



**COLORADO**

Department of  
Regulatory Agencies

Division of Real Estate

**CODE OF COLORADO REGULATIONS**  
**Division of Real Estate**

**4 CCR 725-2**

**DEPARTMENT OF REGULATORY AGENCIES  
DIVISION OF REAL ESTATE  
BOARD OF REAL ESTATE APPRAISERS  
4 CCR 725-2**

**RULES GOVERNING THE PRACTICE OF REAL ESTATE APPRAISERS OF THE BOARD OF REAL ESTATE  
APPRAISERS**

**NOTICE OF PROPOSED PERMANENT RULEMAKING HEARING  
November 2, 2023, at 9:00 AM MST**

**Division of Real Estate Office  
1560 Broadway  
Denver, CO 80202**

**VIRTUAL MEETING REGISTRATION LINK:**

[https://us06web.zoom.us/webinar/register/WN\\_Wrb0NTQ0TUimMpwoimp5Q](https://us06web.zoom.us/webinar/register/WN_Wrb0NTQ0TUimMpwoimp5Q)

Pursuant to and in compliance with Title 12, Article 10 and Title 24, Article 4, C.R.S., as amended, notice of proposed rulemaking is hereby given, including notice to the Attorney General of the State of Colorado and to all persons who have requested to be advised of the intention of the Colorado Board of Real Estate Appraisers (“Board”) to promulgate rules, to amend, repeal, or repeal and re-enact the existing rules of the Board.

The hearing will be conducted in a virtual setting. All interested parties are urged to attend this public hearing by registering for the webinar on the Division’s website at [www.dre.colorado.gov](http://www.dre.colorado.gov) and to submit written comments concerning the proposed amended rules in advance, if possible, for consideration.

To facilitate the review of comments by the Board, all interested parties are strongly encouraged to submit their written comments to Eric Turner via email at [eric.turner@state.co.us](mailto:eric.turner@state.co.us) on or before 5:00 p.m. on October 20, 2023. Any written comments not received by this date may be submitted via public testimony at the hearing on November 2, 2023.

**STATEMENT OF BASIS**

The statutory basis for the rules titled Rules of the Colorado Board of Real Estate Appraisers is Part 6 of Title 12, Article 10, Colorado Revised Statutes, as amended. The specific authority under which the Board shall establish these rules is set forth in sections 12-10-604(1)(a)(I) and 12-10-606(7)(a) and (b), C.R.S.

**STATEMENT OF PURPOSE**

The purpose of this rule(s) is to effectuate the legislative directive pursuant to section 24-4-103.3, C.R.S., (Senate Bill 14-063) along with promulgating the necessary and appropriate rules in conformity with the state statutes and the provisions of the federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 as amended.

### **SPECIFIC PURPOSE OF RULEMAKING**

The specific purpose of this rulemaking is to modify the administrative rules regarding definitions, licensure requirements, qualifying education, appraisal licensing examinations, appraisal experience, application for licensure requirements, continuing education, license status processes (renewal, reinstatement, inactivation, surrender or revocation), licensure by endorsement and servicemember portability, temporary practice permits, professional appraisal standards, license titles, disciplinary procedures, declaratory orders, exceptions of initial decisions, appraisal management company licensing and professional standards for appraisal management companies. These administrative rules set forth the licensing, professional standards, and enforcement requirements for licensed and certified appraisers and appraisal management companies. In compliance with the mandatory rule review required by section 24-4-103.3., C.R.S., the Division of Real Estate, on behalf of the Board of Real Estate Appraisers, conducted a review of all the Board's rules relating to the Real Estate Appraisers Practice Act to assess the continuing need for, the appropriateness, and cost-effectiveness of the rules. The review also determined whether the rules should be continued in their current form, modified, or repealed. After consultation with stakeholders, the proposed rules have been modified in a more efficient and effective manner continuing to ensure consumer protection as well as a fair and balanced regulatory environment. Please be advised that the proposed amended rules being considered are subject to further changes and modifications after public comment and the formal hearing.

---