

The Assessment Appraisers Regulations

being

[Chapter A-28.01 Reg 1](#) (effective November 13, 2002) as amended by Saskatchewan Regulation SR [26/2005](#) and [11/2008](#).

NOTE:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original statutes and regulations should be consulted for all purposes of interpretation and application of the law. In order to preserve the integrity of the original statutes and regulations, errors that may have appeared are reproduced in this consolidation.

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CHAPTER A-28.01 REG 1
The Assessment Appraisers Act

Title

- 1** These regulations may be cited as *The Assessment Appraisers Regulations*.

Interpretation

- 2** In these regulations:

- (a) “**Act**” means *The Assessment Appraisers Act*;
- (b) “**MAAS designation**” means the Municipal Assessment Appraiser of Saskatchewan designation, as granted by the association in accordance with the educational and employment experience requirements set out in Appendix A;
- (c) “**mass appraisal**” means the process of valuing many properties as of a specific valuation date, using standardized procedures and statistical testing;
- (d) “**MRAAS designation**” means the Municipal Rural Assessment Appraiser of Saskatchewan designation, as granted by the association in accordance with the educational and employment experience requirements set out in Appendix B;
- (e) “**recognized**” means recognized by the council.

22 Nov 2002 cA-28.01 Reg 1 s2.

Registration as an accredited assessment appraiser of Saskatchewan

- 3** To be registered with the association as an accredited assessment appraiser of Saskatchewan, a person must:

- (a) hold a MAAS designation;
- (b) hold a recognized mass appraisal designation that enables the person to appraise all types of property, other than agricultural land, and have at least four years of experience in mass appraisal;
- (c) hold a recognized fee appraisal designation that enables the person to appraise all types of property, other than agricultural land, and have at least four years of experience in mass appraisal;
- (d) be designated in a jurisdiction outside Saskatchewan as qualified to appraise all types of property, other than agricultural land, and have at least four years of experience in mass appraisal;
- (e) have at least 10 years of experience in mass appraisal and, as at January 1, 2003, have been employed or engaged in conducting assessment valuations in Saskatchewan; or
- (f) as at January 1, 2003, have held an Accredited Municipal Assessor of Saskatchewan (AMAS) designation in accordance with the bylaws of the Saskatchewan Assessors’ Association.

22 Nov 2002 cA-28.01 Reg 1 s3.

Registration as an accredited assessment appraiser of Saskatchewan (Rural)

4 To be registered with the association as an accredited assessment appraiser of Saskatchewan (Rural), a person must:

- (a) hold a MRAAS designation and be a practising member pursuant to *The Agrologists Act, 1994*;
- (b) be designated in a jurisdiction outside Saskatchewan as qualified to appraise agricultural land, have at least four years of experience in mass appraisal and be a practising member pursuant to *The Agrologists Act, 1994*;
- (c) have at least 10 years of experience in mass appraisal and, as at January 1, 2003, have been employed or engaged in conducting assessment valuations in Saskatchewan; or
- (d) as at January 1, 2003, have held an Accredited Municipal Rural Assessor of Saskatchewan (AMRAS) designation in accordance with the bylaws of the Saskatchewan Assessors' Association.

22 Nov 2002 cA-28.01 Reg 1 s4.

Registration as a junior assessment appraiser of Saskatchewan

5 A person may be registered with the association as a junior assessment appraiser of Saskatchewan if the person has completed the educational requirements for a MAAS designation or a MRAAS designation from any institution mentioned in Appendix C but has less than four years of experience in mass appraisal.

22 Nov 2002 cA-28.01 Reg 1 s5.

Registration as a candidate member

6 A person may be registered as a candidate member of the association if he or she is enrolled in one of the educational programs mentioned in Appendix D.

22 Nov 2002 cA-28.01 Reg 1 s6.

Non-application of certain provision after January 1, 2008

7 Clauses 3(e) and 4(c) do not apply on or after January 1, 2008.

22 Nov 2002 cA-28.01 Reg 1 s7.

Coming into force

8(1) Subject to subsection (2), these regulations come into force on the day on which section 18 of *The Assessment Appraisers Act* comes into force.

(2) If these regulations are filed with the Registrar of Regulations after the day on which section 18 of *The Assessment Appraisers Act* comes into force, these regulations come into force on the day on which they are filed with the Registrar of Regulations.

