

**Suspend the Rules and Pass the Bill, H. R. 2852, With an  
Amendment**

**(The amendment strikes all after the enacting clause and inserts a  
complete substitute text)**

116TH CONGRESS  
1ST SESSION

# H. R. 2852

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.

---

## IN THE HOUSE OF REPRESENTATIVES

MAY 20, 2019

Mr. SHERMAN introduced the following bill; which was referred to the  
Committee on Financial Services

---

## A BILL

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

20 (3) take effect not later than the expiration of  
21 the 180-day period beginning upon issuance of such  
22 mortgagee letter or guidance.