

117TH CONGRESS  
2D SESSION

# H. R. 7735

To direct the Secretary of Veterans Affairs to update the appraisal requirements for certain loans guaranteed by the Department of Veterans Affairs, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

MAY 12, 2022

Mr. BOST introduced the following bill; which was referred to the Committee on Veterans' Affairs

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## A BILL

To direct the Secretary of Veterans Affairs to update the appraisal requirements for certain loans guaranteed by the Department of Veterans Affairs, 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 “Improving Access to  
5 the VA Home Loan Benefit Act of 2022”.

1 **SEC. 2. UPDATE OF APPRAISAL REQUIREMENTS FOR CER-**  
2 **TAIN LOANS GUARANTEED BY THE DEPART-**  
3 **MENT OF VETERANS AFFAIRS.**

4 (a) UPDATED REGULATIONS REQUIRED.—Not later  
5 than 90 days after the date of the enactment of this Act,  
6 the Secretary of Veterans Affairs shall prescribe updated  
7 regulations or program requirements to clarify when an  
8 appraisal is required, how an appraisal is to be conducted,  
9 and who is eligible to conduct an appraisal for a loan guar-  
10 anteed by the Department of Veterans Affairs under chap-  
11 ter 37 of title 38, United States Code, for any purpose  
12 described in section 3710(a) of such title.

13 (b) WAIVER OF REQUIREMENT FOR CERTAIN PROP-  
14 erties.—In prescribing updated regulations or program  
15 requirements under subsection (a), the Secretary shall  
16 consider making changes applicable to—

- 17 (1) certification requirements for appraisers;  
18 (2) minimum property requirements;  
19 (3) the process for selecting and reviewing com-  
20 parable sales;  
21 (4) quality control processes;  
22 (5) the Assisted Appraisal Processing Program;  
23 and  
24 (6) the use of waivers or other alternatives to  
25 existing appraisal processes.

1           (c) DESK TOP APPRAISALS.—In prescribing updated  
2 regulations or program guidance under subsection (a), the  
3 Secretary shall provide guidance for the use of the author-  
4 ity under section 3731(b)(3) of title 38, United States  
5 Code, taking into consideration—

6           (1) situations in which the use of such author-  
7 ity would provide for cost savings for the borrower;  
8 and

9           (2) situations in which a traditional appraisal  
10 requirement could cause a delay substantial enough  
11 to jeopardize the ability of a borrower to complete  
12 a transaction.

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