

## Questions and Answers on USPAP Requirements

- Q:** Why do I have to update my USPAP knowledge with a formal course on a regular basis?
- A:** USPAP is reviewed and updated every two years to keep it current with changes in the marketplace. Practicing appraisers need to be cognizant of these changes. Real Property appraisers are required to take a 7-hour USPAP update course every other year. Personal Property appraisers (to include MTS and GJ) are required to take a 15-hour USPAP course and pass the associated exam every five years or successfully complete a 7-hour USPAP update course every two calendar years. Accredited Business Valuation appraisers are required to take at least a 7-hour USPAP update course every five years. Furthermore, in a [letter to the ASA from the Appraisal Foundation](#) the following was approved: *“effective April 1, 2014, all business valuers seeking recertification with ASA must demonstrate that they have taken at least 7 hours of USPAP education over the previous five years.”* All appraisers; however, should be looking at the changes to USPAP every other year and adjusting their practice accordingly.
- Q:** I am an experienced appraiser. I abide by ASA’s Code of Ethics. I can read the USPAP updates and keep current with any changes. Why do I need to keep taking courses?
- A:** Practicing by, and being able to document current compliance with, USPAP sets the members of ASA apart as the highest level of valuation professionals. In addition, ASA is working hard in the legislative/regulatory arena to ensure that the definitions of “qualified appraiser” and “qualified appraisal” in the IRS regulations implementing the Pension Protection Act (and other similar rules and bills) will include USPAP competency. This should ultimately provide additional business to those who can document competency in this standard.
- Q:** Why isn’t my record, my references and my experience sufficient?
- A:** It is in the best interests of the appraiser and the client for the appraiser to be able to show documented competency in USPAP. Just as an individual wouldn’t want to retain a doctor or lawyer who could not document proficiency in his or her profession, the client should be able to have this assurance of competency in the professional appraiser.
- Q:** Why isn’t my ASA accreditation sufficient to document my professionalism as an appraiser?
- A:** One of the criticisms often raised about appraisers in the legislative/regulatory community is that the profession is fractured and it is hard to determine which organization’s standards to recognize. USPAP, because it is developed and maintained by The Appraisal Foundation (authorized by Congress as the source of Appraisal Standards and Appraiser Qualifications) is the natural and reputable response to such criticisms.
- Q:** Why does ASA require me to take and update my USPAP knowledge to maintain my accreditation?
- A:** ASA is a sponsoring organization of The Appraisal Foundation and as such must abide by the sponsorship criteria which include USPAP updates. Consequently, ASA must ensure that our members maintain their USPAP competency through ongoing

continuing education, reaccreditation and USPAP coursework. Being a sponsoring organization enhances ASA's reputation, and thereby the value of its designation, before the courts, legislators and regulators.

**Q:** I am a Real Property (RP) appraiser. What do I have to do to remain USPAP compliant?

**A:** RP appraisers must take a 7-hour USPAP update course every 2 years to fulfill state licensing as well as ASA reaccreditation requirements.

**Q:** I practice in one of the personal property disciplines (e.g., Machinery and Technical Specialties, Personal Property or Gems and Jewelry). What must I do to remain USPAP compliant once I have taken the initial 15-hour USPAP course and passed the exam?

**A:** Appraisal practitioners in the personal property disciplines must take either a 15-hour USPAP course and pass the associated exam every five years OR successfully complete a 7-hour USPAP update course every two calendar years. Either the new USPAP course for users of Standards 7 and 8 (PP USPAP) or the standard 15-hour USPAP course will meet this requirement. At such a time that a 7-hour update course is available specifically for users of Standards 7 and 8, that course will also be acceptable every two calendar years.

**Q:** I am a BV appraiser. What must I do to remain USPAP compliant once I have taken the initial 15-hour USPAP course and passed the exam?

**A:** The Appraisal Foundation requires accredited BV appraisers to successfully complete at least 7 hours of USPAP course work every five years. This requirement may be met by taking a 7-hour USPAP update course, a 7-hour USPAP course specific to Business Valuation (when this course is approved and available), a 15-hour USPAP course and exam **or** the 15-hour USPAP course (includes exam) specific to Business Valuation. Furthermore, in a [letter to ASA from The Appraisal Foundation](#) the following was approved:

*“...effective April 1, 2014, all business valuers seeking recertification with ASA must demonstrate that they have taken at least 7 hours of USPAP education over the previous five years.”*

**Q:** What does this mean for those who are designated in more than one discipline?

**A.** It is not necessary for a member holding more than one designation with ASA to be “USPAP compliant” in both disciplines. Per the Appraisal Foundation, the following table will show you exactly which requirement you need to meet. If you have any questions, please contact your discipline's membership and reaccreditation specialist at ASA Headquarters.

	BV	ARM	RP	MTS	PP	GJ
BV	7-hour update course every 5 years effective April 1, 2014	7-hour update course every 5 years	7-hour update course every two years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years
ARM	7-hour update course every 5 years	7-hour update course every 5 years	7-hour update course every two years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years
RP	7-hour update course every two years	7-hour update course every two years	7-hour update course every two years	7-hour update course every two years	7-hour update course every two years	7-hour update course every two years
MTS	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	7-hour update course every two years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar

	years			years	years	years
PP	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	7 hour update course every two years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years
GJ	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	7-hour update course every two years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years	15-hour course and pass associated exam every 5 years OR 7-hour update course every two calendar years