

**PUBLIC HEARING NOTICE
OHIO DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE & PROFESSIONAL LICENSING**

DATE: July 25, 2025

TIME: 9:30 am

LOCATION: 6606 Tussing Road, Reynoldsburg, Ohio 43068

A public hearing will be held by the Ohio Department of Commerce, Division of Real Estate & Professional Licensing on July 25, 2025 at 9:30 am in Training Room 1 at 6606 Tussing Road, Reynoldsburg, Ohio 43068. The purpose of this public hearing is to solicit comment on Administrative Rules 1301:11-1-03, 1301:11-3-05, 1301:11-4-02, 1301:11-7-01, 1301:11-7-02, 1301:11-7-03 & 1301:11-7-04 of the Ohio Administrative Code.

The rules are available by contacting the Ohio Department of Commerce, Division of Real Estate & Professional Licensing, 6606 Tussing Road, PO Box 4008, Reynoldsburg, Ohio 43068 by calling (614) 466-5042. The rules are also available at the following website: www.registerofohio.state.oh.us.

At the public hearing, any person affected by the proposed actions may appear and be heard in person, by the person's attorney, or both, may present the person's position, arguments, or contentions, orally or in writing, offer and examine witnesses, and present evidence tending to show that the proposed rule or amendments, if adopted or effectuated, will be unreasonable or unlawful.

To participate via written testimony in lieu of appearance: Any person who wishes to present his or her position, arguments or contentions in writing may do so by mailing his or her written comments to the Ohio Department of Commerce, Division of Real Estate & Professional Licensing, 6606 Tussing Road, PO Box 4008, Reynoldsburg, Ohio 43068. All written comments must be received by the Department no later than 5 pm on July 25, 2025. Written comments submitted after this date may be considered as time and circumstances permit.

The Ohio Department of Commerce is an equal opportunity service provider.

RULES

1301:11-3-03 – Education requirements for applicants for licensing and certification

Division staff recommends changes to the existing rule.

Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") established the Appraiser Qualifications Board ("AQB"). The AQB establishes the minimum requirements for certified real property appraisers. Also under the provisions of the Dodd-Frank Reform Act, the AQB establishes the minimum requirements for "Licensed Appraisers" and appraiser trainees. These laws require states to implement appraiser requirements that are no less stringent than those issued by AQB. States that do not comply with Title XI are subject to the non-recognition of their real estate appraiser licenses and certifications.

This rule establishes the education requirements for certified and licensed appraisers and ensures appraiser applicants are sufficiently educated and competent to complete real estate appraisals. The proposed requirements set forth in this rule are consistent with AQB requirements.

Paragraphs (A), (B)(2) & (C)(2) – The proposed amendments are in response to the amended AQB qualifying education requirements, effective January 1, 2026. Licensed and certified appraiser applications received by the Division on or after January 1, 2026 will need to include the eight hour Valuation Bias & Fair Housing Laws and Regulation course.

- Licensed residential appraiser applicants will need to complete an additional eight hours of education, increasing the total from 150 hours to 158 qualifying education hours.
- Certified appraiser applicants will complete the same total number of qualifying education hours with the new course, but the subject matter electives will be reduced accordingly.

Paragraph (E) – Minor clerical changes to this paragraph were necessary with the earlier proposed amendments to this rule.

1301:11-3-05 – Examination requirements

Division staff recommends changes to existing rule.

The purpose of this rule is to comply with the rule-making requirement in Ohio Revised Code Section 4763.03(A)(1)(b). The proposed requirements set forth in this rule are also consistent with AQB requirements.

Paragraph (C) – The amendment is proposed to make the existing rule consistent with AQB requirements. The AQB allows for a twenty-four-month eligibility period to pass the corresponding appraiser examination.

1301:11-4-02 – Education requirements for registration as a state-registered real estate appraiser assistant

Division staff recommends changes to the existing rule.

The purpose of this rule is to establish the education requirements for applicants who want to obtain an Ohio real estate appraiser assistant registration. The rule is required by Ohio Revised Code Section 4763.05(C) and the amendments are consistent with AQB requirements.

Paragraph (C) - The proposed amendments are in response to the amended AQB qualifying education requirements, effective January 1, 2026. Appraiser assistant registration applications received by the Division on or after January 1, 2026 will need to include a course completion certificate for the eight hour Valuation Bias & Fair Housing Laws and Regulation course.

Paragraph (D) - Minor clerical changes to this paragraph were necessary with the earlier proposed amendments to this rule.

1301:11-7-01 – Continuing education requirement

Division staff recommends changes to the existing rule.

The purpose of this rule is to establish the continuing education requirements for registered, licensed, or certified Ohio real estate appraisers. The proposed requirements set forth in this rule are also consistent with AQB requirements.

Paragraph (B) – The proposed amendment is in response to the AQB’s new continuing education requirement for existing appraisers. Renewals of existing Ohio appraiser credentials in 2027 must include proof of completion of a 7-hour course in Valuation Bias & Fair Housing Laws and Regulation and every two years thereafter, must include proof of completion of at least a 4-hour course in Valuation Bias & Fair Housing Laws and Regulations.

Those appraisers that completed the 8-hour Valuation Bias & Fair Housing Laws and Regulations to obtain their current appraisal credential do not need to complete the 7-hour offering but will need to complete every two years thereafter the 4-hour corresponding course.

Paragraph (F) – The proposed amendment is made to state the AQB requirement more clearly regarding the minimum acceptable continuing education offering.

Paragraph (G) – The proposed amendment to this paragraph reflects the AQB’s change to the Uniform Standards of Professional Appraisal Practice (USPAP) course name.

1301:11-7-02 – Continuing education course approvals

Division staff recommends changes to the existing rule.

The purpose of this rule is to establish the requirements education providers must satisfy to receive approval to offer a continuing education class for Ohio real estate appraisers. The proposed requirements set forth in this rule are also consistent with AQB requirements.

Paragraph (B)(7) – The proposed amendment reflects the acceptable AQB continuing education course topics.

Paragraphs (I)(1) & (I)(2) –The Division’s proposed amendments clarify the Superintendent’s standard of review for a continuing education instructor, administrator, or sponsoring entity.

1301:11-7-03 – Distance education

Division staff recommends changes to the existing rule.

The purpose of this rule is to establish the requirements for a course provider seeking approval for a continuing education class offered in a distance education setting. The proposed requirements set forth in this rule are consistent with AQB requirements.

Paragraph (G)(7) - The proposed amendment reflects the acceptable AQB distance education course topics.

1301:11-7-04 – Medical exception

Division staff recommends changes to the existing rule.

The purpose of this rule is to establish when a medical exception to the appraiser renewal requirements may be applicable. The rule also establishes the procedure for an applicant to follow after receiving a medical exception.

Paragraph (B)(3) - The proposed amendment to this paragraph reflects the AQB name change to the USPAP course and includes the newly required continuing education course in Valuation Bias & Fair Housing Laws and Regulation.