



Federal Deposit Insurance Corporation
550 17th Street NW, Washington, D.C. 20429-9990

Financial Institution Letter
FIL-131-2008
November 19, 2008

APPRAISAL AND EVALUATION GUIDELINES

Proposed Revisions to the Interagency Appraisal and Evaluation Guidelines and Request for Comments

Summary: The federal bank, thrift and credit union regulatory agencies are requesting comments on the attached proposed revisions to the Interagency Appraisal and Evaluation Guidelines (Guidelines), which address supervisory matters relating to real estate appraisals and evaluations used to support real estate-related financial transactions.

Distribution:

FDIC-Supervised Banks (Commercial and Savings)

Suggested Routing:

Chief Executive Officer
Chief Credit Officer

Related Topics:

[Part 323 - Appraisals](#)
[Part 365 – Real Estate Lending Standards](#)
[FIL 84-2003 - Appraiser Independence/Independent Appraisal and Evaluation Functions](#)
[FIL 20-2005 - Appraisal Regulations Frequently Asked Questions](#)
[FIL 45-2005 - Home Equity Lending: Credit Risk Management Guidance](#)
[FIL 90-2005 - Residential Tract Development Lending Frequently Asked Questions](#)
[FIL 53-2006 - Appraisal Standards Revisions to the Uniform Standards of Professional Appraisal Practice](#)

Attachment:

Proposed Interagency Appraisal and Evaluation Guidelines

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Note:

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Highlights:

The proposed Guidelines are intended to update, clarify and replace the existing guidance, particularly in the following areas:

- Independence of the appraisal and evaluation program;
- Minimum appraisal standards;
- Content of real estate evaluations;
- Review standards for appraisals and evaluations, including the use of automated tools or sampling methods;
- Portfolio monitoring and collateral valuation updates; and
- Appraisal exemptions, and evaluation alternatives.

Attached is the *Federal Register* notice containing the proposed Guidelines. Comments are due on January 20, 2009. Comments may be submitted according to the instructions in the attachment or by e-mailing Comments@fdic.gov and including "Proposed Interagency Appraisal and Evaluation Guidelines" in the subject line of the message.