**Quarterly Update**

**November 2021**

**November 3, 2021:** Analyst [predicts](https://www.aei.org/research-products/one-pager/2022-home-prices-will-keep-rising-at-or-near-double-digits-predicts-the-analyst-who-called-the-current-housing-boom/) home prices will keep rising.

**November 3, 2021**:AMC [outlines](https://www.valuationreview.com/VR/ArticlesVR/AMC-outlines-appraisal-workflow-in-white-paper-83357) appraisal workflow in whitepaper.

**November 3, 2021**:Appraiser Veteran [outlines](https://www.valuationreview.com/VR/ArticlesVR/Industry-veteran-shares-insight-on-recruiting-appr-83424.aspx) ways to recruit appraisers.

**November 17, 2021***:*The Appraisal Foundation (TAF) Board of Trustees recently [named](https://www.valuationreview.com/VR/ArticlesVR/TAF-welcomes-new-board-members-chair-83717.aspx) new members to the Appraisal Standards Board (ASB) and the Appraiser Qualifications Board (AQB).

Melissa Bond of Kiln, Miss., and Nicholas Pilz of Winter Garden, Fla., were appointed to the ASB, and Karen Oberman of Des Moines, Iowa, Valerie Scott of Capitan, N.M., and Donna Vandervries of Portage, Mich., were appointed to the AQB, TAF announced.

Roberta Oullettee of Raleigh, N.C., was reappointed to the ASB, while William Fall of Perrysburg, Ohio, John Ryan of Newbury, Mass., and Brad Swinney of Austin, Texas, were reappointed to the AQB. Michelle Bradley and John Ryan will be chairs of the ASB and AQB respectively, while Tim Luke and Brad Swinney will be vice chairs of each board.

**November 17, 2021**: **HUD Reinforces Appraisal Fair Housing Compliance and** [Issues](https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-27hsgml.pdf?utm_medium=email&utm_source=govdelivery) **Updated General**

**Appraiser Requirements.**

**December 2021**

**December 1, 2021:** The AQB has released a new Q&A on PAREA sequencing. Click [**here**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclick.icptrack.com%2Ficp%2Frelay.php%3Fr%3D39303029%26msgid%3D495502%26act%3DK3MX%26c%3D1337144%26destination%3Dhttps%253A%252F%252Fappraisalfoundation.sharefile.com%252Fshare%252Fview%252Fs2d416426adf8432eaf42f63dec1bb10e%26cf%3D4239%26v%3D7ae0c29b2a3dbfe9ec80c18ed367c909736f2df7c2eaccdaea941dc513c531b1&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7Ca5552bb454ee4d1b09ae08d9b4d4f223%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637739649581205887%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=hE%2FxSx9hWxvzgg1j%2B%2F%2Fk3MQVPefQVrPUTjQ7ozlC%2BiA%3D&reserved=0) to read.

**December 10, 2021**: The AQB has adopted the [2022 *Criteria*](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fappraisalfoundation.sharefile.com%2Fd-s36883350df86432aafd7439de083b1b4&data=04%7C01%7CJacqueline.Olson%40state.mn.us%7C852d895711754cc50efd08d9bbf41f27%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637747479725392840%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=FW03phy%2FzgTpTK2gV8wYa5U5B5eaNyVBOA%2B6fr8SMNk%3D&reserved=0) which is now available on the [*Criteria* webpage](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.appraisalfoundation.org%2Fimis%2FTAF%2FStandards%2FQualification_Criteria%2FQualification_Criteria__RP_%2FTAF%2FAQB_RPAQC.aspx%3Fhkey%3D5ec61b8d-751b-4a97-90b1-9b3dae51beea&data=04%7C01%7CJacqueline.Olson%40state.mn.us%7C852d895711754cc50efd08d9bbf41f27%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637747479725392840%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=02GyBVy%2B7IG0OfUO5FKCEsV%2BVD%2BuB3yQ0RS4vxPT4wI%3D&reserved=0).

**December 10, 2021:** The AQB is willing to talk to your Board Members about PAREA. If your Board is interested, please contact them .

