

116TH CONGRESS
2D SESSION

H. R. 6791

To waive certain requirements with respect to in-person appraisals, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 8, 2020

Mr. SHERMAN (for himself and Ms. WATERS) introduced the following bill; which was referred to the Committee on Financial Services, and in addition to the Committee on Veterans' Affairs, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

A BILL

To waive certain requirements with respect to in-person appraisals, 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,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “COVID-19 Safe Home
5 Appraisal Act of 2020”.

6 **SEC. 2. CONGRESSIONAL FINDINGS.**

7 The Congress finds that as the United States con-
8 tinues to grapple with the impact of the spread of
9 Coronavirus Disease 2019 (COVID–19), several adjust-

1 ments are needed to ensure that mortgage processing can
2 continue to function without significant delays, despite re-
3 quirements that would otherwise require in-person inter-
4 actions.

5 **SEC. 3. WAIVER OF IN-PERSON APPRAISAL REQUIREMENTS.**

6 (a) WAIVER.—During the period that begins upon
7 the date of the enactment of this Act and ends on the
8 date of the termination by the Federal Emergency Man-
9 agement Agency of the emergency declared on March 13,
10 2020, by the President under the Robert T. Stafford Dis-
11 aster Relief and Emergency Assistance Act (42 U.S.C.
12 4121 et seq.) relating to the Coronavirus Disease 2019
13 (COVID–19) pandemic, any appraisal that is conducted
14 for a loan for a single-family residential property with re-
15 spect to which applicable law or policy would otherwise
16 require the performance of an interior inspection may be
17 performed without an interior inspection, if—

18 (1) an exterior-only inspection appraisal is per-
19 formed in conjunction with other methods, including
20 borrower (or prospective borrower) observations or
21 verifiable contemporaneous video or photographic
22 documentation by the borrower (or prospective bor-
23 rower), to the extent they are available;

1 (2) the applicable lender, guarantor, regulating
2 agency, or insurer may order additional services to
3 include an interior inspection at a later date; and

4 (3) the lender certifies that an appraiser re-
5 jected the assignment over health and safety con-
6 cerns related to Coronavirus Disease 2019 (COVID-
7 19).

8 (b) EXCEPTION TO EXTERIOR ONLY APPRAISALS.—

9 If an exterior-only inspection appraisal pursuant to sub-
10 section (a)(1) is prevented by State or local laws or orders,
11 a desktop appraisal shall be utilized in conjunction with
12 other methods, including borrower (or prospective bor-
13 rower) observations or verifiable contemporaneous video or
14 photographic documentation by the borrower (or prospec-
15 tive borrower), to the extent they are available.

16 (c) STIPULATION.—An appraiser conducting an ap-
17 praisal without an interior inspection pursuant to this sec-
18 tion shall stipulate an extraordinary assumption that the
19 property's interior quality, condition, and physical charac-
20 teristics are as described and consistent with the exterior
21 view, and shall employ all available methods to maximize
22 accuracy while maintaining safety.

23 (d) RULEMAKING.—Not later than the end of the 7-
24 day period beginning on the date of the enactment of this
25 Act, the Secretary of Housing and Urban Development,

1 the Secretary of Agriculture, the Secretary of Veterans Af-
2 fairs, and the Director of the Federal Housing Finance
3 Agency shall issue such rules or guidance as may be nec-
4 essary to ensure that such agencies, the Federal Home
5 Loan Mortgage Corporation, the Federal National Mort-
6 gage Association, and the Federal home loan banks make
7 any adjustments to single-family mortgage processing re-
8 quirements that may be necessary to provide flexibility to
9 avoid in-person interactions while preserving the goals of
10 the programs and consumer protection.

○