



# GA Real Estate Appraiser Education Requirements

**APPRAISAL INSTITUTE**

QUALIFYING EDUCATION COURSES

FOR GEORGIA REAL ESTATE APPRAISER  
CLASSIFICATIONS



Atlanta Area  
Chapter

# About the Appraisal Institute

The Appraisal Institute is a global professional association of real estate appraisers, with over 16,000 professionals in almost 50 countries throughout the world. Our mission is to empower valuation professionals through community, credentialing, education, body of knowledge, and ethical standards.

Organized in 1932, the Appraisal Institute advocates equal opportunity and nondiscrimination in the appraisal profession and conducts its activities in accordance with applicable federal, state and local laws. Individuals of the Appraisal Institute benefit from an array of professional education and advocacy programs, and may hold the prestigious [MAI, SRPA, SRA, AI-GRS, and AI-RRS designations.](#)

[More About the AI Here](#)

[AI's Commitment to Diversity](#)

**Georgia  
Classification  
Levels**

**Georgia  
Required  
Education Hours**

<b>CLASSIFICATION</b>	<b>HOURS</b>
<b>Trainee Appraiser</b>	90 (94)
<b>Licensed Appraiser</b>	150
<b>Certified Residential</b>	200
<b>Certified General</b>	300

# Appraisal Institute

## Registered Appraiser Curriculum

*(The Starting Point)*

*The following pages are lists of Appraisal Institute courses that cover requirements for each of Georgia's real property appraiser classifications.*

Basic Appraisal Principles (30 hours)

Basic Appraisal Procedures (30 hours)

National Uniform Standards of Professional Appraisal Practice(USPAP) (15 hours)

Residential Report Writing & Case Studies (15 hours)

**Total Hours = 90**

***Applicants for the State Registered classification are not required to complete the Supervisory/Trainee Course to obtain the classification; however, they will need to have completed the course prior to completing any supervised assignments that will be used to meet the experience requirements for obtaining a higher classification level.***

# Appraisal Institute

## Trainee Appraiser Curriculum

Basic Appraisal Principles (30 hours)

Basic Appraisal Procedures (30 hours)

National Uniform Standards of Professional Appraisal Practice (15 hours)

Residential Report Writing & Case Studies (15 hours)

Supervisory Appraiser / Trainee Appraiser (4 hours)

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***The Atlanta Area Chapter of the Appraisal Institute is currently not offering in-person qualifying education courses (except General Appraiser Income Approach, Part 1. Please check out the AI's online courses.***

# Appraisal Institute

## Licensed Appraiser Curriculum

Basic Appraisal Principles (30 hours)

Basic Appraisal Procedures (30 hours)

National USPAP(15 hours)

Residential Report Writing & Case Studies (15 hours)

Residential Market Analysis & Highest & Best Use (15 hours)

Residential Site Valuation & Cost Approach (15 hours)

Residential Sales Comparison & Income Approaches (30)

# Appraisal Institute

## Certified Residential Appraiser Curriculum

Basic Appraisal Principles (30 hours)

Basic Appraisal Procedures (30 hours)

National USPAP (15 hours)

Residential Report Writing & Case Studies (15 hours)

Residential Market Analysis & Highest & Best Use (15 hours)

Residential Site Valuation & Cost Approach (15 hours)

Residential Sales Comparison & Income Approaches (30 hours)

Real Estate Finance, Statistics, and Valuation Modeling (15 hours)

Advanced Residential Applications & Case Studies, Part I (15)

Elective: Advanced Residential Report Writing, Part II (30 hours)



# Appraisal Institute

## Certified General Appraiser Curriculum

Basic Appraisal Principles (30 hours)

Basic Appraisal Procedures (30 hours)

National USPAP(15 hours)

Residential Report Writing & Case Studies (15 hours)

Real Estate Finance, Statistics, and Valuation Modeling (15 hours)

General Market Analysis & Highest & Best Use (30 hours)

General Sales Comparison Approach (30 hours)

General Site Valuation & Cost Approach (30 hours)

General Income Approach, Part I (30 hours)

General Income Approach, Part II (30 hours)

General Report Writing & Case Studies (30 hours)

Electives (30 hours) \*\*

### Approved Elective Courses for Certified General Curriculum

- Advanced Income Capitalization (35 hours)
- Advanced Marketing Analysis & Highest & Best Use (35 hours)
- Advanced Concepts & Case Studies (40 hours)

# VERIFY STATE EDUCATION REQUIREMENTS

Check with the Georgia Real Estate Appraisers Board  
<https://grec.state.ga.us/obtaining-a-license/appraisers/> to verify requirements.

Other States' requirements may vary.