**December 10, 2021**: While a PAREA program has yet to be available, the AQB has, to date, received five preliminary concept proposals for PAREA programs. These potential providers have indicated they believe they may have a PAREA program available as early as next summer.

**December 10, 2021**: Here is an informal list of how the states see PAREA:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **State** | **Status** | **LR** | **CR** | **CG** |
| **Alabama** |  |   |   |   |
| **Alaska** |  |   |   |   |
| **Arizona** | Adopted by reference | 100% | 100% | 50% |
| **Arkansas** |  |   |   |   |
| **California** | Adopted (Partial) | 50% | 50% | 25% |
| **Colorado** | Adopted (Full) | 100% | 100% | 50% |
| **Connecticut** |  |   |   |   |
| **Delaware** |  |   |   |   |
| **District of Columbia** | Adopted by reference |   |   |   |
| **Florida** | Waiting for a PAREA Program |   |   |   |
| **Georgia** |  |   |   |   |
| **Hawaii** |  |   |   |   |
| **Idaho** |  |   |   |   |
| **Illinois** | Waiting for a PAREA Program |   |   |   |
| **Indiana** |  |   |   |   |
| **Iowa** | Adopted (Full) | 100% | 100% | 50% |
| **Kansas** |  |   |   |   |
| **Kentucky** | In process of rulemaking | 100% | 100% | 50% |
| **Louisiana** | Adopted by reference |   | 100% | 50% |
| **Maine** |  |   |   |   |
| **Maryland** |  |   |   |   |
| **Massachusetts** |  |   |   |   |
| **Michigan** | Adopted by reference | 100% | 100% | 50% |
| **Minnesota** | Adopted by reference | 100% | 100% | 50% |
| **Mississippi** | Adopted by reference | 100% | 100% | 50% |
| **Missouri** |  |   |   |   |
| **Montana** | Adopted (Full) | 100% | 100% | 50% |
| **Nebraska** | Legislation will be introduced in 2022 to incorporate PAREA |   |   |   |
| **Nevada** |  |   |   |   |
| **New Hampshire** |  |   |   |   |
| **New Jersey** | Adopted (Full) | 100% | 100% | 50% |
| **New Mexico** | In process of rulemaking | 100% | 100% | 50% |
| **New York** |  |   |   |   |
| **North Carolina** | Adopted by reference | 100% | 100% | 50% |
| **North Dakota** | Adopted by reference |   |   |   |
| **Ohio** | Adopted (Partial) | 100% | 67% | 33% |
| **Oklahoma** | Adopted by reference | 100% | 100% | 50% |
| **Oregon** |  |   |   |   |
| **Pennsylvania** | Adopted (Partial) |   | 25% | 15% |
| **Rhode Island** | Waiting for a PAREA Program | 100% | 100% | 50% |
| **South Carolina** | Waiting for a PAREA Program |   |   |   |
| **South Dakota** | In process of rulemaking | 100% | 100% | 50% |
| **Tennessee** | In process of rulemaking | 100% | 100% | 50% |
| **Texas** | Adopted by reference | 100% | 100% | 50% |
| **Utah** | Rulemaking in progress |   |   |   |
| **Vermont** | Adopted by reference | 100% | 100% | 50% |
| **Virginia** |  |  |  |  |
| **Washington** |  |  |  |  |
| **West Virginia** |  |  |  |  |
| **Wisconsin** |  |  |  |  |
| **Wyoming** | Waiting for a PAREA Program |  |  |  |

**December 10, 2021**: The Foundation staff with Board guidance and input of a panel of appraisers, regulators, and education providers, is building a course delivery mechanism approval for asynchronous courses that will be part of the Course Approval Program (CAP).  Currently, CAP requires all distance education courses to have IDECC approval.  However, on January 1, 2022, this requirement will change. Some of you are familiar with CAP and may be familiar with IDECC. This new delivery mechanism approval will be a robust alternative without the technological constraints of the current approval entities. The Board plans to launch the Delivery Mechanism Approval as an alternative that you may use for your asynchronous courses. Now that the Board is considering synchronous to be equivalent to classroom courses, you will not need IDECC approval for synchronous courses.

