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Do you hold a Connecticut Real Estate Appraiser License? If your answer is yes, this is a must-read! - by Jacqueline Beauchaine

October 10, 2025 - Appraisal & Consulting



Jacqueline Beauchaine

2026 State of CT RE Appraisal License Renewals - Dates and Deadlines

All continuing education (CE) must be completed between February 1, 2024 and January 31, 2026.

The 28-hour CE requirement must include the following mandatory courses:

- 3-hour Connecticut Appraisal Law (including supervisory/provisional education), which is available now;
- 7-hour National USPAP Update, and which is available now; and
- 7-hour National Valuation Bias and Fair Housing (VB-FH) which will be available Q4 as an online/on-demand offering

Note: The VB-FH course is a new national requirement and should not be confused with other courses of similar titles.

Additionally, licensees must complete 11 hours of elective CE courses to fulfill the 28-hour total requirement.

The Connecticut Chapter of the Appraisal Institute has a full slate of educational offerings to help you meet your needs.

1. Trending CT Property Tax and Valuation Topics: 4:00 pm – 6:00 pm – 2 hours CE

Chapter Membership Meeting 6:00 pm

October 22, 2025 – in-person - Casa Mia at the Hawthorne, Berlin, CT & synchronous via Zoom.

Panelist: Gregory Servodidio, CRE, Elliott Pollack, Michael Marafito and Ryan Schaitkin

Pullman & Comley, LLC's Property Tax and Valuation Department

Topics of Discussion:

- New laws of interest to appraisers from the General Assembly's 2025 legislative session.
- Recent property tax, eminent domain and property valuation decisions from the Connecticut Supreme, Appellate and Superior Courts with a particular focus on the Tax Court.
- Real estate valuation implications of the Visual Artists Rights Act (VARA) which imposes certain restrictions on building owners who have allowed artists to create art on or in their buildings. This is

occurring with increasing frequency in Connecticut.

2. Reporting Market Analysis and Better Understanding the New URAR Report – 4 hours

November 6, 2025 – synchronous via Zoom

The new Uniform Residential Appraisal Report (URAR) challenges to appraisers to deliver a report in a confident manner to clients with a credible analysis that meets the minimum reporting requirements of the Government-Sponsored Enterprises (GSEs). Unlike the existing 1004 report form, the new URAR places more emphasis on supporting and reporting a thorough market analysis for the subject property. In the past, appraisers often kept the market analysis support in the work file. Going forward, support is expected within the appraisal report.

Reporting Market Analysis and Better Understanding the New URAR is a four-hour program that focuses on lending assignments for residential properties using the new URAR. Appraisers who are not well versed in completing a thorough and credible market analysis will find this program to be most helpful. The program will also be a good refresher for the experienced appraiser and the reviewer of residential reports.

3. Supporting Adjustments and Reporting the Sales Comparison Approach in the New URAR Report – 3 hours

November 6, 2025 – synchronous via Zoom

The new Uniform Residential Appraisal Report (URAR) challenges appraisers to deliver a report in a confident manner to clients with a credible analysis that meets the minimum reporting requirements of the Government-Sponsored Enterprises (GSEs). The new URAR requires that support for adjustments be included directly in the appraisal report, so residential practitioners need to understand the expectations of the GSEs and underwriters around these topics.

Supporting Adjustments and Reporting the Sales Comparison Approach in the New URAR is a three-hour program that focuses on an effective manner of developing and supporting the sales comparison approach section of the new URAR. Case studies will represent real-world residential appraisal valuation problems and the multiple qualitative and quantitative ways that each of the major adjustments in a residential sales grid can be supported. Since the applicable and appropriate techniques for any specific adjustment usually produce some variation in the indicated contributory value, the art and science of reconciliation will also be emphasized through repeated application. The program will be valuable for residential appraisers to strengthen their proficiency in both the sales comparison approach and in supporting the adjustments used in the sales grid. The program will also be valuable for reviewers of residential reports.

4. Inconsistency It's Hiding in Plain Sight in Your (commercial) Appraisal

7 hours

December 2, 2025 - synchronous via Zoom

This seminar concentrates on common inconsistencies found in the reports of even the most seasoned appraisers. For example, developing the income approach using contract rent (leased fee value), developing the cost approach but not adjusting for leased fee (fee simple value), or using the sales comparison approach to analyze comps based on contract rent and other analyzed based on market rent (mixed bag). The results of these inconsistencies make it impossible to reconcile to a proper value regardless of whether the assignment calls for leased fee or fee simple value.

5. Required 2024-2026 Mandatory CT Appraisal Law Course Supervisory/Provisional Education - 3 hours

October 22, 2025 – in-person – Casa Mia at the Hawthorne, Berlin, CT & synchronous via Zoom - 12:30 pm – 3:30 pm

- November 18, 2025 - synchronous via Zoom

1:00 pm - 4:00 pm - Registration to open shortly

- December – TBA - Registration to open shortly

- January - TBA - Registration to open shortly

6. Required 7 Hour National USPAP

- October 29, 2025 - synchronous via Zoom

- December 16, 2025 - synchronous via Zoom

Registration to open shortly

- December 16, 2025 - Courtyard by Marriott, Orange, CT

Registration to open shortly

- January - TBA

Registration to open shortly

Jacqueline Beauchaine is the executive director of the Connecticut Chapter of the Appraisal Institute.

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