

**RULES  
OF  
THE TENNESSEE REAL ESTATE APPRAISER COMMISSION**

**CHAPTER 1255-06  
RECIPROCITY**

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**1255-06-.01 RECIPROCAL AGREEMENTS.**

- (1) If, in the determination of the Commission, a state or territory of the United States is deemed to have established meaningful requirements for the licensure and certification of real estate appraisers and is in compliance with the Appraisal Subcommittee, then the Commission shall grant reciprocal rights to real estate appraiser licensees and certificate holders who are in "good standing" in that state.
  - (a) For purposes of implementing the reciprocity policy, states with an Appraisal Subcommittee finding of "Poor" do not satisfy the "in compliance" provision for reciprocity.
- (2) A licensee or certificate holder who resides in another state, is currently credentialed in another state, and is active on the National Registry in another state must show:
  - (a) That the licensee or certificate holder has successfully completed one (1) seven (7) hour National USPAP Update Course, or its Appraisal Qualification Board-approved equivalent, within the past two (2) calendar years; and
  - (b) That the licensee or certificate holder has met all continuing education requirements in the other state within the past two calendar years.
- (3) A licensee or certificate holder who became licensed or certified through reciprocity and now resides in Tennessee must comply with the continuing education requirements of this rule regardless of how the license or certificate was obtained.
- (4) If, in the determination of the Commission, the requirements in paragraphs (1) and (2) have been met, then upon receipt of a license or certificate issuance fee of three hundred twenty-five dollars (\$325.00) and a federal registry fee of eighty dollars (\$80.00), the Commission shall grant to an applicant a reciprocal license or certificate to appraise real estate in the State of Tennessee.
- (5) If a licensee or certificate holder's out-of-state real estate appraiser license or certificate has been revoked, suspended, denied renewal, or restricted, then the Commission may revoke, suspend, refuse to renew, or restrict the licensee's or certificate holder's State of Tennessee real estate appraiser license or certificate.
- (6) An applicant for licensure or certification meeting the requirements of T.C.A. § 4-3-1304(d)(1) may be issued a reciprocal license pursuant to T.C.A. § 62-39-322 and Tenn. Comp. R. & Regs 1255-01-.05, 1255-01-.07, or 1255-01-.08 upon compliance with all terms therein, including application and payment of all fees required for the issuance of such reciprocal license or certification.

(Rule 1255-06-.01, continued)

- (7) Notwithstanding paragraphs (1) and (2), no license or certification shall be issued pursuant to this rule to any person:
  - (a) Whose current license or certification as a real estate appraiser is from a state that is not “in compliance” with Title XI (FIRREA) as determined by the Appraisal Subcommittee established thereunder; or
  - (b) Who does not hold a valid license or certification in “good standing.”

**Authority:** T.C.A. §§ 62-39-203, 62-39-204, 62-39-322, 62-39-326, and 62-39-333. **Administrative History:** Original rule filed August 1, 1991; effective September 15, 1991. Amendment filed December 16, 1997; effective March 1, 1998. Amendment filed January 19, 2001; effective April 5, 2001. Amendment filed December 13, 2004; effective February 26, 2005. Emergency rule filed December 20, 2014; effective through June 28, 2015. The emergency rule expired on June 29, 2015 and reverted back to its previous status. Amendment filed July 20, 2015; effective October 18, 2015. Amendments filed May 2, 2025; effective July 31, 2025.

#### 1255-06-.02 TEMPORARY PRACTICE PERMITS.

- (1) For purposes of this rule only, “assignment” shall mean one or more real estate appraisals and written appraisal reports which are covered by a contract to provide real estate appraisal services.
- (2) A nonresident of this state who shows proof of such nonresident’s proper licensure or certification in another state, territory or possession of the United States, or any country, may apply to the Commission for a temporary practice permit to perform a single assignment.
- (3) An applicant for a temporary practice permit must submit an application to the Commission on a form approved by the Commission.
- (4) An applicant for a temporary practice permit shall submit with the application a nonrefundable fee of one hundred fifty dollars (\$150.00) for each assignment in this state. The applicant shall provide with the application a list of each specific parcel of real property included in the assignment. Such permit shall expire six (6) months after its issuance.
- (5) Upon appropriate written request, the Commission may grant an extension of any temporary practice permit it has issued. In no event may a temporary practice permit be valid for more than one (1) year from the date of its issuance.
- (6) An individual nonresident may obtain no more than six (6) temporary practice permits in a single calendar year.
- (7) If a temporary practice permit holder’s out-of-state license has been revoked, suspended, denied renewal or restricted, then the Commission may revoke, suspend, refuse to renew or restrict a permit holder’s temporary practice permit.

**Authority:** T.C.A. §§ 62-39-203, 62-39-204, 62-39-322, 62-39-326, 62-39-333, and 62-39-338 and Chapter 81, Public Acts of 2001. **Administrative History:** Original rule filed December 16, 1997; effective March 1, 1998. Amendment filed December 6, 2001; effective February 19, 2002. Amendment filed December 13, 2004; effective February 26, 2005.

#### 1255-06-.03 EXPEDITED REGISTRATION FOR CERTAIN MILITARY PERSONNEL AND SPOUSES.

- (1) An applicant for licensure or certification meeting the requirements of T.C.A. § 4-3-1304(d)(1) may be issued a reciprocal license or certification by the Commission by complying with Rule 1255-06-.01.

(Rule 1255-06-.03, continued)

- (2) An applicant for registration as a trainee meeting the requirements of T.C.A. § 4-3-1304(d)(1) may be issued a temporary authorization upon completion of such application as may be required by the Commission if the Commission determines that the applicant's registration in another state does not meet the requirements for substantial equivalency, but that the applicant could perform additional acts, including—but not limited to—education, training or experience, in order to meet the requirements for the registration to be substantially equivalent.
  - (a) A temporary authorization shall be issued in six (6) month increments and the fee shall be \$31.25 for each such increment.
  - (b) In no case shall an original temporary authorization be issued for a period of longer than two (2) years.
  - (c) A temporary authorization shall expire upon the date set by the Commission and shall not be subject to renewal except through completion of the requirements for substantial equivalence as required by the Commission or by an extension of time granted for good cause by the Commission. A temporary authorization shall only be extended for good cause by one (1) six (6) month increment at a time.
  - (d) No temporary authorization shall be granted if the applicant does not hold a registration in "good standing" from another jurisdiction.
  - (e) Upon completion of all requirements for substantial equivalency as required by the Commission for the issuance of the temporary authorization, the applicant may apply for a registration from the Commission, including payment of the nonrefundable application and registration fee for the issuance of such registration.

**Authority:** T.C.A. §§ 62-39-203, 62-39-204, 62-39-205, 62-39-306, 62-39-325, and 62-39-333.  
**Administrative History:** Original rule filed July 20, 2015; effective October 18, 2015. Amendments filed May 2, 2025; effective July 31, 2025.