

COUNTY APPRAISER QUALIFICATIONS
1998 Cumulative Supplement
to the
Kansas Statutes Annotated
Volume 2

19-430. County Appraiser; appointment, term and qualifications; vacancies. (a) On July 1, 1993, and on July 1 of each fourth year thereafter, the board of county commissioners of each county shall by resolution appoint a county appraiser for such county who shall serve for a term of four years and until a successor is appointed. County appraisers appointed in counties having a population of more than 25,000 shall devote full time to the duties of such office but county appraisers appointed in counties having a population of 25,000 or less may be appointed either as a full-time or a part-time county appraiser as prescribed in the resolution providing for such appointment. No person shall be appointed or reappointed to or serve as county appraiser in any county under the provisions of this act unless such person shall have at least three years of mass appraisal experience and be qualified by the director of property valuation as an eligible Kansas appraiser under the provisions of this act. Whenever a vacancy shall occur in the office of county appraiser the board of county commissioners shall appoint an eligible Kansas appraiser to fill such vacancy for the unexpired term and until a successor is appointed. The person holding the office of county or district appraiser or performing the duties thereof on the effective date of this act shall continue to hold such office and perform such duties until a county appraiser is appointed under the provisions of this act. No person shall be appointed to the office of county or district appraiser or to fill a vacancy therein unless such person is currently: (1) A certified general real property appraiser pursuant to article 41 of chapter 58 of the Kansas Statutes Annotated and amendments thereto; (2) a registered mass appraiser pursuant to rules and regulations adopted by the secretary of revenue; or (3) holding a valid residential evaluation specialist or certified assessment evaluation designation from the International Association of Assessing Officers. Notwithstanding the foregoing provision, any person who holds the office of county or district appraiser on the effective date of this act and who is not eligible for reappointment pursuant to this section shall be eligible for reappointment to such office or appointment as a county or district appraiser in another county for the term expiring July 1, 1999, and if any such person qualifies for an original appointment or reappointment prior to July 1, 1999, such person may be reappointed for a full term, and any other person who has at least three years of mass appraisal experience and is qualified by the director of property valuation as an eligible Kansas appraiser shall be eligible for appointment to such office for a term expiring on July 1, 1999, and if any such person qualifies for an original appointment prior to July 1, 1999, such person may be reappointed for a full term.

(b) The secretary of revenue shall adopt rules and regulations prior to October 1, 1997, necessary to establish qualifications for the designation of a registered mass appraiser.

History: L. 1974, ch. 112, § 1; L. 1990, ch. 90, § 1; L. 1992, ch. 282, § 1; L. 1994, ch. 241, § 2; L. 1997, ch. 126, § 33; July 1.

Attorney General's Opinions:

Residency requirements for election to and filling vacancies in county offices. 95-93.

Authority of county appraiser to own a private appraisal company doing appraisal work in county. 96-23.

County and district appraisers; qualifications, duties and responsibilities; proper respondent before appraisal board in complaint involving written mass appraisal reports. 96-71.

CASE ANNOTATIONS

1. Statute applies uniformly to all counties, additional requirement that appraiser be licensed or certified not an exercise of county's police power; home rule resolution invalid. Board of Trego County Comm'rs. v. Kansas Dept. of Revenue, 261 K. 927, 928, 933 P.2d 691(1997).

**REGISTERED MASS APPRAISER
DESIGNATION
PROGRAM**

**State of Kansas
Department of Revenue
Division of Property Valuation
Permanent Administrative Regulations**

Article 6.-REGISTERED MASS APPRAISER

93-6-1. Prerequisites. Each candidate for the registered mass appraisal (RMA) designation shall complete all requirements necessary to be eligible to hold the office of Kansas appraiser pursuant to K.S.A. 19-430 and 19-432, and amendments thereto, before the issuance of the RMA designation. (Authorized by implementing K.S.A. 19-430, as amended by L. 1997, Ch. 126, § 33; effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997; amended April 20, 2001.)

93-6-2. Education requirements. (a) Each candidate for the RMA designation shall complete 180 hours of courses, which shall include those courses specified in subsection (b). "Hour," as used in this regulation, shall mean one clock hour of no less than 50 minutes.

