

# Florida Real Estate Appraiser Laws and Rules Supplemental Practice Exam (Sample)

## Study Guide



**Everything you need from our exam experts!**

**Copyright © 2026 by Examzify - A Kaluba Technologies Inc. product.**

**ALL RIGHTS RESERVED.**

**No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.**

**Notice: Examzify makes every reasonable effort to obtain accurate, complete, and timely information about this product from reliable sources.**

**SAMPLE**

# Table of Contents

**Copyright** ..... 1

**Table of Contents** ..... 2

**Introduction** ..... 3

**How to Use This Guide** ..... 4

**Questions** ..... 5

**Answers** ..... 8

**Explanations** ..... 10

**Next Steps** ..... 15

SAMPLE

# Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

**Remember:** successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

# How to Use This Guide

**This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:**

## **1. Start with a Diagnostic Review**

**Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.**

## **2. Study in Short, Focused Sessions**

**Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.**

## **3. Learn from the Explanations**

**After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.**

## **4. Track Your Progress**

**Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.**

## **5. Simulate the Real Exam**

**Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.**

## **6. Repeat and Review**

**Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.**

**There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!**

## Questions

SAMPLE

- 1. Which statement accurately reflects the board's composition?**
  - A. The board has six members.**
  - B. There is exactly one appraiser who works in eminent domain.**
  - C. There are four general public members.**
  - D. There is no member from an appraisal management company.**
  
- 2. There is exactly one appraiser who works in eminent domain.**
  - A. There are no appraisers who work in eminent domain.**
  - B. There is exactly one appraiser who works in eminent domain.**
  - C. There are four eminent-domain appraisers.**
  - D. All members are appraisers.**
  
- 3. Which of the following is considered to be an appraiser advertisement?**
  - A. Invoices or billing statements**
  - B. Yellow pages ads**
  - C. Internet advertising**
  - D. Business cards**
  
- 4. Under the Board's powers, which action is authorized?**
  - A. License mortgage brokers**
  - B. Protect signature security**
  - C. Revise 475 part II without legislature approval**
  - D. Prosecute loan originators for ethics violations**
  
- 5. The Appraisal Foundation is described as a nonprofit established on November 10, 1987 in which state?**
  - A. Florida**
  - B. California**
  - C. New York**
  - D. Illinois**

- 6. How many members does the Florida Real Estate Appraisal Board have?**
- A. 7**
  - B. 8**
  - C. 9**
  - D. 10**
- 7. To become an appraiser trainee, how many hours of qualifying education are required to qualify to make application?**
- A. 75**
  - B. 80**
  - C. 100**
  - D. 120**
- 8. If a trainee's compensation is allowed only through the supervising appraiser, which role does the supervisor play?**
- A. Only the supervising appraiser may compensate**
  - B. The supervising appraiser and others may compensate**
  - C. The supervising appraiser is not involved**
  - D. The Department handles compensation**
- 9. An applicant for a certified general appraiser credential in Florida must accumulate \_\_\_\_\_ experience hours over a(n) \_\_\_\_\_ period.**
- A. 2,400; 25-month**
  - B. 3,000; 18 month**
  - C. 3,000; 24-month**
  - D. 3,600; 36-month**
- 10. For appraisers performing federally related transactions, which standard must be complied with?**
- A. USPAP**
  - B. Federal Lending Laws**
  - C. Florida Bar Associations Guidelines**
  - D. The All-State Regulations**

## **Answers**

SAMPLE

1. B
2. B
3. B
4. B
5. D
6. C
7. C
8. A
9. B
10. A

SAMPLE

## **Explanations**

SAMPLE

**1. Which statement accurately reflects the board's composition?**

- A. The board has six members.**
- B. There is exactly one appraiser who works in eminent domain.**
- C. There are four general public members.**
- D. There is no member from an appraisal management company.**

The board's makeup is defined by statute to ensure a balanced mix of professional appraisal experience, public protection, and practical viewpoints from government-related valuation work, including expertise in eminent-domain scenarios. That specific requirement—having exactly one appraiser who works in eminent domain—provides a dedicated, but not overrepresented, source of condemnation-valuation insight on the board. It ensures the board can address issues related to eminent domain without skewing decisions by having multiple members with the same specialty. The other statements don't match the statutory structure. The board is not described as a fixed six-member body, and the number of general public members isn't specified as four in the same way. Additionally, the board's composition includes various categories beyond appraisers, and claiming there is no member from an appraisal management company doesn't align with how the mix is actually structured. So, the statement about an exact one eminent-domain appraiser accurately reflects the required balance, making it the best choice.

**2. There is exactly one appraiser who works in eminent domain.**

- A. There are no appraisers who work in eminent domain.**
- B. There is exactly one appraiser who works in eminent domain.**
- C. There are four eminent-domain appraisers.**
- D. All members are appraisers.**

Exact one appraiser working in eminent domain means there is a single person among the appraisers who handles eminent-domain assignments. The statement presented is the same idea, so the correct conclusion is that there is exactly one such appraiser. If there were none, four, or all members, that would violate the claim of uniqueness. A scenario with zero would contradict the statement, a scenario with four would imply more than one, and a scenario where all members are appraisers would not express a unique specialization. This question tests understanding of the meaning of "exactly one" in describing a specific professional role.

