



SENATE BILL 690: Modify Licensing Real Est. Appraisers.

2025-2026 General Assembly

Committee:	Senate Rules and Operations of the Senate	Date:	May 6, 2025
Introduced by:	Sens. Craven, Jarvis, Jones	Prepared by:	William Brewer
Analysis of:	Second Edition		Staff Attorney

OVERVIEW: *Senate Bill 690 would provide an alternative method of licensure to become a licensed residential real estate appraiser.*

CURRENT LAW: Under G.S. 93E-1-6, to become registered as a trainee or to be licensed or certified as a real estate appraiser, an individual must submit a written application to the North Carolina Appraisal Board (Board) that provides their qualifications for licensure or certification. All of the following qualifications must be met:

- High school diploma or its equivalent.
- Education, experience, and examination requirements provided by the Appraisal Qualifications Board for each level of registration, licensure, or certification.
- Any additional education or experience requirements imposed by the Board.

Similarly, a person may be registered as a trainee upon application.

BILL ANALYSIS: Senate Bill 690 would provide an alternative method to become a licensed residential real estate appraiser through the Practical Applications of Real Estate Appraisal (PAREA) pathway. The PAREA pathway is a program established by the Appraisal Qualifications Board of the Appraisal Foundation and offers an alternative method for satisfying real estate appraisal requirements.

In order to become a licensed residential real estate appraiser, an applicant would be required to do either of the following:

- Complete the Traditional Supervisor and Trainee Pathway, which requires the applicant to complete the supervised experience requirements of the Appraisal Qualifications Board, as required under current law.
- Successfully graduate from an approved PAREA program and pass the State licensing examination.

EFFECTIVE DATE: This act becomes effective October 1, 2025, and applies to applications for licensure on or after that date.

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Legislative Analysis
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