

118TH CONGRESS
1ST SESSION

H. R. 5443

To establish a policy regarding appraisal and valuation services for real property for a transaction over which the Secretary of the Interior has jurisdiction, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 13, 2023

Ms. LEE of Nevada (for herself and Mr. JOYCE of Ohio) introduced the following bill; which was referred to the Committee on Natural Resources

A BILL

To establish a policy regarding appraisal and valuation services for real property for a transaction over which the Secretary of the Interior has jurisdiction, 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 “Accelerating Apprais-
5 als and Conservation Efforts Act” or the “AACE Act”.

1 **SEC. 2. APPRAISAL AND VALUATION SERVICES FOR REAL**
2 **PROPERTY.**

3 (a) LICENSE, CERTIFICATION REQUIREMENT.—A
4 covered appraiser needs to be licensed or certified in only
5 1 State to perform appraisal or valuation services for real
6 property in any State for a transaction over which the Sec-
7 retary has jurisdiction.

8 (b) USE OF NON-FEDERAL COVERED APPRAISERS.—
9 If the Secretary uses a non-Federal covered appraiser to
10 perform appraisal or valuation services for real property
11 for a transaction described in subsection (a), the Sec-
12 retary—

13 (1) shall, to the maximum extent practicable,
14 use a non-Federal covered appraiser who is a cer-
15 tified general real property appraiser licensed in a
16 State in which the real property that is the subject
17 of the transaction is located; and

18 (2) may only use a non-Federal covered ap-
19 praiser who is a certified general real property ap-
20 praiser licensed in a State other than one in which
21 the real property that is the subject of the trans-
22 action is located if a non-Federal covered appraiser
23 described in paragraph (1) is, as determined by the
24 Secretary—

25 (A) unavailable;

26 (B) not assignment qualified; or

1 (C) not cost competitive.

2 (c) REPORT.—Not later than 1 year after the date
3 of the enactment of this section, and annually thereafter
4 for at least the following 4 years, the Secretary shall sub-
5 mit to Congress a report that includes the following:

6 (1) A comparison using quantitative data of—

7 (A) the number of requests for appraisal
8 and valuation services received by the Depart-
9 ment during the reporting period and the num-
10 ber of requests for such services received by the
11 Department in each of the 5 years before the
12 reporting period; and

13 (B) the amount of time required for the
14 Department to complete a request for appraisal
15 or valuation services before the date of the en-
16 actment of this section and after the date of the
17 enactment of this section.

18 (2) A qualitative assessment of the impact of
19 subsection (a) in providing flexibility to the Sec-
20 retary when contracting with non-Federal covered
21 appraisers.

22 (3) Recommendations, if any, for congressional
23 action that could help the Department operate more
24 efficiently or overcome challenges with respect to
25 timely completion of requests for appraisal or valu-

1 ation services while ensuring the independence, im-
2 partiality, and objectivity of such services.

3 (4) An overview of the workforce of the Depart-
4 ment with regard to appraisal and valuation services
5 provided by the Department, including hiring and
6 staffing during the reporting period with respect to
7 employees and contractors of the Department.

8 (d) STATUTORY CLARIFICATIONS.—

9 (1) APPLICABILITY OF RELEVANT LAWS AND
10 REGULATIONS.—Except as provided in paragraph
11 (3), nothing in this section shall be interpreted to af-
12 fect the application of any Federal or State law or
13 regulation to a non-Federal covered appraiser with
14 regard to the performance by such non-Federal cov-
15 ered appraiser of appraisal and valuation services for
16 real property.

17 (2) JURISDICTION REQUIREMENT.—Nothing in
18 this section shall be interpreted to authorize a non-
19 Federal covered appraiser to perform appraisal and
20 valuation services for real property in a State in
21 which such non-Federal covered appraiser is not li-
22 censed or certified to perform such services except to
23 the extent that such services are performed for a
24 transaction over which the Secretary has jurisdic-
25 tion.

1 (3) NONAPPLICABILITY OF CERTAIN RELEVANT
2 LAWS AND REGULATIONS.—Any provision of a Fed-
3 eral or State law or regulation enacted before the
4 date of the enactment of this section that requires
5 a covered appraiser to be licensed or certified in a
6 specific State to perform appraisal or valuation serv-
7 ices for real property in that State shall not apply
8 to any transaction over which the Secretary has ju-
9 risdiction.

10 (e) DEFINITIONS.—In this section:

11 (1) COVERED APPRAISER.—The term “covered
12 appraiser” means a State-licensed or -certified real
13 property appraiser.

14 (2) DEPARTMENT.—The term “Department”
15 means the Department of the Interior.

16 (3) REPORTING PERIOD.—The term “reporting
17 period” means the 1-year period before the date on
18 which a report is submitted under subsection (c).

19 (4) SECRETARY.—The term “Secretary” means
20 the Secretary of the Interior.

21 (5) STATE.—The term “State” means each of
22 the several States, the District of Columbia, and
23 each territory and possession of the United States.

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