(b) Mandatory courses shall consist of the following:

International association of assessing officers (IAAO) course I or equivalent course approved by the secretary of revenue.....	30 hours
IAAO course II or equivalent course approved by the secretary of revenue.....	30 hours
IAAO standards and ethics course or equivalent course approved by the secretary of revenue	15 hours
IAAO course 300, 311 or 312 or equivalent course approved by the secretary of revenue.....	30 hours
Kansas property tax law course approved by the secretary of revenue	20 hours
Personal property course approved by the secretary of revenue.....	15 hours
Total mandatory course hours.....	140 hours

A candidate may substitute successfully completed appraisal courses with an emphasis on mass appraisal approved by the real estate appraisal board appointed by the governor pursuant to K.S.A. 58-4104, and amendments thereto. However, no course substitution shall be permitted for the Kansas property tax law course and the personal property course. Course substitution shall be subject to the approval of the secretary of revenue.

(c) The remaining 40 course hours may be selected from courses offered by an appraisal sponsor of the appraisal foundation or the director of property valuation. "Appraisal foundation" means the appraisal foundation established on November 30, 1987, as a not-for-profit corporation under the laws of Illinois. (Authorized by and implementing K.S.A. 1999 Supp.19-430; effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997; amended April 20, 2001.)

93-6-3. Continuing education requirements. (a)(1) Effective on and after July 1, 2001, each individual who has successfully obtained the RMA designation shall successfully complete a minimum of 120 hours of continuing education every four years in order to retain the designation. "Hour," as used in this regulation, shall mean one clock hour of no fewer than 50 minutes. The four-year period shall correspond with the four-year appointment period for county appraisers set forth in K.S.A. 19-430, and amendments thereto.

(2) No fewer than 90 hours of continuing education shall be completed during the relevant four-year period. No more than 30 hours may be carried forward from one four-year period to the next four-year period.

(b) The continuing education courses shall be the same as those established by the director of property valuation for an eligible Kansas appraiser under the provisions of K.S.A.19-432, and amendments thereto. Each individual with the RMA designation shall complete the IAAO standards and ethics course or equivalent course approved by the secretary of revenue and the Kansas property tax law course once every four years. (Authorized by and implementing K.S.A. 1999 Supp. 19-430, effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997; amended April 20, 2001.)

93-6-4. Experience requirements. (a) Each candidate for the RMA certification shall have 6,000 hours of mass appraisal experience. No more than 600 hours of mass appraisal experience shall come from appraising personal property. "Hour," as used in this regulation, shall mean 60 minutes.

(b) Of the required 6,000 hours of mass appraisal experience, the candidate shall document a minimum of 2,000 hours of experience in establishing values on property for ad valorem taxation purposes, of which no more than 600 hours may be obtained from establishing values on personal property.

(c) The candidate may petition the secretary of revenue to approve more than the 600 hours of experience in establishing values on personal property specified in subsection (a). The candidate shall demonstrate to the secretary that the experience entailed determining the fair market value of personal property in a manner comparable in complexity and documented market research and analysis to the valuation of real property. The candidate shall further demonstrate to the secretary that the personal property valued comprised a predominate portion of the tax base of the county in which the values were determined.

(d) The 6,000 hours of mass appraisal experience may include map maintenance, sales validation, income validation, and quality control. The 2,000 hours of experience in establishing values on property for ad valorem taxation purposes may include neighborhood analysis, land valuation, model building and testing, and final review. (Authorized by and implementing K.S.A. 1999 Supp. 19-430, effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997; amended April 20, 2001.)

93-6-5. Case study requirements. A candidate for the RMA designation shall successfully complete both a residential case study and a commercial case study, each of which shall have a four-hour time limit. A candidate may attempt to successfully complete each case study twice within a six-month time period. If a candidate fails in two attempts to complete either or both case studies, the candidate shall wait six months after the date of each failed retake before attempting to complete each failed case study again. (Authorized by and implementing K.S.A. 19-430, as amended by L. 1997, Ch. 126 § 33; effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997.)

93-6-6. Reciprocity. A candidate for the RMA designation who has completed one or more case studies as a prerequisite for obtaining a professional designation from an appraisal sponsor of the appraisal foundation may file an application with the secretary of revenue to waive either or both of the case study requirements of K.A.R. 93-6-5. Either or both of the case study requirements of K.A.R. 93-6-5 may be waived by the secretary of revenue upon finding that the candidate has completed a case study that is comparable to the case study sought to be waived. (Authorized by and implementing K.S.A. 19-430, as amended by L. 1997, Ch. 126, § 33; effective, T-93-8-29-97, Aug. 29, 1997; effective Dec. 5, 1997.)

Stephen S. Richards
Secretary of Revenue