



USPAP Q&A

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The Appraisal Standards Board (ASB) of The Appraisal Foundation develops, interprets, and amends the Uniform Standards of Professional Appraisal Practice (USPAP) on behalf of appraisers and users of appraisal services. The USPAP Q&A is a form of guidance issued by the ASB to respond to questions raised by appraisers, enforcement officials, users of appraisal services and the public to illustrate the applicability of USPAP in specific situations and to offer advice from the ASB for the resolution of appraisal issues and problems. The USPAP Q&A may not represent the only possible solution to the issues discussed nor may the advice provided be applied equally to seemingly similar situations. USPAP Q&A does not establish new standards or interpret existing standards. USPAP Q&A is not part of USPAP and is approved by the ASB without public exposure and comment.

EDITORIAL NOTE: Beginning in 2010 the ASB will be publishing USPAP Q&As on an “as needed” basis rather than monthly basis. With each publication, the individual questions and responses will have a numeric reference associated with the year and order of their publication.

For example, five Q&As are being published in January 2010, and will be identified as numbers 2010–01 through 2010–05. The Q&As will continue to be compiled and placed in the appropriate topic areas of the *Frequently Asked Questions* section of each subsequent edition of USPAP, when relevant.

Revision of Previously Published (April 2009) Q&A:

In April 2009, the ASB published Q&As following the adoption of the changes to USPAP for 2010-11. These Q&As specifically addressed the new disclosure requirement within the Conduct section of the ETHICS RULE.

The response to Question 4 in the April 2009 Q&A publication has been revised to more clearly convey the ASB’s guidance regarding application of this new requirement. The question and the revised answer are included below, with deletions shown in strikethrough text and additions shown in underlined text. These changes will also be reflected in the April 2009 edition of the Q&As on The Appraisal Foundation’s website.

April 2009 – (revised December 2009)

Question 4:

Some of my best clients require me to keep all information regarding any assignments that I perform for them confidential. The Comment states, in part, “If an appraiser has agreed with a client not to disclose that he or she has appraised a property, the appraiser must decline all subsequent assignments that fall within the three-year period.” Will this prevent me from appraising a property for a different client during that three-year period?

Response 4:

Perhaps, ~~but~~ The new requirement states, in part, “...an appraiser must disclose...any services...performed by the appraiser...”. ~~USPAP does not~~ The appraiser is not required that the disclosure provide any to disclose specific details beyond noting the type of service. For example, the disclosure, both prior to accepting the assignment and in the report’s certification, could include a statement similar to one of the following:

- “I have ~~provided a previous service~~ performed (*note type of services(s)*) regarding the subject property within the three years prior to this assignment”; or
- “I have previously appraised this property in the three years prior to this assignment.”

~~But, if~~ if an appraiser cannot make such a statement without violating an agreement with a previous client, ~~then~~ the appraiser must not accept the new assignment. Appraisers should review their client agreements to specifically determine what information they have agreed to keep confidential.

The USPAP Q&A is posted on The Appraisal Foundation website (www.appraisalfoundation.org). The ASB compiles the USPAP Q&A into the USPAP Frequently Asked Questions (USPAP FAQ) for publication with each edition of USPAP. In addition to incorporating the most recent questions and responses issued by the ASB, the USPAP FAQ is reviewed and updated to ensure that it represents the most recent guidance from the ASB. The USPAP Frequently Asked Questions can be purchased (along with USPAP and USPAP Advisory Opinions) by visiting the “Foundation Store” page on The Appraisal Foundation website (<https://commerce.appraisalfoundation.org>).

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