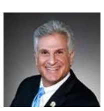
APPRAISAL CONNECTION

NC REALTORS®

The Appraisal Connection newsletter brings you the latest updates and insights from the appraisal sector of the real estate industry. The Appraisal Committee is committed to keeping all NC REALTORS® informed about appraisal trends to enrich your industry knowledge and enhance client service. As always, you can update your email preferences at any time to customize the types of news and updates you receive from us.

In this newsletter:

CHAIRMAN'S CORNER



Happy Summer, everyone!

As we move into the third quarter of 2026, we have several appraisal issues we are keeping track of, the most pressing being the rollout of the UAD 3.6, or the new appraisal reporting format. By this time, most appraisers have committed to a software vendor and are awaiting their first 3.6 assignments. Lenders should be aware of the requirement by now and might be reaching out to both our appraiser and broker members about the new appraisal report and what the hurdles might be. While the GSE deadline might be November 2, appraisals in the new 3.6 format must be completed well before, as appraisals are often one of the first items ordered and completed in a transaction.

With the new software options for appraisers, there are many tools being offered both separately and within the reporting software that utilize artificial intelligence or third-party calculation tools. It is important for appraisers to keep their USPAP obligations in mind when utilizing these tools, especially Advisory Opinion 41.

We are also tracking a third class-action lawsuit regarding appraisal fee disclosure. It is the second such lawsuit filed in the state of Florida. All three, one in California and two in Florida, have been filed by the same law firm and allege that these fees are not entirely going to the appraiser completing the assignment and that this information is being intentionally withheld from the borrower who is paying the fee.

With our September business meetings and October Convention in Wilmington approaching, keep an eye on both the Appraisal and Legislative Committees for what we can expect in 2027.

And remember, be **AT** the table and not **ON** the table! Give to RPAC.

Pete Gallo
2026 NC REALTORS® Appraisal Committee Chair
peterg@homesightllc.com

VISIT OUR WEBPAGE

UAD 3.6 TRANSITION RESOURCES

Are You Ready for the November 2nd Deadline?

The government-sponsored enterprises (GSEs), Fannie Mae and Freddie Mac, are implementing the new Uniform Appraisal Dataset (UAD) 3.6 reporting standards.

To help you prepare, visit:

- Fannie Mae
- Freddie Mac

Additional Training Resources:

National Association of REALTORS® (NAR)

NAR's Supporting Your Value Webinar Series includes:

- February 24 | Fannie Mae and Freddie Mac Valuation Policy Update
- April 28 | What Agents Need to Know About New Appraisal Reporting
- June 30 | How Appraisal Software Has Been Transformed with UAD 3.6 AIVRE
- July 28 | How Appraisal Software Has Been Transformed with UAD 3.6- Cotality \ a la mode (Replay available soon.)

Appraisal Institute (AI)

The Appraisal Institute provides a complete companion seminar suite built specifically for the new UAD 3.6 and URAR. Explore Available Courses

FEDERAL LEGISLATIVE UPDATE

Major Appraisal Legislation Signed into Law

Appraisal Provisions Included in the 21st Century ROAD to Housing Act (H.R. 6644)

The 21st Century ROAD to Housing Act (H.R. 6644) became law on July 11, marking the most significant federal appraisal legislation in years. The law includes the **Appraisal Industry Improvement Act** and the **Appraisal Modernization Act,** which strengthen the appraisal profession through several key initiatives, including:

- Expanded FHA eligibility
- Modernization of Appraiser Qualifications
- Appraisal Subcommittee (ASC) Oversight
- Appraiser and AMC Registry Fees
- Reconsideration of Value (ROV)
- Second Appraisal Procedures

Learn More

PROFESSIONAL DEVELOPMENT

Running a Successful Appraisal Business: Best Practices for Today's Appraiser

August 12, 2026 | 12:00pm-1:30pm | Virtual

Join us for an engaging panel discussion on how to build and sustain a successful appraisal business in today's rapidly changing industry. Hear insights from experienced professionals, including **2026 NCR Appraisal Committee Chair Peter Gallo** and **2026 NCAB Chair Claire Aufrance**, as they share practical strategies and lessons learned, followed by an interactive Q&A session.

This free webinar is presented in partnership by the North Carolina Appraisal Institute (NCAI) and the NC REALTORS® Appraisal Committee.

Register Now!