**December 15, 2021:** Freddie Mac reminded homeowners and mortgage servicers of its immediate disaster-relief options for those affected by tornadoes in Kentucky and the surrounding areas. Mortgage servicers may immediately leverage Freddie Mac’s short-term forbearance programs to provide homeowners mortgage relief for up to 12 months without incurring late fees or penalties.

**December 15, 2021**: Solidifi launched its Appraiser Trainee Mentorship and Scholarship Program. As part of the program, the company will be joining the Appraiser Diversity Initiative as an advisor sponsor and in-kind sponsor that will provide scholarships and mentoring for new entrants to the appraisal profession.

**December 20, 2021:** **Fannie Mae Approves ANSI Standards.** Appraisers will be required to use the Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of subject properties for appraisals requiring interior and exterior inspections with effective dates of April 1, 2022 or later for loans sold to Fannie Mae. For more information, watch this [video](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnaappraisers.org%2FEmailTracker%2FLinkTracker.ashx%3FlinkAndRecipientCode%3DSnqZL2DzDg%252bH9aRfP6%252frAH2hLIB6kl4vv4lqC%252bmTeoiuftdjzMf8i%252fposXSmL%252bq%252bFpbMDGINKBpXO37O9MyRm3E5ZVqK%252fqsD4jw8g7Za4PQ%253d&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7C78ee54735e1e44259a6408d9c2696fef%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637754581145989970%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=qZAqU%2BV4SjfV46jlWr%2FrxmlajqWxQdUQoy5qiWaGg%2BY%3D&reserved=0) and check out this [fact sheet](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fnaappraisers.org%2FEmailTracker%2FLinkTracker.ashx%3FlinkAndRecipientCode%3DZFEjraLZOgFfLSMqB48MQ7sEZzbgMsWo8qcghULopT5QPuy8A2hfkAkubeI44n6gTX7XBxNLkJodt9ZEeiD75sLuL6zrmQP5Sn4Q9j9yVog%253d&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7C78ee54735e1e44259a6408d9c2696fef%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637754581145999926%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C2000&sdata=88LbcP99Q63ZstmAt%2BkdMw2ecQpm9wrzR%2BHqBjNaLM8%3D&reserved=0).

Fannie Mae also updated the requirements on comparable sales for properties in newly built or recently converted condominium projects, subdivisions, or PUDs that have two to twenty units. If there are no settled or pending sales available, the appraiser is now permitted to provide three comparable sales from outside the subject’s project or subdivision, provided the comparable sales are also from a similar type project, subdivision, or PUD. See the Additional Requirements [here](https://selling-guide.fanniemae.com/Selling-Guide/Origination-thru-Closing/Subpart-B4-Underwriting-Property/Chapter-B4-1-Appraisal-Requirements/Section-B4-1-3-Appraisal-Report-Assessment/1032992441/B4-1-3-08-Comparable-Sales-10-02-2018.htm?utm_source=sfmc&utm_medium=email&utm_campaign=10965074&utm_term=5131211&utm_content=42533552&sfmc_id=1982793383).

**December 20, 2021**: FHFA to [back](https://www.housingwire.com/articles/federal-government-to-back-mortgages-up-to-970k/?utm_campaign=Newsletter%20-%20Daily%20Download&utm_medium=email&_hsmi=197977346&_hsenc=p2ANqtz--vmXwprqnD_7GUF7x_k30YaVQ09AzPSlGNV7-RKaU1sPqMHKaC50rc52LUskVEHynt0FhDW-mZMlh0l_RUgNG40M6EuA&utm_content=197977346&utm_source=hs_email) mortgages up to $970,800 in 2022.

January 2022

**January 1, 2022**: The AQB [released](https://appraisalfoundation.sharefile.com/share/view/s79629ad282e043d89cbc61304db1e3e7) its Course Approval Program Policies and Procedures effective January 1, 2022.