22 Nov 2002 cA-28.01 Reg 1 s8.

Appendix A
[Clause 2(b)]

**Qualifications for a Municipal Assessment
Appraiser of Saskatchewan (MAAS) Designation**

Education:

The following core classes are required for accreditation:

- (a) Certificate in Real Property Assessment, including the completion of the extended case study and attainment of at least a 70% grade in the case study (or equivalent);
- (b) Real Property Assessment in Saskatchewan (RPA 10);
- (c) Local Government Legislation & Statute Law (LG 15);
- (d) Micro Economics;
- (e) Income Approach to Valuation.

One half class is required from the following list:

- (a) Canadian Real Property Law;
- (b) Urban and Real Estate Economics;
- (c) Residential Property Analysis;
- (d) Commercial Property Analysis.

The following seminars/courses are required for accreditation:

- (a) Seminar/Course in Assessment or Appraisal Ethics (2-day seminar);
- (b) Defence of Value Seminar/Course (1- or 2-day seminar).

Experience:

Four years of mass appraisal experience in Saskatchewan.

Appendix B*[Clause 2(d)]***Qualifications for a Municipal Rural Assessment Appraiser of
Saskatchewan (MRAAS) Designation****Education:**

The following core classes are required for accreditation:

- (a) Certificate in Real Property Assessment, including the completion of the extended case study and attainment of at least a 70% grade in the case study (or equivalent);
- (b) Real Property Assessment in Saskatchewan (RPA 10);
- (c) Local Government Legislation & Statute Law (LG 15);
- (d) Micro Economics;
- (e) Income Approach to Valuation.

One half class is required from the following list:

- (a) Canadian Real Property Law;
- (b) Urban and Real Estate Economics;
- (c) Residential Property Analysis;
- (d) Commercial Property Analysis.

The following seminars/courses are required for accreditation:

- (a) Seminar/Course in Assessment or Appraisal Ethics (2-day seminar);
- (b) Defence of Value Seminar/Course (1- or 2-day seminar).

Experience:

Four years of mass appraisal experience in Saskatchewan.

Additional Criteria:

- (a) Bachelor of Science in Agriculture or equivalent degree as recognized by the Saskatchewan Institute of Agrologists; and
- (b) membership in the Saskatchewan Institute of Agrologists.

Appendix C
[Section 5]

Course of Study	Recognized Institution or Association offering Course of Study
Certificate in Real Property Assessment	<ul style="list-style-type: none"> • University of British Columbia • any recognized Canadian post-secondary education institution
Real Property Assessment in Saskatchewan (RPA 10)	<ul style="list-style-type: none"> • University of Regina • University of Saskatchewan • Saskatchewan Assessment Appraisers' Association • any recognized Canadian post-secondary education institution
Local Government Legislation & Statute Law (LG 15)	<ul style="list-style-type: none"> • University of Regina • University of Saskatchewan • Saskatchewan Assessment Appraisers' Association • any recognized Canadian post-secondary education institution
Micro Economics	<ul style="list-style-type: none"> • University of British Columbia, Micro Foundations of Real Estate Economics (BUSI 100), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers
Income Approach to Valuation	<ul style="list-style-type: none"> • University of British Columbia, Real Estate Investment Analysis and Advanced Income Appraisal (BUSI 331), or equivalent • International Association of Assessing Officers Income Approach to Valuation I and II (IAAO Course 102 and IAAO Course 112), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization
Canadian Real Property Law	<ul style="list-style-type: none"> • University of British Columbia (BUSI 112), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers

Urban and Real Estate Economics	<ul style="list-style-type: none"> • University of British Columbia (BUSI 300), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers
Residential Property Analysis	<ul style="list-style-type: none"> • University of British Columbia (BUSI 400), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers
Commercial Property Analysis	<ul style="list-style-type: none"> • University of British Columbia (BUSI 401), or equivalent • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers
Seminar/Course in Assessment or Appraisal Ethics (2-day seminar)	<ul style="list-style-type: none"> • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • Appraisal Institute of Canada • International Association of Assessing Officers
Defence of Value Seminar/Course (1- or 2-day seminar)	<ul style="list-style-type: none"> • any recognized Canadian post-secondary education institution • any recognized Canadian assessment appraisal association or organization • any recognized Saskatchewan Assessing Authority.

Appendix D
[Section 6]

Course or Program of Study	Recognized Institution or Association offering Course or Program of Study
Municipal Assessment Appraiser of Saskatchewan and/or Municipal Rural Assessment Appraiser of Saskatchewan	•Saskatchewan Assessment Appraisers' Association

14 Mar 2008 SR 11/2008 s2.

