

REAL 232: 15-HOUR NATIONAL UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

Citrus College Course Outline of Record

Heading	Value
Effective Term:	Fall 2023
Credits:	1
Total Contact Hours:	18
Lecture Hours :	18
Lab Hours:	0
Hours Arranged:	0
Outside of Class Hours:	36
Total Student Learning Hours:	54
Transferable to CSU:	No
Transferable to UC:	No
Grading Method:	Pass/No Pass

Catalog Course Description

This course fulfills the 15-hour requirement for the Uniform Standards of Professional Appraisal Practice, which is required by the State of California Office of Real Estate Appraisers (OREA) for the Trainee Appraiser License. Taught by an experienced AQB Certified USPAP Instructor. This course cannot be used as a substitute for the 7-Hour USPAP Update course. 18 lecture hours.

Course Objectives

- Describe the Appraisal Foundation.
- Define the importance of professionalism in appraising.
- Recognize the significance of USPAP definitions.
- Review the relationship between the organization of the Standards Rules and the essential steps in the appraisal process.
- Recognize the difference between Standards Rules, Comments, and Advisory Opinions.
- Demonstrate familiarity with the topics addressed in Standards 1-10.
- Evaluate examples to determine if a specific behavior violates a Rule or Standard 1-10 Rule.
- Understand the importance of including a signed certification in an appraisal report.
- Explain and describe the impact on value using a hypothetical condition.
- Explain the impact on values from using an extraordinary assumption.

Major Course Content

- The historical background of why ethics and professional standards were established (to develop public trust in the appraisal profession and protect the United States government from financial loss.)

- Understand that USPAP applies to all types of property (real property, personal property, and intangible property).
- Understand the specific standards for the different types of assignments (appraisals, appraisal review, and other services acting as an appraiser).
- Understand that USPAP is necessary to obtain one's state license or certification.
- USPAP violations can lead to fines and disciplinary actions, including suspension or revocations of one's state license or certification.

Suggested Reading Other Than Required Textbook

N/A

Examples of Required Writing Assignments

N/A

Examples of Outside Assignments

Review the in-class quizzes. Read the assigned chapter materials before coming to class.

Instruction Type(s)

Lecture, Online Education Lecture