

June 15, 2026

Via Email

Anika Coleman, Executive Director
Real Estate Appraiser Board
Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400
Richmond, VA 23233
Anika.Coleman@dpor.virginia.gov

RE: ASC Compliance Review of Virginia's Appraiser Regulatory Program

Dear Anika Coleman:

The Appraisal Subcommittee (ASC) staff conducted an ASC Compliance Review (Review) of the Virginia appraiser regulatory program (Appraiser Program) on March 31-April 2, 2026, to determine the Program's compliance with Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989, as amended.¹

The ASC considered the preliminary results of the Review and the State's response to those results. The Appraiser Program has been awarded an ASC Finding of "Good." The final ASC Compliance Review Report (Report) of the Virginia Appraiser Program is attached.

The ASC identified the following areas of non-compliance:

- States must report all disciplinary action taken against an appraiser to the ASC;²
- States must ensure the accuracy of all data submitted to the National Registry;³ and
- States must verify that the applicant has successfully completed courses consistent with AQB Criteria for the appraiser credential sought.⁴

ASC staff will confirm that appropriate corrective actions have been taken during the next Review. Virginia will remain on a two-year Review Cycle.

¹ 12 U.S.C. §§ 3331-3356.

² 12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 3 A, D.

³ 12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 3 A, D.

⁴ 12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 4 B, C.

This letter and the attached Report are public records and available on the ASC website. Please contact us if you have any questions about this Report.

Sincerely,

A handwritten signature in cursive script that reads "Frederick Grier".

Frederick Grier
Acting Executive Director

Attachment

cc: Steve Kirschner, Deputy Director, Steve.Kirschner@dpor.virginia.gov

ASC Finding Descriptions

ASC Finding	Rating Criteria	Review Cycle*
Excellent	<ul style="list-style-type: none"> • State meets all Title XI mandates and complies with requirements of ASC Policy Statements • State maintains a strong regulatory Program • Very low risk of Program failure 	2-year
Good	<ul style="list-style-type: none"> • State meets the majority of Title XI mandates and complies with the majority of ASC Policy Statement requirements • Deficiencies are minor in nature • State is adequately addressing deficiencies identified and correcting them in the normal course of business • State maintains an effective regulatory Program • Low risk of Program failure 	2-year
Needs Improvement	<ul style="list-style-type: none"> • State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies are material but manageable and if not corrected in a timely manner pose a potential risk to the Program • State may have a history of repeated deficiencies but is showing progress toward correcting deficiencies • State regulatory Program needs improvement • Moderate risk of Program failure 	2-year with additional monitoring
Not Satisfactory	<ul style="list-style-type: none"> • State does not meet all Title XI mandates and does not comply with all requirements of ASC Policy Statements • Deficiencies present a significant risk and if not corrected in a timely manner pose a well-defined risk to the Program • State may have a history of repeated deficiencies and requires more supervision to ensure corrective actions are progressing • State regulatory Program has substantial deficiencies • Substantial risk of Program failure 	1-year
Poor**	<ul style="list-style-type: none"> • State does not meet Title XI mandates and does not comply with requirements of ASC Policy Statements • Deficiencies are significant and severe, require immediate attention and if not corrected represent critical flaws in the Program • State may have a history of repeated deficiencies and may show a lack of willingness or ability to correct deficiencies • High risk of Program failure 	Continuous monitoring

*Program history or nature of deficiency may warrant a more accelerated Review Cycle.

**An ASC Finding of “Poor” may result in significant consequences to the State. See Policy Statement 5, Reciprocity; see also Policy Statement 12, Interim Sanctions.



ASC State Appraiser Program Compliance Review Report

ASC Finding: Good

Final Report Issue Date: June 15, 2026

Virginia Appraiser Regulatory Program (State)			
Real Estate Appraiser Board	PM: T. Lewis	ASC Compliance Review Date: March 31-April 2, 2026	Review Period: July 2024 to March 2026
Umbrella Agency: Department of Professional and Occupational Regulation		Number of State Credentialed Appraisers on National Registry: 2,986	Review Cycle: Two Year

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required/Recommended State Actions	General Comments
	YES	NO	AC				
Statutes, Regulations, Policies and Procedures:	X						
				No compliance issues noted.	N/A	None	None
Temporary Practice:	X						
				No compliance issues noted.	N/A	None	None
National Registry:		X					
States must report all disciplinary action taken against an appraiser to the ASC. (12 U.S.C. § 3347; 12 U.S.C. § 3338; Policy Statement 3 A, D.)				The State did not report 1 disciplinary action to the National Registry. This concern was also identified in the 2024 Final Compliance Review Report.	On May 29, 2026, the State acknowledged that it had failed to report a disciplinary action to the National Registry. The State stated that the issue was corrected immediately and that, to prevent future recurrences, it implemented a procedure requiring all disciplinary actions to be updated within 24 hours of the Board's decision. The State will conduct random internal audits to ensure compliance.	The State must monitor its new process to ensure that disciplinary action is submitted to the National Registry in a timely manner.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.



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Umbrella Agency: Department of Professional and Occupational Regulation		Number of State Credentialed Appraisers on National Registry: 2,986	Review Cycle: Two Year

Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required/Recommended State Actions	General Comments
	YES	NO	AC				
National Registry (continued):		X					
States must ensure the accuracy of all data submitted to the National Registry. (12 U.S.C. § 3338; 12 U.S.C. § 3347; Policy Statement 3 A, D.)				The State failed to ensure the accuracy of 1 appraiser record submitted to the National Registry, as it incorrectly calculated the licensee's continuing education (CE) credit hours.	On May 29, 2026, the State acknowledged that an appraiser record submitted to the National Registry miscalculated the licensee's CE credit hours. The State reported that the error was identified during the onsite audit and corrected immediately. The State also reported that Staff reviewed the licensee's CE records and confirmed that the licensee had sufficient CE credits to maintain licensure. To prevent recurrence, the State stated it has implemented enhanced CE credit reviews to ensure licenses are not issued to appraisers with deficient CE credit hours.	The State must continue to implement and monitor its enhanced CE credit review procedure to ensure that licenses are not granted to appraisers lacking sufficient CE credit hours.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.
Application Process:		X					
States must verify that the applicant has successfully completed courses consistent with AQB Criteria for the appraiser credential sought. (12 U.S.C. § 3345; 12 U.S.C. § 3347; Policy Statement 4 B, C.)				The State issued 1 appraiser credential without verifying that the applicant completed all required CE.	On May 29, 2026, the State acknowledged that an application was approved without sufficient documented CE verification. The State reported that the error was corrected immediately. To prevent recurrence, the State stated it has implemented enhanced CE credit reviews.	The State must continue to implement and monitor its enhanced CE credit review procedure to ensure that licenses are not granted to appraisers lacking sufficient CE credit hours.	During the next Compliance Review, ASC staff will pay particular attention to this area for compliance.
Reciprocity:	X						
				No compliance issues noted.	N/A	None	None
Education:	X						
				No compliance issues noted.	N/A	None	None
Enforcement:	X						



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Applicable Federal Citations	Compliance (YES/NO) Areas of Concern (AC)			ASC Staff Observations	State Response	Required/Recommended State Actions	General Comments
	YES	NO	AC				
				No compliance issues noted.	N/A	None	None