

THE ASSOCIATION OF ASSESSING OFFICERS OF MANITOBA

AAOM Regulations

Regulation 1 – Assessor Qualifications

FOR IMPLEMENTATION JANUARY 1, 2014

Interpretation

1. In this regulation:
 - (a) **"A.A.M. designation"** means "Accredited Assessor, Manitoba designation", as granted by the Association in accordance with the educational and employment experience requirements set forth in this Regulation (Regulation 1);
 - (b) **"association"** means the Association of Assessing Officers of Manitoba;
 - (c) **"recognized"** means recognized by the council.

Registration as a Regular Member

1. A person may be registered as a regular member of the association if he or she is regularly engaged in assessment appraisal, but does not possess the experience and education required to obtain the A.A.M. designation.

Registration as an Accredited Assessment Officer of Manitoba Member

2. To become registered with the Association as an Accredited Assessment Officer of Manitoba member, a person must have one or more of the below listed criterion:
 - (a) hold a recognized mass appraisal designation that enables the person to appraise all types of property, and have at least four continuous years of experience in mass appraisal.
 - (b) hold a recognized fee appraisal designation that enables the person to appraise all types of property and have at least four continuous years of experience in mass appraisal.
 - (c) be designated in an Assessment jurisdiction outside Manitoba as qualified to appraise all types of property and have at least four continuous years of experience in mass appraisal.

Additional Requirements for registration as an Accredited Assessment Officer of Manitoba member:

3. In addition to at least one of the criterion set out in 2. above, the following are also required:
 - (a) BUSI 112 Canadian Real Property Law and Real Estate Ethics; And
 - (b) Completion of an Income Demonstration Report as set out in Appendix A attached to this Regulation; And
 - (c) the AAOM Oral Interview; And
 - (d) Be a member in good standing, for the current and preceding three years in the Association of Assessing Officers of Manitoba.

For any person **not** falling into at least one of the criterion listed in 2. above, the following requirements in Appendix A are necessary:

Appendix A

Requirements for an Accredited Assessment Officer of Manitoba membership

EDUCATION

Note:

A single course may not be used to satisfy both a core requirement and an elective.

The following core courses are essential for accreditation:

BUSI 112 Canadian Real Property Law and Real Estate Ethics
BUSI 121 Foundations of Real Estate Mathematics
BUSI 330 Foundations of Real Estate Appraisal
BUSI 344 Statistical and Computer Applications in Valuation
BUSI 400 Residential Property Analysis
BUSI 401 Commercial Property Analysis
BUSI 443 Foundations of Real Property Assessment and Mass Appraisal

AND

BUSI 331 Real Estate Investment Analysis & Advanced Income Appraisal

OR

BUSI 444 Advanced Computer Assisted Mass Appraisal

AND Completion of One Elective from the following list:

BUSI 100 Micro Foundations of Real Estate Economics
BUSI 101 Capital Markets and Real Estate
BUSI 221 Real Estate Finance in a Canadian Context
BUSI 293 Introductory Financial Accounting
BUSI 300 Urban and Real Estate Economics
BUSI 331 Real Estate Investment Analysis & Advanced Income Appraisal
BUSI 442 Case Studies in Appraisal I
BUSI 444 Advanced Computer Assisted Mass Appraisal
BUSI 452 Case Studies in Appraisal II
BUSI 460 Critical Analysis and Forecasting in Real Estate

Appendix A continued...

AND

INCOME DEMONSTRATION REPORT

Completion of ONE of the following:

AAOM Demonstration Report;

BUSI 497 Agricultural Guided Case Study;

BUSI 499 Income Property Guided Case Study;

IAAO Commercial Property Demonstration Report.

AND

AAOM ORAL INTERVIEW

The Interview will include a section on Manitoba case law/important cases, legislation, appeals, class, liability. This interview is intended to cover the content of the former AAOM Law Seminar.

AND

EXPERIENCE

Have at least four continuous years of mass appraisal experience and be regularly engaged in the practice of assessment.

AND

MEMBERSHIP

Be a member in good standing in the Association of Assessing Officers of Manitoba for the current and preceding three years.