



Ohio Administrative Code

Rule 1301:11-3-05 Examination requirements for licensing and certification applicants.

Effective: August 13, 2015

(A) An applicant for a general real estate appraiser certificate or a residential real estate appraiser license or certificate shall satisfy all fee, education, experience and background requirements as are required by section 4763.05 of the Revised Code to be eligible to take the examination.

(1) An applicant for a residential real estate appraiser license shall achieve a passing score on an examination authorized for residential real estate appraiser license;

(2) An applicant for a residential real estate appraiser certificate shall achieve a passing score on an examination authorized for residential real estate appraiser certificate and

(3) An applicant for a general real estate appraiser certificate shall achieve a passing score on an examination authorized for general real estate appraiser certificate.

(B) The superintendent of real estate, with the consent of the real estate appraiser board, may enter into agreements with recognized national testing services to administer the residential real estate appraiser licensure examination, the residential real estate appraisal certification examination and general real estate appraiser certification examination under the superintendent's supervision and control, consistent with the requirements of Chapter 4763. of the Revised Code as to the contents of such examinations.

(C) An applicant must take the examination in accordance with the instructions provided by the testing vendor. The applicant shall have twelve months from the date of notification of testing eligibility, provided by the testing vendor, to achieve a passing score on the examination. If the applicant fails to achieve a passing score on the examination within the twelve month eligibility period, the applicants application file shall be closed. The applicant must notify the division of any change in application status that occurs during the twelve month eligibility period that would affect the fitness of the applicant to take the examination, including but not limited to, a criminal conviction or a change of name or address.



(D) The examination for a general real estate appraiser certificate or a residential real estate appraiser license or certificate shall include, but not be limited to, the following content areas:

- (1) Influences on real estate value;
- (2) Legal considerations in appraisal;
- (3) Types of value;
- (4) Economic principles;
- (5) Real estate markets and analysis;
- (6) Valuation process;
- (7) Property description;
- (8) Highest and best use analysis;
- (9) Appraisal math and statistics;
- (10) Sales comparison approach;
- (11) Site value;
- (12) Cost approach;
- (13) Income approach;
- (14) Valuation of partial interests;
- (15) Appraisal standards and ethics; and



(16) Ohio real estate and appraisal laws and rules.

(E) Each applicant shall bring to the examination and submit to the examiner prior to being seated for the examination at least one form of government issued photo identification.

(F) The superintendent of real estate may waive the requirement of examination if an applicant can establish that he or she has achieved a passing score as specified in this rule on an appraiser license or certification examination approved by the appraiser qualifications board to qualify for an appraiser license or certification in another state and that the applicant is in good standing in that state.