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# Texas Administrative Code

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## **TITLE 22**

### EXAMINING BOARDS

## **PART 8**

### TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

## **CHAPTER 153**

### RULES RELATING TO PROVISIONS OF THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT

## **RULE §153.8**

### **Scope of Practice**

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(a) Certified General Real Estate Appraisers:

- (1) may appraise of all types of real property without regard to transaction value or complexity; and
- (2) are bound by the Competency Rule and all other provisions of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect at the time of the appraisal.

(b) Certified Residential Real Estate Appraisers:

- (1) may appraise one-to-four residential units without regard to transaction value or complexity;
- (2) may appraise vacant or unimproved land for which the highest and best use is for one-to-four family purposes;
- (3) may not appraise subdivisions;
- (4) may associate with a state certified general real estate appraiser, who shall sign the appraisal report, to appraise non-residential properties; and
- (5) are bound by the Competency Rule and all other provisions of the USPAP in effect at the time of the appraisal.

(c) State Licensed Real Estate Appraisers:

- (1) may appraise non-complex one-to-four residential units having a transaction value less than \$1 million and complex one-to-four residential units having a transaction value less than \$250,000;
- (2) may appraise vacant or unimproved land for which the highest and best use is for one to four family purposes;
- (3) may not appraise subdivisions;
- (4) may associate with a state certified general real estate appraiser, who shall sign the appraisal report, to appraise non-residential properties; and
- (5) are bound by the Competency Rule and all other provisions of the USPAP in effect at the time of the appraisal.

(d) Provisional Licensed Real Estate Appraisers:

(1) may appraise the same types of properties as a State Licensed Real Estate Appraiser; and

(2) are bound by the Competency Rule and all other provisions of the USPAP in effect at the time of the appraisal.

(e) Appraiser Trainees:

(1) may appraise those properties, under the active, personal and diligent supervision of their sponsoring certified appraiser, which the supervising certified appraiser sponsor is permitted to appraise;

(2) may perform appraisal or appraiser services under the active, personal and diligent supervision of an authorized supervisor as detailed in §153.21 of this title (relating to Appraiser Trainees and Sponsors); and

(3) shall be subject to the USPAP in effect at the time of the appraisal.

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**Source Note:** The provisions of this §153.8 adopted to be effective January 1, 1999, 23 TexReg 6443; amended to be effective April 1, 2001, 26 TexReg 2163; amended to be effective August 28, 2007, 32 TexReg 5368

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