NAR Issue Summaries

Valuation / Valuation Transparency and Collaboration

NAR Committee:

Real Property Valuation Committee

What is the fundamental issue?

Encourage federal housing and finance agencies to consult appraisal professionals and the public when developing valuation policies and practices.

Fundamental issue: Federal agencies and government-sponsored enterprises (GSEs) can introduce valuation requirements without sufficient transparency, consultation, or consideration of how they affect different appraisal assignments.

I am a real estate professional. What does this mean for my business?

Agents, brokers, and appraisers may need to adapt to new valuation requirements. Better consultation can reduce confusion, improve implementation, and give practitioners a voice before changes take effect.

NAR Policy:

NAR's existing policy urges FHFA, Fannie Mae, Freddie Mac, HUD/FHA, USDA, and VA to promote transparency and collaboration when developing valuation policy.

Legislative/Regulatory Status/Outlook

Ongoing agency and GSE policy development makes this a continuing advocacy issue. No specific pending bill is necessary for NAR to advocate for transparency.

Current Legislation/Regulation (bill number or regulation)

No single federal statute mandates the full consultation framework described in NAR's policy. Relevant agency authorities vary by program.

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