

## **New York State Department of State Real Estate Appraiser Overview**

### **General Description**

The Department of State is the oldest and perhaps most diverse Department in New York State government. Established in 1776, the agency continues to serve as the official compiler of state agency rules and regulations and publisher of information on the State Constitution, the Great Seal of New York and other official state documents. The Department of State, headed by the Secretary of State, is comprised of 20 diverse program units with over 500 employees and 14 Offices across the State. Known in NYS Government as the “Keeper of Records”, the agency’s largest business units, the Division of Corporations and Division of Licensing Services, are the legal repositories for documents and data ranging from business formation, municipal laws, regulations, licenses, permits, liens, applications requiring approval, and annual reports. In an effort to protect the health and safety of all residents, the Department of State also has several oversight and enforcement responsibilities performed by the Division of Cemeteries, Community Services, Local Government Services, State Athletic Commission, Licensing Services, Building Standards and Codes, and Internal Audit.

The New York State Department of State's Division of Licensing Services (DLS) oversees the licensure, registration, and regulation of 33 occupations throughout the state. Through its licensing and business filing capacities the division promotes business growth while protecting the health, safety, and welfare of all New Yorkers. DLS licenses over 800,000 individuals and businesses, among these, Real Estate Appraisers.

A "State certified real estate appraiser" means a person who develops and communicates real estate appraisal and who holds a current, valid certificate issued to him or her for either general or residential real estate under the provisions of this article. "Appraisal" or "real estate appraisal" means an analysis, opinion or conclusion relating to the nature, quality, value or utility of specified interests in, or aspects of, identified real estate.

### Scope of Practice for a *Certified General Real Estate Appraiser* –

A certified general real estate appraiser may appraise all type of real property

### Scope of practice for a *Certified Residential Real Estate Appraiser* –

- a. The scope of practice for a certified residential real estate appraiser is limited to:
  1. the appraisal of 1-4 family residential units without regard to value or complexity; and

2. the appraisal of vacant or unimproved land that is to be utilized for a 1-4 family residential unit without regard to value or complexity, or vacant or unimproved land for which the highest and best use is a 1-4 family residential unit without regard to value or complexity.
- b. A certified residential real estate appraiser shall not appraise a residential subdivision, except that a certified residential real estate appraiser may appraise individual properties within a subdivision.

Scope of practice for a *Licensed Residential Real Estate Appraiser* –

The scope of practice for a licensed residential real estate appraiser is limited to the appraisal of noncomplex 1-4 family residential units having a transaction value of less than \$1,000,000 and complex 1-4 family residential units having a transaction value of less than \$250,000.

The scope of practice for a licensed residential real estate appraiser includes the appraisal of vacant or unimproved land that is to be utilized for a 1-4 family residential unit or vacant or unimproved land for which the highest and best use if a 1-4 family residential unit. In either case, the scope of practice is limited to the appraisal of vacant or unimproved and having a transaction value of less than 1,000,000.

Scope of practice for a *Licensed Real Estate Appraiser Assistant* –

A licensed real estate appraiser assistant may appraise those real properties that the supervising appraiser is permitted to appraise and shall be directly supervised by an approved supervising real estate appraiser.

**Data Collection Methodology:**

Real Estate Appraiser data is collected from applications submitted to the Division of Licensing Services, requesting certification or licensure as either a Certified Residential Real Estate Appraiser, Certified General Real Estate Appraiser, Licensed Residential Real Estate Appraiser, or Licensed Real Estate Appraiser Assistant. Division of Licensing Services staff validates the information entered and automatically generates a certification of license term for those applicants that meet all of the requirements.

**Statistical and Analytic Issues:**

When data is updated in the NYS Real Estate Appraiser System, it is reflected, via nightly updates, on a public search page on the Department of State's website ([https://appext20.dos.ny.gov/lcns\\_public/chk\\_load](https://appext20.dos.ny.gov/lcns_public/chk_load)). Only "active" licenses will be available on this site.

**Limitations of Data Use:**

Data in this dataset is informational in nature and shall not be used for any unauthorized purpose, such as relying on same for legal transactions or proceedings. Every effort has been made to ensure that the information contained in this dataset is up to date and accurate. As the Department relies upon information provided to it, the information's completeness or accuracy cannot be guaranteed.

This dataset does not contain records for inactive or cancelled, suspended, or revoked certifications or licenses, or records for licensees whose license term has expired and have a pending application that has not yet been reviewed by the Department. It also does not include Real Estate school or course information.

Data is only accurate as of the previous business day in the month, day and year specified in the Dataset Name. For the most current information and legally acceptable documentation, contact the New York State Department of State.