

RE165 : Uniform Standards Of Professional Appraisal Practice (USPAP)

General Information

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Attachments:	DE Addendum_RE_165 COR_10_24_2020 CoDE_09_26_2023.pdf
Course Code (CB01) :	RE165
Course Title (CB02) :	Uniform Standards Of Professional Appraisal Practice (USPAP)
Department:	RE
Proposal Start:	Fall 2024
TOP Code (CB03) :	(0511.00) Real Estate
CIP Code:	(52.1501) Real Estate.
SAM Code (CB09) :	Clearly Occupational
Distance Education Approved:	No
Will this course be taught asynchronously?:	No
Course Control Number (CB00) :	CCC000344696
Curriculum Committee Approval Date:	05/22/2024
Board of Trustees Approval Date:	07/16/2024
Last Cyclical Review Date:	05/22/2024
Course Description and Course Note:	RE 165 meets the requirements of the Appraisal Qualifications Board (AQB) of the Appraisal Foundation for state licensing and certification. This course includes the national examination as required by the AQB. Completion of this course and successful completion of the three-hour national examination (the course final examination) are required by the California Office of Real Estate Appraisers (OREA) for initial trainee licensure. Note: Students with disabilities who require special accommodations must contact the GCC Business Division (818) 240-1000, X5484 before registering for information to obtain prior written approval from the AQB. Note: This course is Pass/No Pass only.
Justification:	Mandatory Revision
Academic Career:	<ul style="list-style-type: none">• Credit
Mode of Delivery:	
Author:	Taber, Colleen Huber, Walter
Course Family:	

Academic Senate Discipline

Primary Discipline:	<ul style="list-style-type: none">• Real Estate
Alternate Discipline:	No value
Alternate Discipline:	No value

Course Development

Basic Skill Status (CB08)

Course is not a basic skills course.

Allow Students to Gain Credit by Exam/Challenge

Course Special Class Status (CB13)

Course is not a special class.

Pre-Collegiate Level (CB21)

Not applicable.

Grading Basis

- Pass / No-Pass Only

Course Support Course Status (CB26)

Course is not a support course

General Education and C-ID

General Education Status (CB25)

Not Applicable

Transferability

Not transferable

Transferability Status

Not transferable

Units and Hours

Summary

Minimum Credit Units (CB07)	1
Maximum Credit Units (CB06)	1
Total Course In-Class (Contact) Hours	18
Total Course Out-of-Class Hours	36
Total Student Learning Hours	54

Credit / Non-Credit Options

Course Type (CB04)

Credit - Degree Applicable

Noncredit Course Category (CB22)

Credit Course.

Noncredit Special Characteristics

No Value

Course Classification Code (CB11)

Credit Course.

Variable Credit Course

Funding Agency Category (CB23)

Not Applicable.

Cooperative Work Experience

Education Status (CB10)

Weekly Student Hours

	In Class	Out of Class
Lecture Hours	1	2
Laboratory Hours	0	0
Studio Hours	0	0

Course Student Hours

Course Duration (Weeks)	18
Hours per unit divisor	54
Course In-Class (Contact) Hours	
Lecture	18
Laboratory	0
Studio	0

Total	18
Course Out-of-Class Hours	
Lecture	36
Laboratory	0
Studio	0
Total	36

Time Commitment Notes for Students

No value

Units and Hours - Weekly Specialty Hours

Activity Name	Type	In Class	Out of Class
No Value	No Value	No Value	No Value

Pre-requisites, Co-requisites, Anti-requisites and Advisories

No Value

Entry Standards

Entry Standards

Course Limitations

Cross Listed or Equivalent Course

Specifications

Methods of Instruction

Methods of Instruction Lecture

Methods of Instruction Discussion

Methods of Instruction

Multimedia

Out of Class Assignments

- Written assignments. (i.e. explain the purpose of setting ethical standards for the real estate appraisal community)

Methods of Evaluation

Rationale

Exam/Quiz/Test

USPAP National Examination

Textbook Rationale

No Value

Textbooks

Author

Title

Publisher

Date

ISBN

USPAP

2024 Uniform Standards of
Professional Appraisal Practice

Appraisal
Foundation

2024

978-0999424186

Other Instructional Materials (i.e. OER, handouts)

No Value

Materials Fee

No value

Learning Outcomes and Objectives

Course Objectives

Define the appraiser's role in safeguarding the federal loan insurance programs.

Explain in detail the role and requirements of federal and state regulators.

Describe ethical appraisal business practices.

Identify appraisal development requirements.

List the state appraisal reporting requirements.

Recognize and explain the AQB standards for the state appraisal board.

Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Communicate clearly, ethically, and creatively; listen actively and engage respectfully with others; consider situational, cultural, and personal contexts within or across multiple modes of communication.
<i>RE</i> Real Estate Appraisal - A.S. Degree Major	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.
<i>RE</i> Real Estate Appraisal - Certificate	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.

Assess and interpret appropriate professional ethics as dictated by the state appraisal standards.

Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Analyze and solve problems using critical, logical, and creative thinking; ask questions, pursue a line of inquiry, and derive conclusions; cultivate creativity that leads to innovative ideas.
	Practice ethical and responsible behavior within personal, academic, professional, social, and societal contexts; recognize and welcome diverse lifestyle choices that promote physical, intellectual, psychological, and social well-being.
<i>RE</i> Real Estate Appraisal - A.S. Degree Major	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.
<i>RE</i> Real Estate Appraisal - Certificate	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.

Demonstrate the ability to generate an appraisal.

Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Analyze and solve problems using critical, logical, and creative thinking; ask questions, pursue a line of inquiry, and derive conclusions; cultivate creativity that leads to innovative ideas.
	Demonstrate depth of knowledge in a course, discipline, or vocation by applying practical knowledge, skills, abilities, theories, or methodologies to solve unique problems.
<i>RE</i> Real Estate Appraisal - A.S. Degree Major	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.
<i>RE</i> Real Estate Appraisal - Certificate	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.

Additional SLO Information**Does this proposal include revisions that might improve student attainment of course learning outcomes?**

No

Is this proposal submitted in response to learning outcomes assessment data?

No

If yes was selected in either of the above questions for learning outcomes, explain and attach evidence of discussions about learning outcomes.

No Value

SLO Evidence

No Value

Course Content

Lecture Content

Orientation for USPAP (1 hours)

- Explanation of the course
- Explanation of the course materials, textbook and student manual
- Explanation of Course Policies and Procedures as mandated by the Appraisal Foundation
- No tardiness or absence permitted
- No classroom tape or video recording without prior approval from the AQB
- Use of the student tracking form by the professor
- College procedures for credit

Section A (2 hours)

- History
- Professionalism
- Valuation Services versus Appraisal Practice
- Who provides which services and in what context
- Scope of Work
- Preamble and structure of USPAP
- Preamble
- Standards Rules (1-10)
- Comments to Standards Rules
- Statements on Appraisal Standards (1-10)
- Advisory Opinions (1-27)

Section B (3 hours)

- Definitions
- Review of definitions
- Meanings as applied to appraisal
- Preamble
- Purpose (professionalism, maintaining public trust)
- Who benefits (importance of public trust)
- What services are covered (appraisal, review, consulting, etc.)
- Property types covered (both tangible and intangible property)
- Ethics Rules
- Management
- Confidentiality
- Record keeping
- Competency rule
- Departure/scope of work rule
- Jurisdictional exception rule

Section C (4 hours)

- Standard I
- Employment of proper procedures in the development of a real estate appraisal
- Binding rules
- Specific rules
- Scope of work
- Standard II
- Employment of proper procedures to report a real estate appraisal
- Complete appraisal
- Limited appraisal
- Restricted appraisal

Section D (2 hours)

- Standard 3
- Appraisal review overview
- Proper development techniques/requirements
- Proper reporting procedures/requirements

Section E (2 hours)

- Standards 4 and 5
- Consulting overview
- Development techniques/requirements

- Reporting techniques/requirements

Section F (1 hours)

- Standard 6
- Overview of mass appraisal development and reporting standards
- Model building (economic)

Sections G and H (2 hours)

- Standards 7 and 8
- Development and reporting of personal property appraisals
- Levels of trade (auction, retail, private treaty, etc.)
- Provenance
- Standards 8 and 9
- Development and reporting of a business appraisal
- Importance of intangibles such as goodwill, etc.

Sections I and J (1 hours)

- Overview of statements
- Advisory opinions and review

Total hours: 18

Additional Information

Is this course proposed for GCC Major or General Education Graduation requirement? If yes, indicate which requirement in the two areas provided below.

No

GCC Major Requirements

No Value

GCC General Education Graduation Requirements

No Value

Repeatability

Not Repeatable

Justification (if repeatable was chosen above)

No Value

Resources

Did you contact your departmental library liaison?

No

If yes, who is your departmental library liaison?

No Value

Did you contact the DEIA liaison?

No

Were there any DEIA changes made to this outline?

No

If yes, in what areas were these changes made:

No Value

Will any additional resources be needed for this course? (Click all that apply)

- No

If additional resources are needed, add a brief description and cost in the box provided.

No Value