

APPRAISAL CONNECTION

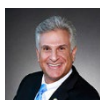


The Appraisal Connection newsletter brings you the latest updates and insights from the appraisal sector of the real estate industry. The Appraisal Committee is committed to keeping all NC REALTORS® informed about appraisal trends to enrich your industry knowledge and enhance client service. As always, you can [update your email preferences](#) at any time to customize the types of news and updates you receive from us.

In this newsletter:

- *Chairman's Corner*
- *Legislative & Regulatory Update*
- *NCAB Revised Rules*
- *Exposure Drafts*
- *NAR Appraisal Designations*
- *Upcoming Meetings and Events*

CHAIRMAN'S CORNER



Welcome to 2026!

Where to start...well, one small item is that the entire residential appraisal reporting environment is about to change for appraisers. While this comes as no surprise to most appraisers, there will still be a big learning curve for most. Our broker members might see slightly longer turn times on appraisals, as well as appraisers returning for a second property visit to take another photo, another measurement, or might have an additional question. The new software requirement, known as UAD 3.6, is slated to be a full requirement at the end of this year.

We also have the Appraisal Qualifications Board, which oversees the minimum qualifications to become an appraiser, proposing expansion of alternatives for experience credit and education requirements for entry into the profession. The draft would also eliminate any college education requirements and clarify limits on how many trainees one supervisor may oversee at a time. The Appraisal Standards Board, which oversees appraiser professional and ethical guidelines, has also issued an exposure draft that creates a new Advisory Opinion on appraisers' use of technology and the responsibilities associated with the ever-evolving possibilities that we see being developed for use in the profession.

As we are confronted with local, state and national issues, we must filter how we approach them through our REALTOR® Code of Ethics, USPAP and our commitment to the Public Trust, maintaining our mandate to achieve the highest level of credibility, reliability and accountability to and for our clients.

I look forward to serving NC REALTORS® with all our 2026 Appraisal Committee members and keeping focus on what matters, who we R.

Pete Gallo

2026 NC REALTORS® Appraisal Committee Chair

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[VISIT OUR WEBPAGE](#)

LEGISLATIVE & REGULATORY UPDATE

[View the approved 2026 legislative agenda.](#)

NORTH CAROLINA APPRAISAL BOARD (NCAB) - REVISED RULES

As of January 1, 2026, several revised NCAB rules will go into effect, including rules on the alternate pathway to experience known as the **Practical Applications of Real Estate Appraisal (PAREA)**. There are several adjustments to the **Supervision of Trainees and experience** requirements. Appraisers in North Carolina will also **no longer need to attach their seal** along with their signature on a report.

[View a complete set of rules.](#)

*Please note the rules published are not consistent with the most recent statute change due to [Senate Bill 690](#). The NCAB will begin the rule making process in February to be consistent with the revised statute. Until the rules are modified to be consistent with SB690/SL2025-52, the statute will supersede the current rules.

All questions should be directed to <https://www.ncappraisalboard.org>.

EXPOSURE DRAFTS

ASB Exposure Draft

The Appraisal Standards Board has issued an exposure draft on a new Advisory Opinion addressing an appraiser's responsibilities when utilizing technology in the development and reporting of an appraisal. This is an update and expansion of previous guidance on technology, along with a retirement of other advisory language that is outdated or duplicative. Public comments are due by February 2, 2026, and a discussion on comments received will be held on February 19, 2026. See the [draft document](#) for details.

AQB Exposure Draft

The Appraisal Qualifications Board has issued an exposure draft that adjusts and expands acceptable experience for consideration as qualifying experience, adjusts the education and examination criteria, the minimum timeframes, and

eliminates all college-course and college-degree requirements from the Criteria. The Criteria has also been completely reorganized and rewritten. This is a very comprehensive retooling of the Criteria. Public comments are due by March 3, 2026. See the [draft document](#) for details.

NAR APPRAISAL DESIGNATIONS

Enhance your credentials with the prestigious RAA & GAA designations. Earn the only appraisal designations with the strength and tradition of the REALTOR® name.

- *Residential Accredited Appraiser (RAA)*
For State Certified Residential or General Appraisers who have completed advanced education beyond standard qualifications. [Learn more.](#)
- *General Accredited Appraiser (GAA)*
For State General Appraisers who exceed state certification requirements through additional education and experience. [Learn more.](#)

UPCOMING MEETINGS AND EVENTS

NC Appraisal Board Meetings

All meetings are conducted at the NCAB building located at 5830 Six Forks Road, Raleigh, unless otherwise noted. The agenda is posted to the [Board's website](#) at least 48 hours prior to the start of the meeting.

- February 10
- April 7
- June 9
- August 11
- October 6
- December 8

NCR Legislative Meetings & State of Real Estate

June 1-4, 2026 | Raleigh Marriott City Center

[REGISTRATION OPENS FEBRUARY 12.](#)

NAR REALTORS® Legislative Meetings

June 13-18, 2026 | Washington, DC

[REGISTRATION OPENS MARCH 11.](#)

NCR Virtual Business & Committee Meetings

September 15-17, 2026 | Virtual

[REGISTRATION OPENS JULY 9.](#)

NCR Convention

October 8-11, 2026 | Wilmington Convention Center

[REGISTRATION OPENS MAY 13.](#)

NAR NXT, The REALTOR® Experience

November 6-8, 2026 | New Orleans, LA

<https://narnxt.realtor/>

We would like to hear from you!

Let us know what topics you would like for us to highlight or how the Appraisal Committee can help you. Contact committee staff liaison [Denise Daly.](#)

HELPFUL LINKS

[NC REALTORS®](#)

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[The Appraisal Foundation](#)

[Appraisal Institute](#)