

Coronavirus and Appraisers: Your Questions Answered

How Does the Coronavirus Impact Appraisers?

In response to the growing concerns about COVID-19, commonly referred to as coronavirus, The Appraisal Foundation is providing this assistance to help Appraisers respond to the coronavirus's potential impact on the profession.

Most important is to stay up to date on developments as they are occurring rapidly. The Center for Disease Control and Prevention is providing daily, even hourly updates. Click [here](https://www.cdc.gov/coronavirus/2019-ncov/cases-in-us.html) (<https://www.cdc.gov/coronavirus/2019-ncov/cases-in-us.html>) for the CDC's website. Check the website often.

The Appraisal Foundation is not a public health authority. Our assistance only applies to the impact on the profession. For public health information, the public health authorities leading on this issue are the [Centers for Disease Control and Prevention](https://www.cdc.gov/coronavirus/2019-ncov/cases-in-us.html) (<https://www.cdc.gov/coronavirus/2019-ncov/cases-in-us.html>) and the [World Health Organization](https://www.who.int/emergencies/diseases/novel-coronavirus-2019) (<https://www.who.int/emergencies/diseases/novel-coronavirus-2019>).

NEW My state has declared a lock down for all non-essential services. Are appraisers in my state defined as an a non-essential service or an essential service?

Your state appraisal regulator is in the best position to answer this question. The Appraisal Subcommittee has contact information for all state regulators on its website. Click [here](https://www.asc.gov/State-Appraiser-Regulatory-Programs/StateContactInformation.aspx) (<https://www.asc.gov/State-Appraiser-Regulatory-Programs/StateContactInformation.aspx>) for all state regulator contact information.

NEW Will the continuing education cycle be extended and will distance education be expanded?

The Appraiser Qualifications Board and the Appraisal Subcommittee are working together to offer relief wherever possible during this unprecedented national emergency. Read the [letter](https://appraisalfoundation.sharefile.com/d-s0a50d8e9003499ca) (<https://appraisalfoundation.sharefile.com/d-s0a50d8e9003499ca>) from the AQB to the ASC.

NEW Will appraiser exams still be offered at this time?

The AQB-approved exam administrators, AMP, PSI and Pearson VUE, intend to continue offering exams at this time, and have upgraded safety procedures. To get the most up-to-date information for each test administrator, click on these links: AMP, [PSI](https://www.psonline.com/important-notice-update-concerning-covid-19-coronavirus) (<https://www.psonline.com/important-notice-update-concerning-covid-19-coronavirus>) and [Pearson Vue](https://home.pearsonvue.com/coronavirus-update) (<https://home.pearsonvue.com/coronavirus-update>). AMP has not provided updated safety procedures at the time. We will link to them as soon as they do.

NEW Are appraisers required to perform interior inspections of real property during a national health emergency?

Appraisers and users of appraisal services should remember that USPAP does not require an inspection unless necessary to produce credible assignment results. (Please refer to USPAP Standards Rule1-2, Standards Rule2-2, and Advisory Opinion2 for further guidance.)

When an interior inspection would customarily be part of the scope of work, a health or other emergency condition may require an appraiser to make an extraordinary assumption about the interior of a property. This is permitted by USPAP as long as the appraiser has a reasonable basis for the extraordinary assumption and as long as its use still results in a credible analysis.

Neither the Appraisal Standards Board (ASB) nor The Appraisal Foundation has the authority to suspend interior inspections. Appraisers are encouraged to communicate with their clients and follow public health recommendations (such as those issued by the CDC and World Health Organization), as well as national, state, and local government orders when performing appraisal assignments. The ASB and The Appraisal Foundation encourage lenders, regulators, government agencies and Government Sponsored Enterprises (GSEs) to consider suspending or relaxing requirements for interior inspections during a national health emergency.

What is the status of The Appraisal Foundation's Meetings?

The AQB Certified USPAP Instructor Course originally scheduled for March 26 to 29 has been postponed to July 26 to 28. The Foundation will be deferring your registration fee until the July meeting. Please check with your airline directly as many are offering waivers for travelers with reservations in March and April. If no waivers are offered, you will need to cancel your reservation. The Foundation is working directly with the Embassy Suites about the future arrangements. Right now, you need to cancel your current hotel reservation. When all the details are finalized, the Foundation will immediately notify course registrants about rebooking hotel and flight arrangements.

The Appraisal Standards Board Meeting on April 3 will now be a virtual meeting only and will be livestreamed. The April 3 date and 10:00 am ET/9:00 am CT remain at the regularly scheduled time. To register for the livestream, click [here](https://www.appraisalfoundation.org/TAFCore/Events/Event_Display.aspx?EventKey=ASB202004) (https://www.appraisalfoundation.org/TAFCore/Events/Event_Display.aspx?EventKey=ASB202004) .

NEW The AARO/Foundation Steering Committee has cancelled the 2020 Investigator Training course series. Anyone registered for these courses has received notification of the change and instructions on how to get reimbursed for airline fees that they weren't able to get credited/refunded. The Steering Committee will reassess the situation over the summer. At that time a decision will be made on whether or not to offer the Level I course on September 14-16 in Tampa, FL. We will notify you of any such decision. At this time, there is no intent to hold Levels II and III in 2020.

For more information about the status of the future meetings, please check back here.

What Precautions Should Appraisers Take When Interacting with Our Clients?

First, talk with your clients about the coronavirus to learn if they have any protocols they would like you to follow.

Second, let your clients know you will have a conversation with the borrower/owner when scheduling the appointment to identify any risk of infection. This conversation should also provide the borrower/owner with the opportunity to ask you screening questions or to assure them you are not ill.

Third, the appointment scheduling call is a good time to let the borrower/owner know if you will be wearing gloves, not shaking hands, etc.

Screening should be limited to questions about the coronavirus and flu such as: 1) Is anyone in your household currently sick with a fever and/or a cough? 2) Has anyone in your household been exposed to a person who has or is suspected of having the coronavirus?

Are there Unique Issues That the Coronavirus Presents to the Appraisal Profession?

Just as other real estate professionals, appraisers must be mindful of their obligations under the Fair Housing Act, and be sure not to discriminate against any particular segment of the population. While the coronavirus outbreak began in Wuhan, China, that does not provide a basis for treating Chinese persons or persons of Asian descent differently.

Is there anything else Appraisers should do?

Yes. Do not panic, stay informed, and use your best judgment. The situation is rapidly changing, so focus on putting policies and procedures in place to keep your clients informed.

Special thank you to Steve Sousa for contributing helpful language for these Questions and Answers.

*Media Contact: David Greer
Director of Communications
The Appraisal Foundation*

dgreer@appraisalfoundation.org

direct phone 202.624.3048



Connect with us

<https://www.facebook.com/appraisalfoundation>

<https://twitter.com/uspap>

<http://www.linkedin.com/company/the-appraisal-foundation>

<https://www.youtube.com/user/appraisalfoundation>

Welcome to The Appraisal Foundation's Website

Learn more »

http://tafapp.advsolhosting.net/imis/TAF/About_Us/TAF/About_Us:hkey-800ad342-8e15-4010-b123-64e5e2159269

Copyright ©2019, The Appraisal Foundation 1155 15th Street NW, Suite 1111, Washington, DC 20005 Phone: 202-347-7722.

Web: www.appraisalfoundation.org (<http://www.appraisalfoundation.org/>) [Privacy Policy](#)

(http://appraisalfoundation.org/iMIS/TAF/TAF_Privacy_Policy.aspx)