

**Appraisal Fees and Timeliness for the Denver Regional Loan Center  
Effective July 1, 2020**

Fannie Mae Forms	1004	1073/1075	1004C	1025	
State / County	Single Family	Individual Condo	Manufactured Homes	2-4 Unit Multi Family	Appraisal Turnaround Times (Business Days)
<b>Alaska Counties:</b> Anchorage, Eagle River, Fairbanks, Juneau, and North Pole	\$800	\$850	\$850	\$1100	12
<b>Alaska Counties:</b> Kenai, Kodiak, and Soldotna	\$800	\$850	\$850	\$1100	15
<b>Alaska Counties:</b> Ketchikan, Palmer, Wasilla, and <i>the Rest of Alaska</i>	\$800	\$850	\$850	\$1100	21
<b>Colorado Counties:</b> Alamosa, Baca, Bent, Conejos, Costilla, Custer, Fremont, Huerfano, La Plata, Las Animas, Montezuma, Rio Grande, Saguache	\$1000	\$1025	\$1050	\$1200	15
<b>Colorado</b>	\$750	\$775	\$800	\$950	7
<b>Idaho</b>	\$600	\$650	\$650	\$750	7
<b>Montana Counties:</b> Cascade, Flathead, Gallatin, Lewis and Clark, Missoula, Ravalli, and Yellow Stone	\$775	\$825	\$825	\$950	14
<b>Montana</b>	\$875	\$825	\$925	\$1050	21
<b>Oregon Counties:</b> Clackamas, Lane, Linn, Marion, Multnomah, Washington, and Yamhill	\$775	\$825	\$825	\$950	10

<b>Oregon</b>	\$775	\$825	\$825	\$950	15
<b>Utah</b>	\$600	\$650	\$650	\$750	7
<b>Washington Counties:</b> Clark, King, Kitsap, Pierce, Snohomish, Spokane, and Thurston	\$800	\$850	\$900	\$1100	10
<b>Washington</b>	\$800	\$850	\$900	\$1100	14
<b>Wyoming County:</b> Laramie	\$600	\$650	\$650	\$750	7
<b>Wyoming</b>	\$600	\$650	\$650	\$750	12
<p><b>Montana:</b> Mileage fees will only apply for trips in excess of 100 miles roundtrip from business address to subject property, not including comparable sales. In addition, the fee will only be charged on miles traveled beyond the base 100 miles. If mileage is charged, it must be itemized on the invoice in the following format: (Total Miles Driven for Assignment – 100 = Total Reimbursable Mileage) * Current GSA Mileage Rate = Reimbursable Mileage Amount. The rate per mile for appraisal work in the RLC’s jurisdiction will be the privately-owned automobile rate established by the General Services Administration (GSA). <a href="https://www.gsa.gov/travel/plan-book/transportation-airfare-pov-etc/privately-owned-vehicle-pov-mileage-reimbursement-rates">https://www.gsa.gov/travel/plan-book/transportation-airfare-pov-etc/privately-owned-vehicle-pov-mileage-reimbursement-rates</a></p>					

**Liquidation Appraisal** - Appraisers are authorized to charge an additional \$50 above the fee indicated in the table. There is no difference in fee for exterior only or interior inspection. Liquidation appraisal turnaround time is the same as typical assignments in the geographical area.

**Cancelled Orders** - Lenders must notify the assigned VA appraiser and the appropriate RLC when an order has been cancelled. VA allows appraisers to charge for time and work completed. Work completed prior to setting an appointment with notes in WebLGY will not exceed \$50. When an appointment is made, and notes placed in WebLGY stating the date and time of appointment and with whom the appointment was placed prior to the cancelation, the fee will not exceed \$175. Once the review of the interior of the property has been completed, the fee will not exceed 50 percent of the posted fee. When the appraiser believes the work for reasonable compensation is beyond 50 percent, the report will need to be fully completed and signed and uploaded in WebLGY for the full fee.

**Additional Fees** - Complex properties and mileage must be approved by the RLC prior to the appraiser starting the appraisal. Fee increases for complex properties must be based on true complexity and time needed. For mileage fee requests, when authorized, the rate will be as allowed by the General Services Administration (GSA) or a flat rate approval based on unusual circumstances (i.e., weather conditions, unpassable roads, the need to use off road vehicles etc.). To determine GSA’s current mileage rates, please visit <https://www.gsa.gov/travel-resources>. Appraisal fees for the Islands of Vieques and Culebra will be the same as in the U. S.

Virgin Islands. Reimbursement for public and private transportation expenses (air, boat, ground transportation, or the use of specialty vehicles) incurred between the United States and Puerto Rico; the islands of Vieques and Culebra; the U.S. Virgin Islands; Alaska; outer Islands of Hawaii and the Commonwealth of the Northern Mariana Islands is authorized when accompanied by supporting documentation. All re-inspection fees are \$150. When the appraisal assignment is completed for new home construction, the appraiser can charge an additional \$50 above the fee indicated in the table for additional work required. Partial Take / Release fees will be on a case-by-case basis.

**Payments** - Lenders and other appraisal requestors should note that VA Form 26-1805, *VA Request for Determination of Reasonable Value (Real Estate)*, states "On receipt of 'Notice of Value' or upon advice from the Department of Veterans Affairs that a 'Notice of Value' will not be issued, we agree to forward to the appraiser the approved fee which we are holding for this purpose." If a payment has not been made within 30 days of billing, a late fee charge not to exceed state usury statutes is authorized. Late fees cannot be charged to the Veteran. Lender Appraisal Processing Program lenders are responsible for their approved agents. Furthermore, in those cases where VA has received documented evidence of regular, ongoing non-compliance with our prompt payment policy, and is outside of normal business practices, appraisers may be given written VA authorization to collect fees prior to performing the appraisal.