Chapter RL 84

EDUCATION

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RL 84.01 Course approval. (1) All educational courses designed to meet the requirements in s. 458.06 (2) (b), (3) (b) 1 or (4) (b) 1, Stats., and this chapter, shall be submitted to the department for approval.

Note: Information relating to course approval is available from the Department of Regulation and Licensing, Bureau of Business and Design Professions, 1400 East Washington Avenue, P.O. Box 8935, Madison, Wisconsin 53708.

(2) For purposes of evaluation one semester credit at a college, university or technical college shall be the equivalent of 15 hours of instruction.

(3) Credit toward the course requirement may be granted only if the length of the educational course is at least 15 hours of instruction and the individual successfully completes an examination pertinent to that course.

(4) Credit shall be granted for educational courses regardless of when the courses were completed.

(5) Credit may be allowed for courses where the applicant obtained credit from the course provider by challenge examination without attending the courses, provided that such credit was granted prior to July 1, 1990, and provided further that the department is satisfied with the quality of the challenge examination that was administered by the course provider.

(6) The residential program of study is expected to provide all appraisers with a foundation of knowledge. The courses which satisfy the requirements for residential appraiser certification may be acceptable towards satisfying the course work requirement for general appraiser certification.

History: Cr. Register, September, 1991, No. 429, eff. 10-1-91.

RL 84.02 Residential appraiser course requirements. (1) A program of study for residential appraisers shall include at least 120 hours of instruction.

(2) Any approved program of study for residential appraisers shall include within the 120 hours, not less than 15 hours of instruction in professional standards, code of ethics and state laws applicable to appraisers.

(3) Any approved program of study for residential appraisers shall include the following subject areas:

(a) Appraisal standards and ethics;

(b) Appraisal statistical concepts;

(c) Cost approach;

(d) Economic principles;

(e) Highest and best use analysis;

(f) Influences on real estate value;

(g) Legal considerations in appraisal;

(h) Property description;

(i) Real estate financing;

(j) Real estate markets and analysis;

(k) Reconciliation of values;

(l) Residential income approach;

(m) Sales comparison approach;

(n) Site value;

(o) Types of value;

(p) Valuation of partial interests; and

(q) Valuation process.

History: Cr. Register, September, 1991, No. 429, eff. 10-1-91.

RL 84.03 General appraiser course requirements. (1) A program of study for general appraisers shall include at least 200 hours of instruction.

(2) Any approved program of study for general appraisers shall include within the 200 hours:

(a) Not less than 15 hours of instruction in professional standards, code of ethics and state laws applicable to appraisers; and

(b) Not less than 40 hours in commercial income approach as described in sub. (3) (c).

(3) Any approved program of study for general appraisers shall include the following subject areas:

(a) Appraisal standards and ethics;

(b) Appraisal statistical concepts;

(c) Commercial income approach:

1. Mathematics of finance, including compounding, discounting, and mortgage loans;

2. Property income and expense estimating, including lease analysis and analysis of operating statements;

3. Methods of calculating property reversions;

4. Methods of converting income to value:

a. Direct capitalization;

b. Residual methods, such as land, building, property, and equity;

c. Mortgage equity methods, such as simple mortgage equity and Ellwood/Akerson method; and

d. Discounted cash flow methods and internal rate of return.

(d) Cost approach;

(e) Economic principles;

(f) Highest and best use analysis;

(g) Influences on real estate value;

(h) Legal considerations in appraisal;

(i) Property description;

(j) Real estate financing;

(k) Real estate markets and analysis;

(l) Reconciliation of values;

(m) Residential income approach;

(n) Sales comparison approach;

(o) Site value;

(p) Types of value;

(q) Valuation of partial interests, including leasehold and leased fee valuation; and

(r) Valuation process.

History: Cr. Register, September, 1991, No. 429, eff. 10-1-91.

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