticker placed on the cover. The sticker will read “Now effective through Dec. 31, 2022.”

QUESTION: What is the best way to formally refer to the current USPAP edition, given that its effective date has been extended beyond what is printed on the cover?

ANSWER: The official name of the current USPAP edition can be referred to as the “*2020-2021 Uniform Standards of Professional Appraisal Practice (Effective January 1, 2020 through December 31, 2022).*”

15-Hour National USPAP Course

General

QUESTION: Will there be any changes to the *15-Hour National USPAP Course* for 2022?

ANSWER: No. Through December 31, 2022, the *15-Hour National USPAP Course* will be the identical course that has been in effect since January 1, 2020.

QUESTION: Will the name of the *15-Hour National USPAP Course* change, and if so, when?

ANSWER: Yes. Prior to February 19, 2021, the official name of the existing course was the *2020-2021 15-Hour National USPAP Course*. The name of the course has been changed to the *2020-2021 15-Hour National USPAP Course (effective January 1, 2020 through December 31, 2022)*.

For Providers

QUESTION: CAP approval for the *2020-21 15-Hour Equivalent USPAP Course* expires on December 31, 2021. Will the CAP approval be extended to December 31, 2022?

ANSWER: Yes. You will receive a new CAP approval letter for the course with an expiration date of December 31, 2022.

QUESTION: Will the extension of the course's expiration date to December 31, 2022 require resubmitting the course for state approval due to state expirations of December 31, 2021?

ANSWER: This depends on the state. Because the *15-Hour National USPAP Course (effective January 1, 2020 through December 31, 2022)* is identical to the *2020-2021 15-Hour National USPAP Course* in all but its name, if a state determines its procedures allow it to do so, it can choose to extend the expiration date for the approved class from December 31, 2021, to December 31, 2022. This decision remains with each individual state (or territory).

7-Hour National USPAP Update Course

General

QUESTION: I am a real property appraiser. Since the effective date of USPAP has been extended, how does this impact the AQB’s continuing education requirements to take a 7-hour USPAP course?

ANSWER: The *Real Property Appraiser Qualification Criteria* has required, since 2003, each appraiser to “successfully complete the *7-Hour National USPAP Update Course*, or its AQB-approved equivalent, every two calendar years.” The requirement to take the 7-hour course is not tied to the effective date or length of the effective dates of the current edition of USPAP. Extending the effective date of USPAP is an ASB decision, and it has no bearing on the AQB requirement for the 7-hour course.

QUESTION: I took a 7-hour USPAP course last year, thus, I am due to take the course again next year. Will the 2022 course be the same one that was offered in 2020-2021?

ANSWER: No. A new *2022-2023 7-Hour National USPAP Update Course* (and its AQB-approved equivalents) is currently being written and will be released on October 1, 2021 (and will be available to students shortly thereafter). The 2022-2023 course does not contain the same course materials as the 2020-2021 course.

QUESTION: Isn’t the Real Property *7-Hour National USPAP Update Course* (or its equivalent) required because we need to learn about the updates made to USPAP?

ANSWER: The intent of the *7-Hour National USPAP Update Course* has always been to provide the appraiser a course in USPAP-related content, and not to just explain any new updates to USPAP. Thus, the new 2022-2023 course is in keeping with the intent of the AQB: for the appraiser to have required coursework every two calendar years in USPAP-related content.

QUESTION: What are the topics and objectives of the new *2022-2023 7-Hour National USPAP Update Course*?

ANSWER: The objectives are very similar to the past 7-hour courses, and there are numerous topics to be covered. The chosen topics were based on collected data. On a daily basis, The Appraisal Foundation receives questions, feedback, and information from all types of stakeholders, including those active at the congressional level to field appraisers and property owners. Given the feedback and information we have received

over the past year, overwhelmingly, the most prominent topic is related to bias and appraisal practice. Thus, the course will cover this topic by using Advisory Opinion 16, which addresses how an appraiser can comply with USPAP as it relates to fair housing laws.

The course content is designed to meet three objectives:

1. Ensure that participants understand the principles and requirements of USPAP.
2. Ensure participants understand USPAP in the context of current and common issues.
3. Ensure participants know how to use the USPAP publication to solve their day-to-day appraisal practice related problems.

To meet these objectives, the course will include a section that addresses fair housing and avoiding bias in an appraisal report. The course will also include case studies and is designed to help the appraiser better navigate and utilize the USPAP publication in their day-to-day practice.

QUESTION: Fair Housing applies only to residential real property. If I am a personal property appraiser, or a commercial real property appraiser, how will the content related to Fair Housing be relevant to me?

ANSWER: While the course will use Advisory Opinion 16 as the main discussion point, the intent of this part of the course is also to understand how to avoid bias and the appearance of bias in appraisal reports. From that perspective, all disciplines will find the course material relevant.