**January 3, 2022**: The Second Exposure Draft of proposed changes to the 2023 USPAP is now available. Click [**here**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclick.icptrack.com%2Ficp%2Frelay.php%3Fr%3D39303029%26msgid%3D496150%26act%3DK3MX%26c%3D1337144%26destination%3Dhttps%253A%252F%252Fappraisalfoundation.sharefile.com%252Fshare%252Fview%252Fseaa47a8e013c47b88e82a17594a9cf5e%252Ffo906bb2-f1b1-41f5-9e18-ff891492d7c3%26cf%3D4239%26v%3D4b99085691ff3e6b7cb2b3e428eb2a3df1a2aec30efc3627afeb394556551d96&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7Ced0785ca203f4f98466f08d9ceccb498%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637768201553238730%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=G1QESs9FJebMbC%2BUg3J31GqzjkUM1McMZgjlepM2DvY%3D&reserved=0) to view the exposure draft. [**Public comments**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclick.icptrack.com%2Ficp%2Frelay.php%3Fr%3D39303029%26msgid%3D496150%26act%3DK3MX%26c%3D1337144%26destination%3Dhttps%253A%252F%252Fwww.surveymonkey.com%252Fr%252FASBComments%26cf%3D4239%26v%3Dc3680a615075e2f3a499ab8aa481fd9f5ef107a21b6bf5cc0246f9c70434611f&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7Ced0785ca203f4f98466f08d9ceccb498%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637768201553238730%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=Gm8hZ5D3lx6ZshCQA91K8mwiPETe0Dl9jX511%2Bh6V6M%3D&reserved=0) are now open and will be accepted until February 6th.

## January 3, 2022: The newest edition of the Real Property Appraiser Qualification Criteria is now effective. Click [**here**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fclick.icptrack.com%2Ficp%2Frelay.php%3Fr%3D39303029%26msgid%3D496150%26act%3DK3MX%26c%3D1337144%26destination%3Dhttps%253A%252F%252Fappraisalfoundation.sharefile.com%252Fshare%252Fview%252Fs223ce90ef00b48c296d3fe412d9e2449%26cf%3D4239%26v%3D7c3b624585092a16a360e28354873d1fc11acce5cb8272b8a7b1eb583b282079&data=04%7C01%7Cjacqueline.olson%40state.mn.us%7Ced0785ca203f4f98466f08d9ceccb498%7Ceb14b04624c445198f26b89c2159828c%7C0%7C0%7C637768201553248675%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=MoJhECcHFiyUiLVAyAxXq8JQSIRTw9hXSOGTCZ8f8oc%3D&reserved=0) for the Summary of Actions.

**January 6, 2022**: The AQB hosted a webinar to discuss the Second Exposure Draft.

**January 18, 2022**: [GAO determines Residential Appraisals Need Waiver Procedures Defined](https://www.valuationreview.com/VR/ArticlesVR/GAO-Residential-appraisals-need-waiver-procedures-84255.aspx)

## January 31, 2022: The American Society of Appraisers, Appraisal Institute, American Society of Farm Managers and Rural Appraisers, International Association of Assessing Officers, MBREA and National Society of Real Estate Appraisers have come together to present a new series of webinars on diversity, equity, and inclusion to its members.

The first webinar was held on January 31, 2022 and covered:

* The details of the Freddie Mac study
* How the three approaches to value inform an opinion of value, including each approach’s strengths and weaknesses
* How comparable sale selection can lead to inadvertent effects on the opinion of value
* Can more work be done around comparable sale selection?
* Recognize how neighborhood or market area determinations are made, and how this definition can cause inadvertent negative impacts on the opinion of value

To submit a story, update, or announcement for the next quarterly newsletter, please send it to Brandy March at brandy.march@aaro.net. The next quarterly update will be sent around May 1, 2022.

*Communications Committee: Jacqueline Olson, Chair, Stacey Williams, Co-Chair, Jodie Campbell, Kevin Cyrus, Allison McDonald, Craig Morley, Greg Stephens, Tamora Papas*