

116TH CONGRESS
1ST SESSION

H. R. 2852

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 11, 2019

Received; read twice and referred to the Committee on Banking, Housing, and
Urban Affairs

AN ACT

To amend the National Housing Act to authorize State-licensed appraisers to conduct appraisals in connection with mortgages insured by the FHA and to require compliance with the existing appraiser education requirement, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Homebuyer Assistance
3 Act of 2019”.

4 **SEC. 2. APPRAISAL STANDARDS FOR SINGLE-FAMILY HOUS-**
5 **ING MORTGAGES.**

6 (a) CERTIFICATION OR LICENSING.—Paragraph (5)
7 of section 202(g) of the National Housing Act (12 U.S.C.
8 1708(g)) is amended—

9 (1) by striking subparagraph (A) and inserting
10 the following new subparagraph:

11 “(A)(i) in the case of an appraiser for a
12 mortgage for single-family housing, be certified
13 or licensed by the State in which the property
14 to be appraised is located; and

15 “(ii) in the case of an appraiser for a
16 mortgage for multifamily housing, be certified
17 by the State in which the property to be ap-
18 praised is located; and”;

19 (2) in subparagraph (B), by inserting before
20 the period at the end the following: “, which, in the
21 case of appraisers for any mortgage for single-family
22 housing, shall include completion of a course or sem-
23 inar that consists of not less than 7 hours of train-
24 ing regarding such appraisal requirements that is
25 approved by the Course Approval Program of the
26 Appraiser Qualifications Board of the Appraisal

1 Foundation or a State appraiser certifying and li-
2 censing agency”.

3 (b) COMPLIANCE WITH VERIFIABLE EDUCATION RE-
4 QUIREMENTS; GRANDFATHERING.—Effective beginning
5 on the date of the effectiveness of the mortgagee letter
6 or other guidance issued pursuant to subsection (c) of this
7 section, notwithstanding any choice or approval of any ap-
8 praiser made before such date of enactment, no appraiser
9 may conduct an appraisal for any mortgage for single-
10 family housing insured under title II of the National
11 Housing Act (12 U.S.C. 1707 et seq.) unless such ap-
12 praiser is, as of such date of effectiveness, in compliance
13 with—

14 (1) all of the requirements under section
15 202(g)(5) of such Act (12 U.S.C. 1708(g)(5)), as
16 amended by subsection (a) of this section, including
17 the requirement under subparagraph (B) of such
18 section 202(g)(5) (relating to demonstrated
19 verifiable education in appraisal requirements); or

20 (2) all of the requirements under section
21 202(g)(5) of such Act as in effect on the day before
22 the date of the enactment of this Act.

23 (c) IMPLEMENTATION.—Not later than the expiration
24 of the 240-day period beginning on the date of the enact-
25 ment of this Act, the Secretary of Housing and Urban

1 Development shall issue a mortgagee letter or other guid-
2 ance that shall—

3 (1) implement the amendments made by sub-
4 section (a) of this section;

5 (2) clearly set forth all of the specific require-
6 ments under section 202(g)(5) of the National
7 Housing Act (as amended by subsection (a) of this
8 section) for approval to conduct appraisals under
9 title II of such Act for mortgages for single-family
10 housing, which shall include—

11 (A) providing that the completion, prior to
12 the effective date of such mortgagee letter or
13 guidance, of training meeting the requirements
14 under subparagraph (B) of such section
15 202(g)(5) (as amended by subsection (a) of this
16 section) shall be considered to fulfill the re-
17 quirement under such subparagraph; and

18 (B) providing a method for appraisers to
19 demonstrate such prior completion; and

