

21 NCAC 57B .0306 INSTRUCTOR REQUIREMENTS

(a) Except for guest lecturers as set forth in Paragraph (b) of this Rule, all courses that qualify for credit pursuant to this Section shall be taught by instructors who meet the following minimum qualifications:

- (1) for residential appraiser courses, the instructor shall:
 - (A) have two years' full-time experience, consisting of 1500 hours per year, as a certified residential or general real estate appraiser within the previous five years, with at least one-half of the experience in residential property appraising; and
 - (B) be a current certified residential or general real estate appraiser.
- (2) for general appraiser courses, the instructor shall:
 - (A) have three years' full-time experience as a general real estate appraiser within the previous five years, with at least one-half of the experience in income property appraising; and
 - (B) currently be and has been a certified general real estate appraiser for at least five years.
- (3) for USPAP courses, the instructor shall:
 - (A) currently be a certified residential or a certified general appraiser; and
 - (B) be certified by the Appraiser Qualifications Board of the Appraisal Foundation as an instructor for the National USPAP Course. If a USPAP instructor fails to renew or loses his or her certification by the Appraiser Qualifications Board, the instructor shall stop teaching and notify the Appraisal Board of the loss of certification.
- (4) for statistics, modeling and finance courses, the instructor shall:
 - (A) have previously completed the statistics, modeling and finance course; or
 - (B) have completed three semester hours of statistics from a regionally accredited college or university.
- (5) for the 8-hour Valuation Bias and Fair Housing Laws and Regulations courses that do not have course approval through The Appraisal Foundation's Appraisal Qualifications Board Course Approval Program, the instructor shall:
 - (A) have a bachelor's degree in any field and three years of experience directly related to the subject matter to be taught;
 - (B) have a master's degree in any field and one year of experience directly related to the subject matter to be taught;
 - (C) have a master's or higher degree in a field that is directly related to the subject matter to be taught;
 - (D) have five years of real estate appraisal teaching experience directly related to the subject matter to be taught; or
 - (E) be a certified residential or certified general appraiser and have previously completed the 8-hour Valuation Bias and Fair Housing Laws and Regulations class within five years of application.

(b) Guest lecturers who do not possess the qualifications set forth in Paragraph (a) of this Rule may teach collectively up to one-fourth of any course, if each guest lecturer possesses education and experience in the subject area about which the lecturer is teaching.

(c) Instructors shall conduct their classes in a manner that demonstrates knowledge of the subject matter being taught and mastery of the following teaching skills:

- (1) The ability to utilize illustrative examples, and to respond to questions from students;
- (2) The ability to utilize varied instructive techniques other than straight lecture, such as class discussion;
- (3) The ability to utilize instructional aids to enhance learning;
- (4) The ability to maintain a learning environment and control of a class; and
- (6) The ability to interact with students in a professional and non-discriminatory manner.

(d) Upon request of the Board, an instructor or proposed instructor shall submit to the Board a recording that depicts the instructor teaching portions of a qualifying course, in order to ensure that all requirements of this Rule are being met.

(e) The inquiry into determining whether to approve an instructor shall include consideration of whether the instructor has ever had any disciplinary action taken or has a disciplinary action pending against his or her appraisal license or certificate or any other professional license or certificate in North Carolina or any other state. If the instructor has any pending criminal charges in this or any state, they shall be reviewed as set forth in G.S. 93B-8.1 in determining whether to approve the instructor. An instructor shall not have received any disciplinary action against

his or her appraisal license or certificate from the State of North Carolina or any other state within the previous two years. For the purposes of this Section, disciplinary action means a reprimand, suspension (whether active or inactive), or a revocation.

(f) Proposed qualifying course instructors who do not meet the minimum appraisal education and experience qualifications listed in Paragraph (a) of this Rule, and who seek to have their qualifications determined by the Board to be equivalent to the qualifications listed in Paragraph (a) of this Rule, shall supply the Board with copies of sample appraisal reports or other evidence of experience.

(g) Persons desiring to become instructors for qualifying courses shall file an instructor application for qualifying education and be approved by the Board. There is no fee for application for instructor approval. Once an instructor has been approved to teach a specific qualifying course, that person may teach the course at any school or for any course sponsor approved by the Appraisal Board to offer qualifying courses. The instructor application form shall include the following information:

- (1) the instructor's name, address, phone number, and email address;
- (2) a list of course providers the instructor will be teaching for;
- (3) the programs the instructor is seeking approval for;
- (4) the instructor's licensing and certification history;
- (5) whether the instructor has ever been denied a trainee registration, or appraiser license, or certificate in this State or any other state;
- (6) whether the instructor has any disciplinary action taken against a trainee registration, appraiser license or certificate in NC or any other state;
- (7) whether the instructor has had any disciplinary action within the past three years or pending complaints or charges pending against any professional license in this State;
- (8) the instructor's college education, appraisal education, appraisal experience, and description of work experience; and
- (9) the signature of applicant.

(h) Current Appraisal Board members shall not be eligible to teach qualifying courses during their term of office on the Board.

(i) Approval of qualifying education course instructors expires on December 31 immediately following the date of approval. Applications for renewal of Board approval shall be filed with the Board annually on or before December 1.

History Note: Authority G.S. 93E-1-8(a); 93E-1-10;
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