

REAL ESTATE APPRAISER EXAMINING BOARD[193F]

Regulatory Analysis

Notice of Intended Action to be published: rule 193F—2.1(543D)
“Definitions”

Iowa Code section(s) or chapter(s) authorizing rulemaking: 543D

State or federal law(s) implemented by the rulemaking: Iowa Code chapters 17A, 272C, 481, and 543D and Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA)

Public Hearing

A public hearing at which persons may present their views orally or in writing will be held as follows:

August 1, 2025
8:30 to 9 a.m.

6200 Park Avenue
Des Moines, Iowa

Information on virtual participation may be available on the Real Estate Appraiser Examining Board website prior to the hearing.

Public Comment

Any interested person may submit written or oral comments concerning this Regulatory Analysis, which must be received by the Board no later than 4:30 p.m. on the date of the public hearing. Comments should be directed to:

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6200 Park Avenue, Suite 100
Des Moines, Iowa 50321
Phone: 515.725.8145
Email: kimberly.gleason@dia.iowa.gov

Purpose and Summary

This proposed rulemaking updates the Appraiser Qualifications Board (AQB) Criteria dated January 1, 2022, to the new AQB Criteria dated January 1, 2026. The AQB Criteria establishes the minimum standards for real property appraisers to obtain certification under the provisions of Title XI of the FIRREA.

Analysis of Impact

1. **Persons affected by the proposed rulemaking:**

• **Classes of persons that will bear the costs of the proposed rulemaking:**

This proposed rulemaking updates the version of the AQB Criteria. No class of person will bear the cost.

• **Classes of persons that will benefit from the proposed rulemaking:**

This proposed rulemaking updates the version of the AQB Criteria. No class of person will benefit.

2. **Impact of the proposed rulemaking, economic or otherwise, including the nature and amount of all the different kinds of costs that would be incurred:**

• **Quantitative description of impact:**

No economic impact is imposed by this rulemaking.

• **Qualitative description of impact:**

This proposed rulemaking updates the version of the AQB Criteria that provides the minimum standards for a real property appraiser to obtain certification.

3. Costs to the State:

• **Implementation and enforcement costs borne by the agency or any other agency:**

Staff salaries support the work of the Board and provide compensation to Board members for meeting attendance, including travel compensation. Staff salaries are paid from the Licensing and Regulation Fund established in 2023 Iowa Acts, Senate File 557. Licensing fees go into the fund to support the work of this Board and other boards.

• **Anticipated effect on State revenues:**

There is no anticipated impact from this proposed amendment on State revenues.

4. Comparison of the costs and benefits of the proposed rulemaking to the costs and benefits of inaction:

No new fees are being imposed. This proposed rulemaking updates the version of the AQB Criteria.

5. Determination whether less costly methods or less intrusive methods exist for achieving the purpose of the proposed rulemaking:

As mentioned above, there is little or no cost from this proposed rulemaking.

6. Alternative methods considered by the agency:

• **Description of any alternative methods that were seriously considered by the agency:**

No alternative methods were considered in the proposed amendment.

• **Reasons why alternative methods were rejected in favor of the proposed rulemaking:**

The new AQB Criteria dated January 1, 2026, is a federal requirement.

Small Business Impact

If the rulemaking will have a substantial impact on small business, include a discussion of whether it would be feasible and practicable to do any of the following to reduce the impact of the rulemaking on small business:

• Establish less stringent compliance or reporting requirements in the rulemaking for small business.

• Establish less stringent schedules or deadlines in the rulemaking for compliance or reporting requirements for small business.

• Consolidate or simplify the rulemaking's compliance or reporting requirements for small business.

• Establish performance standards to replace design or operational standards in the rulemaking for small business.

• Exempt small business from any or all requirements of the rulemaking.

If legal and feasible, how does the rulemaking use a method discussed above to reduce the substantial impact on small business?

The proposed amendment does not create any impact on small business.

Text of Proposed Rulemaking

ITEM 1. Amend rule 193F—2.1(543D) as follows:

193F—2.1(543D) Applicability. The following definitions apply to the rules of the real estate appraiser examining board:

“*Appraisal Foundation*” means the same as defined in Iowa Code section 543D.2(3).

“*Appraisal subcommittee*” means the appraisal subcommittee of the Federal Financial Institutions Examination Council.

“*AQB*” means the Appraiser Qualifications Board of the Appraisal Foundation.

“*AQB Criteria*” or “*the Criteria*” means the Real Property Appraiser Qualification Criteria and Interpretations of the Criteria, effective as of January 1, ~~2022~~ 2026.

“*ASB*” means the Appraisal Standards Board of the Appraisal Foundation.

“*Associate real property appraiser*” means the same as defined in Iowa Code section 543D.2(6).

“*Certified appraiser*” means an individual who has been certified in one of the following two classifications:

1. The certified residential real property appraiser classification is qualified to appraise one to four residential units without regard to value or complexity.
2. The certified general real property appraiser classification is qualified to appraise all types of real property.

“*Director*” means the same as defined in Iowa Code section 543D.2(9)“*a.*”

“*FFIEC*” means the Federal Financial Institutions Examination Council.

“*FIRREA*” means the Financial Institutions Reform Recovery and Enforcement Act of 1989.

“*USPAP*” means the Uniform Standards of Professional Appraisal Practice published by the Appraisal Foundation, effective as of January 1, 2024.

This rule is intended to implement Iowa Code section 543D.2.