INDUSTRY RESOURCES

The Appraisal Foundation: Appraiser Talk Podcast
Appraiser Talk is a podcast answering questions from every corner of the appraisal profession - from consumers to appraisers and real estate to business valuation. Subscribe or listen to past episodes HERE.

Appraisal Institute (AI): Trending Topics Thursdays Webinar Series
Trending Topics Thursdays are FREE monthly webinars. Register to hear industry experts discuss timely appraisal topics and stay informed on the latest trends and developments.*Recordings are available to AI non-members for replay for a limited time. Learn More

INDUSTRY SPOTLIGHT

WorkingRE 2026 Appraiser Survey: State of the Profession

The latest *Working RE State of the Profession Survey*, completed by approximately 1,800 appraisers nationwide in early 2026, reveals significant workforce trends:

- Nearly one-third of all practicing appraisers plan to leave the profession within three years.
- Add the next cohort, and roughly half intend to exit within the next five years.

Read the full article and access the survey.

UPCOMING MEETINGS & EVENTS

August 12
Running a Successful Appraisal Business: Best Practices for Today's Appraiser
12:00pm-1:30pm | Webinar
Join us for an engaging panel discussion on how to build and sustain a successful appraisal business in today's rapidly changing industry. Hear insights from experienced professionals as they share practical strategies and lessons learned, followed by an interactive Q&A session.
Register

September 3
Business Valuation Resource Panel (BVRP) Valuation Brief: Is the Business Appraiser You Intend to Hire Competent for the Assignment?
2:00pm-3:00pm
This no-cost webinar hosted by the **Appraisal Foundation** will explore key considerations in evaluating appraiser competency and provide practical insights to help inform decision-making when selecting a business appraiser.
Register

September 15-17
NCR Virtual Business & Committee Meetings
Appraisal Committee Meeting: Thursday, September 17 | 1pm-2pm
Registration is complimentary, yet required.
Register | Schedule | Info & FAQs

September 22 & 24
NC Chapter of the Appraisal Institute (NCAI) Real Estate Valuation Conference

Virtual Residential Track
September 22, 2026 | 9am-1pm
CE Credit: Pending NC Appraisal Board Approval for 4 Hours
AI Member/AI Non-Member rate: $75
Register | Schedule

Virtual Commercial Track
September 24, 2026 | 8am-4:30pm
CE Credit: Pending NC Appraisal Board Approval for 7 Hours
AI Member rate thru 9/16/26: $150
AI Non-Member rate thru 9/16/26: $165

NC REALTORS® Exclusive $15 Discount Code *(reduces the non-member rate to the AI member rate)*: **BHMY526424**

Please note: This discount code is intended exclusively for NC REALTORS® members who are **not** Appraisal Institute (AI) members.

Register | Schedule

Questions? Please contact the NCAI offices.

October 8-11
NCR Convention
Wilmington Convention Center
Ask An Appraiser Session | October 9 from 3:25pm-3:55pm
Register | Schedule

November 6-8
NAR NXT, The REALTOR® Experience
New Orleans, LA
Register | Schedule

We would like to hear from you!

Let us know what topics you would like for us to highlight or how the Appraisal Committee can help you. Contact committee staff liaison Denise Daly.

HELPFUL LINKS

NC REALTORS®

NC Appraisal Board

NC Appraisal Institute

The Appraisal Foundation

Privacy Statement

Appraisal Institute

Contributions to RPAC are not deductible for federal or state income tax purposes. Contributions are voluntary and are used for political purposes. Suggested amounts are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. Your contribution is split between National RPAC and the State PAC in your state. NC RPAC supports the efforts of National RPAC and contributes a portion of its contributions to National RPAC. Contact your State Association or PAC for information about the percentages of your contribution provided to National RPAC and to the State PAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116. In-kind contributions/donations are not included for the purposes of the National RPAC State PAC split. NC law requires political committees to report the name, mailing address, job title or profession and name of employer or employee's specific field for each individual whose contributions aggregate is in excess of $50 in an election cycle. North Carolina law prohibits contributions of cash in excess of $50 per day. Federal law prohibits contributions of cash in excess of $100 per year. Contributions can only be accepted from individuals, in the form of personal checks, credit/debit cards and cash less than $50 per day/$100 per year. **Contributions from corporations or business entities cannot be accepted. This solicitation was paid for by NC RPAC.**