QUESTION: I heard there will be case studies for students to complete in groups for the new *7-Hour National USPAP Update Course*. How will this work in a synchronous or asynchronous setting?

ANSWER: While the classroom course is designed to be interactive and to encourage the instructor to hold small group discussions, it is not a requirement. Regardless of the type of course delivery, the student will be able to effectively learn the material—whether the student is working alone asynchronously or in a group breakout room in a synchronous course.

QUESTION: My state requires me to take the *7-Hour National USPAP Update Course* on “even-numbered years” on a two-year cycle. If I took the course in January of 2020, I am unsure of what my requirements are to take the class. Do you have any guidance?

ANSWER: There are always two different requirements to keep in mind: the AQB minimum requirement to take the *7-Hour National USPAP Update Course* every two

calendar years AND any additional requirements an individual state (or territory) may have that exceed the minimum AQB Criteria. Since the requirement to take the class is on “even-numbered years,” the Foundation would not be able to offer advice on how to meet this state-specific requirement. Thus, please check directly with your state to determine what you will need to do to meet their continuing education requirements if the state’s requirements exceed the AQB minimum Criteria.

QUESTION: Since 2008, USPAP has been a two-year edition, starting on January 1 of each even year, but, going forward, what will the effective dates of the next edition of USPAP be?

ANSWER: As of this writing, the ASB has made no final decisions. The ASB is still discussing the length of the effective date and has yet to make a final decision.

Personal Property

QUESTION: I am a personal property appraiser, who is a member of a sponsoring organization of The Appraisal Foundation. Thus, I am required to follow the *Personal Property Appraiser Qualification Criteria*, which states the following:

“Additionally, as part of continuing education hours, the appraiser must successfully complete an AQB-approved 7-Hour Personal Property USPAP Update Course, or an AQB-approved 15-Hour Personal Property USPAP Course every two calendar years current with each new issue of USPAP prior to expiration to the standards document life.”

It appears I should still take a USPAP course every two calendar years, but what do the words “current with each new issue of USPAP” mean in this context?

ANSWER: First, as you alluded, you will still need to take a USPAP course “every two calendar years.” The qualifying words that follow “every two years” just serve as further detail. The extension of the effective date of the current edition of USPAP to December 31, 2022, does nothing to change the overarching requirement of taking a course every two calendar years.

QUESTION: Will the 2022-2023 7-Hour USPAP Update Course be appropriate for personal property appraisers?

ANSWER: Yes. The 2022-2023 7-Hour USPAP Update Course for Personal Property will include case studies and examples written specifically for personal property appraisers.

For Providers

QUESTION: Can providers still offer the *2020-2021 7-Hour National USPAP Update Course* through the end of 2022?

ANSWER: No. All 7-hour update courses will be revised for 2022-2023 (October 1, 2021, to December 31, 2023).

QUESTION: When will the *7-Hour National USPAP Update Course* equivalent providers be given information about the new course?

ANSWER: The Foundation will be working independently with each of the *7-Hour Equivalent USPAP Update Course* providers to give updates and work through this process.

QUESTION: Is the asynchronous course approval process for the *7-Hour Equivalent USPAP Update Courses* the same for the real property course as it is for the other disciplines (mass appraisal, personal property, and non-residential real property)?

ANSWER: Yes. The process is the same for all courses. However, each course must go through the approval process individually.

QUESTION: The course requires each student to have a copy of the USPAP publication, how is this accomplished?

ANSWER: The provider needs to make sure each student has a copy of at least one of the four following publications:

- The hardcopy of the publication released late in 2019 titled: *2020-2021 Uniform Standards of Professional Appraisal Practice (Effective January 1, 2020 through December 31, 2021)*,
- The hardcopy of the publication released late in 2019 titled: *2020-2021 Uniform Standards of Professional Appraisal Practice (Effective January 1, 2020 through December 31, 2021)* **AND has an added label that states “Now extended through Dec. 31, 2022”.**

- The electronic edition of the publication released late 2019 titled: *2020-2021 Uniform Standards of Professional Appraisal Practice (Effective January 1, 2020 through December 31, 2021)*.
- The electronic edition of the publication released late 2019 titled: *2020-2021 Uniform Standards of Professional Appraisal Practice (Effective January 1, 2020 through December 31, 2021)* **AND has an added label that states “Now extended through December 31, 2022”**.

Instructor Recertification Course

QUESTION: I am an AQB approved USPAP instructor and my certification will expire on December 31, 2021. When will I need to take my Instructor Recertification Course (IRC), in 2022 or in 2023?

ANSWER: The IRC will proceed as normal for 2022 and certification will be effective for two years.