**3. Which of the following is considered to be an appraiser advertisement?**

- A. Invoices or billing statements**
- B. Yellow pages ads**
- C. Internet advertising**
- D. Business cards**

Advertising is any communication aimed at attracting new clients from the public. A Yellow Pages ad fits this perfectly because it's a public, promotional placement designed to solicit business for the appraiser's services. Invoices or billing statements are transactional documents sent to existing clients and aren't intended to attract new business. Internet advertising is indeed advertising, but the question points to the traditional, clear example of outreach to the public, which is the Yellow Pages listing. A business card identifies the practitioner, but it's a device for contact and branding rather than a broad solicitation of new clients.

**4. Under the Board's powers, which action is authorized?**

- A. License mortgage brokers**
- B. Protect signature security**
- C. Revise 475 part II without legislature approval**
- D. Prosecute loan originators for ethics violations**

Protecting signature security falls within the Board's mandate to safeguard the integrity of real estate transactions and protect the public. By ensuring that signatures on documents are secure and authentic, the Board helps prevent forgery and unauthorized use, which is a core regulatory duty. Licensing mortgage brokers is outside the Board's scope, since mortgage brokers are regulated by a different agency. Revising statute 475 part II requires legislative action, not unilateral Board rulemaking. Prosecution of loan originators for ethics violations isn't done by the Board itself; enforcement actions are disciplinary measures against licensees or referrals for criminal prosecution, not direct prosecution by the Board. So protecting signature security is the action the Board is authorized to undertake.

**5. The Appraisal Foundation is described as a nonprofit established on November 10, 1987 in which state?**

- A. Florida**
- B. California**
- C. New York**
- D. Illinois**

The foundation was formed as a private nonprofit corporation in Illinois on November 10, 1987. That origin in Illinois is why this state is the correct answer. The Appraisal Foundation was created to provide a national framework for appraisal standards and qualifications, serving as the umbrella under which the Appraisal Standards Board and Appraisal Qualifications Board operate to maintain USPAP and credentialing. The other states listed are not where the foundation was established.

**6. How many members does the Florida Real Estate Appraisal Board have?**

- A. 7
- B. 8
- C. 9**
- D. 10

The number of members is set by statute at nine. This size is chosen to balance professional expertise with consumer protection, giving the board enough perspectives from practicing appraisers while including public members to oversee and safeguard the public interest. The board's role is to license, regulate, and discipline real estate appraisers in Florida, so having nine members provides a workable, effective team for decisions, reviews, and standards. If you see different figures in older materials, the current law still designates nine members.

**7. To become an appraiser trainee, how many hours of qualifying education are required to qualify to make application?**

- A. 75
- B. 80
- C. 100**
- D. 120

Qualifying education hours must be completed before you can apply to become an appraiser trainee. Florida's board requires 100 hours of qualifying education to be eligible to file the application. That package covers fundamental appraisal topics and includes the 15-hour USPAP course, giving you essential knowledge of appraisal practice and ethics before you begin supervised work. The other hour counts do not meet the state's minimum, so they aren't sufficient to qualify to apply.

**8. If a trainee's compensation is allowed only through the supervising appraiser, which role does the supervisor play?**

- A. Only the supervising appraiser may compensate**
- B. The supervising appraiser and others may compensate
- C. The supervising appraiser is not involved
- D. The Department handles compensation

The key idea is that supervision and payment are linked to preserve accountability for the trainee's work. In Florida, a trainee appraiser must be paid through the supervising appraiser, which makes the supervisor the payer and the person ultimately responsible for the trainee's performance. This arrangement ensures the supervisor reviews and approves the trainee's assignments, maintains control over the quality and compliance of work, and remains accountable under USPAP and board rules. If compensation could come from others or the supervisor weren't involved, it would undermine supervision and the chain of responsibility. The Department does not handle compensation; it regulates licensing and practice. So, the supervisor is the one who compensates the trainee.

**9. An applicant for a certified general appraiser credential in Florida must accumulate \_\_\_\_ experience hours over a(n) \_\_\_\_ period.**

- A. 2,400; 25-month**
- B. 3,000; 18 month**
- C. 3,000; 24-month**
- D. 3,600; 36-month**

The required experience to become a certified general appraiser in Florida is 3,000 hours of appraisal experience accumulated over a minimum of 18 months. This combination ensures you gain a broad, hands-on foundation across different property types and appraisal approaches while also showing you can sustain work and growth over a reasonable period. The 3,000-hour total is the standard benchmark, and the 18-month minimum prevents rushing through the experience in a short time. The other options pair incorrect hour totals or longer minimum periods that don't align with Florida's established requirements.

**10. For appraisers performing federally related transactions, which standard must be complied with?**

- A. USPAP**
- B. Federal Lending Laws**
- C. Florida Bar Associations Guidelines**
- D. The All-State Regulations**

Federally related appraisals must follow USPAP. USPAP, the Uniform Standards of Professional Appraisal Practice, provides the ethical and performance standards for appraisers. When a transaction is federally related, FIRREA requires the appraisal to be developed and reported in accordance with USPAP, ensuring consistency nationwide regardless of state lines. Federal lending laws govern lender-related requirements but do not replace the appraisal standards themselves; state bar guidelines or non-existent "All-State Regulations" do not set the standards for appraisal practice.

## Next Steps

**Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.**

**As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.**

**If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at [hello@examzify.com](mailto:hello@examzify.com).**

**Or visit your dedicated course page for more study tools and resources:**

**<https://flreappraiserlawssupplemental.examzify.com>**

**We wish you the very best on your exam journey. You've got this!**

SAMPLE