

House Engrossed

real estate appraisers; licensure classifications

State of Arizona  
House Of Representatives  
Fifty-sixth Legislature  
First Regular Session  
2023

# HOUSE BILL 2012

AN ACT

AMENDING SECTION 32-3612, ARIZONA REVISED STATUTES; RELATING TO REAL ESTATE APPRAISERS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Section 32-3612, Arizona Revised Statutes, is amended to  
3 read:  
4 32-3612. Classifications of licensure, registration and  
5 certification  
6 The following classifications are established:  
7 1. State-certified general real estate appraisers consisting of  
8 those persons meeting the requirements for certification relating to the  
9 appraisal or appraisal review of all types of real property.  
10 2. State-certified residential real estate appraisers consisting of  
11 those persons meeting the requirements for certification relating to the  
12 appraisal or appraisal review of one to four residential units without  
13 regard to value or complexity. The classification includes the appraisal  
14 for federally and nonfederally related transactions of vacant or  
15 unimproved land that is used for one to four family purposes or for which  
16 the highest and best use is for one to four family purposes. This  
17 classification does not include the appraisal of a subdivision for which a  
18 development analysis or appraisal is necessary.  
19 3. State-licensed real estate appraisers consisting of those  
20 persons meeting the requirements for licensing relating to appraisal or  
21 appraisal review of noncomplex one to four residential units having a  
22 value of less than ~~one million dollars~~ \$1,000,000 and complex one to four  
23 residential units having a value of less than ~~two hundred fifty thousand~~  
24 ~~dollars~~ \$400,000. The classification includes the appraisal for  
25 nonfederally related transactions of vacant or unimproved land that is  
26 used for one to four family purposes or for which the highest and best use  
27 is for one to four family purposes. This classification does not include  
28 the appraisal of subdivisions for which a development analysis or  
29 appraisal is necessary.  
30 4. Registered trainee appraisers who may not appraise any property  
31 type without being subject to the direct control and supervision of the  
32 registered trainee appraiser's designated supervisory appraiser.  
33 5. Supervisory appraisers.