



**This Bill Analysis
reflects the contents
of the bill as it was
presented in
committee.**

SENATE BILL 690: Modify Licensing Real Est. Appraisers.

2025-2026 General Assembly

Committee:	Senate Commerce and Insurance. If favorable, re-refer to Rules and Operations of the Senate	Date:	May 6, 2025
Introduced by:	Sens. Craven, Jarvis, Jones	Prepared by:	William Brewer
Analysis of:	First Edition		Committee Co-Counsel

OVERVIEW: *Senate Bill 690 would provide an alternative method of licensure and certification to become a 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) providing their qualifications for licensure or certification, which must satisfy all of the following:

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

BILL ANALYSIS: Senate Bill 690 would provide an alternative method to become a licensed or certified 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.
- Complete the PAREA pathway, which requires an applicant to (1) complete all examination and education requirements, (2) graduate from an approved PAREA program, and (3) pass the State licensure examination.

In order to become a certified 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.
- Complete the PAREA pathway, which requires an applicant to do all of the following:

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- Either (1) obtaining a license as a real estate appraiser, completing 50 full appraisal reports reviewed by a certified appraiser, and submitting 10% of those reports to the Board, or (2) holding a valid residential real estate appraiser license in good standing for a period of 5 years immediately after the date of the application. Any reports submitted to the Board under this pathway must meet certain requirements, including reports must be reviewed by a certified appraiser before submission to clients and the reports demonstrate sufficient representation of various property types and appraisal methods. The report requirements will only apply to applicants seeking to become a certified residential real estate appraiser under the PAREA pathway.
- Satisfy all additional education and examination requirements.

For reciprocal licensure requirements, Senate Bill 690 would only allow for reciprocal licensure for applicants from another state only if the applicant conforms to North Carolina applicant requirements, which includes meeting substantially similar requirements as provided by North Carolina.

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