

**DEPARTMENT OF REGULATORY AGENCIES
DIVISION OF REAL ESTATE
BOARD OF REAL ESTATE APPRAISERS
4CCR 725-2**

**NOTICE OF PROPOSED PERMANENT RULEMAKING HEARING
November 4, 2010**

7.6 PROGRAM OR COURSE HOURS

Pursuant to and in compliance with Title 12, Article 61 and Title 24, Article 4, C.R.S. as amended, notice of proposed rulemaking is hereby given, including notice to the Attorney General of the State of Colorado and to all persons who have requested to be advised of the intention of the Colorado Board of Real Estate Appraisers (the "Board") to promulgate rules, or to amend, repeal or repeal and re-enact the present rules of the Board.

- Section 1. Statement of Basis and Authority
- Section 2. Scope and Purpose
- Section 3. Applicability
- Section 4. 7.6 Program or Course Hours

Section 1. Statement of Basis and Authority

The statutory basis for the rules titled Rules of the Board of Real Estate Appraisers is Chapter 7 of Title 12, Article 61, Colorado Revised Statutes, as amended. The General Assembly passed Senate Bill 90-34, effective July 1, 1990, which created the Board and mandated the licensing of real estate appraisers under the statutory terms and conditions. The General Assembly has variously amended the statutes by passing House Bill 92-1177, House Bill 96-1080, Senate Bill 97-90, House Bill 97-1056, House Bill 00-1137 and House Bill 02-1130.

Section 2. Scope and Purpose

The purpose of this rule is to effectuate the legislative directive to promulgate necessary and appropriate rules in conformity with the statute and the provisions of the federal Financial Institutions Reform, Recovery and Enforcement Act of 1989. The purpose of this rule is to ensure compliance with Section 12-61-706, C.R.S., and to effectuate the legislative directive to promulgate necessary and appropriate rules for the implementation of part 7 of Title 12, Article 61.

The specific purpose of this rule is to amend the existing rule concerning the program or course hour requirements to eliminate the requirement that the program or course be comprised of segments of not less than one classroom hour, to ensure Colorado requirements are consistent with AQB requirements.

Section 3. Applicability

This permanent rule governs real estate appraisers, programs, and coursework, which are subject to the requirements of Part 7 of Title 12, Article 61 of the Colorado Revised Statutes.

Section 4. 7.6 Program or Course Hours

7.6 In order to be approved as continuing appraisal education a program or course shall be at least 2 classroom hours in duration including examination time (if any). ~~A program or course shall be comprised of segments of not less than one classroom hour.~~ Continuing appraisal education programs and courses are intended to maintain and improve the appraiser's skill, knowledge and competency. Continuing appraisal education courses and programs may include, without limitation, these real estate and real estate appraisal related topics:

- A. Ad valorem taxation;
- B. Arbitration;
- C. Business courses related to practice of real estate appraisal;
- D. Construction cost estimating;
- E. Ethics and standards of professional practice;
- F. Land use planning, zoning and taxation;
- G. Management, leasing, brokerage and timesharing;
- H. Property development;
- I. Real estate appraisal (valuation/evaluation);
- J. Real estate law;
- K. Real estate litigation;
- L. Real estate financing and investment;
- M. Real estate appraisal related computer applications;
- N. Real estate securities and syndication;
- O. Real property exchange; and
- P. Such other topics as the Board may approve, upon its own motion or upon petition by the course provider or the licensee in a form acceptable to the Board.

A hearing on the above subject matter will be held on Thursday, November 4, 2010, at the Colorado Division of Real Estate, 1560 Broadway, Suite 1250C, Denver, Colorado 80202 beginning at 9:00 a.m.

Any interested person may participate in the rule making through submission of written data, views and arguments to the Division of Real Estate. Persons are requested to submit data, views and arguments to the Division of Real Estate in writing no less than ten (10) days prior to the hearing date and time set forth above. However, all data, views and arguments submitted prior to or at the rulemaking hearing or prior to the closure of the rulemaking record (if different from the date and time of hearing), shall be considered.

Please be advised that the rule being considered is subject to further changes and modifications after public comment and formal hearing.