

Fees and Timeliness Announcement – Due to the unprecedented demand for appraisal services, some market areas have seen dramatic increases in appraisal fees. VA is aware of this and considers some fees and timeliness to be a temporary reaction caused by market demand. As a result, VA has increased appraisal fees and extended timeliness requirements in some markets facing a high demand for appraisal services. Timeliness starts the first business day after assignment date. These changes may not be permanent, and VA will continue to assess the market's demand for appraisal services and will adjust appraisal fees and timeliness requirements accordingly.

High Demand Counties – Several counties across the nation have been identified as High Demand Counties, counties in which the increased demand for appraisal services has created a shortage of available appraisers. While VA considers this to be a temporary market fluctuation, appraisal fees have been increased in these counties to reflect the increased demand in this seller's market. The fees and timeliness increases will be reevaluated in the future and may need to be readjusted.

Liquidation Appraisal - Appraisers are no longer authorized to charge an additional \$50 above the fee indicated in the table. Liquidation appraisal timeliness is the same as typical assignments in the geographical area.

Cancelled Assignments- Lenders must notify the assigned VA appraiser and the VA office of jurisdiction when an order has been cancelled. Notification is to be made via email – notes in WebLGY are not sufficient notification to VA that an assignment has been cancelled.

VA allows appraisers to charge for time and work completed according to the following schedule:

- Work completed after assignment acceptance in WebLGY, but prior to setting an appointment will not exceed \$50.
- If an appointment is made and notes placed in WebLGY confirming the date and time of appointment, and with whom the appointment was placed prior to the cancellation, the fee will not exceed \$175.
- After the review of the interior of the property has been completed, the fee will not exceed 50 percent of the posted fee.
- If the report is fully completed, signed, and uploaded in WebLGY prior to cancellation, the full fee for the appraisal shall be paid to the appraiser.

Additional Fees – Requests for mileage fees must be approved by the Regional Loan Center (RLC) prior to the appraiser starting the appraisal. Authorized mileage fees will be charged at the rate 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/travelresources>.

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 to perform appraisals in 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.

When an appraisal assignment is completed for proposed or under construction properties the appraiser may charge an additional \$50 fee above the published VA appraisal fee for that property type.

All re-inspection fees are \$150.

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.

**Appraisal Fees and Timeliness for the Atlanta Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Georgia	\$650	\$650	\$700	\$800	7
North Carolina	\$525	\$525	\$575	\$625	7
North Carolina: Ashe, Avery, Beaufort, Buncombe, Burke, Caldwell, Cherokee, Clay, Columbus, Craven, Gaston, Graham, Granville, Haywood, Henderson, Iredell, Jackson, McDowell, Macon, Madison, Mitchell, Person, Polk, Rutherford, Swain, Transylvania, Vance, Watauga, Wilson, Yadkin, Yancey	\$575	\$575	\$625	\$675	7
North Carolina - High Demand Counties: Cumberland, Harnett, Hoke, Johnston, Lee, Mecklenburg, Moore, Onslow, Union, Wake, Wayne	\$800	\$800	\$850	\$1,100	10
South Carolina	\$525	\$525	\$575	\$675	7
South Carolina - High Demand Counties: Anderson, Beaufort, Chesterfield, Colleton, Darlington, Florence, Georgetown, Greenville, Horry, Spartanburg, York	\$600	\$600	\$650	\$850	10
Tennessee	\$650	\$650	\$700	\$775	7
Tennessee: Campbell, Carter, Claiborne, Cocke, Grainger, Greene, Hamblen, Hancock, Hawkins, Jefferson, Montgomery, Scott, Sullivan, Unicoi, Union, Washington	\$650	\$650	\$700	\$775	10

Appraisal Fees and Timeliness for the Cleveland Region
Effective December 1, 2021

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Connecticut	\$600	\$600	\$625	\$725	10
Delaware	\$600	\$600	\$650	\$775	10
Indiana	\$600	\$600	\$650	\$775	8
Maine	\$800	\$800	\$850	\$950	10
Maine: Androscoggin, Kennebec, Oxford, Penobscot, Sagadahoc, York	\$800	\$800	\$850	\$975	15
Maine: Aroostook	\$1,000	\$1,000	\$1,050	\$1,300	15
Massachusetts	\$625	\$625	\$800	\$1,150	10
Massachusetts: Dukes, Nantucket	\$750	\$750	\$950	\$1,300	15
Michigan	\$625	\$625	\$675	\$800	8
Michigan: Clare, Gladwin	\$625	\$625	\$675	\$875	12
New Hampshire	\$650	\$650	\$700	\$825	10
New Jersey	\$600	\$600	\$650	\$775	10
New York	\$625	\$625	\$675	\$825	10
Ohio	\$625	\$625	\$675	\$775	8
Pennsylvania	\$625	\$625	\$675	\$800	7
Pennsylvania: Carbon, Clearfield, Clinton, Susquehanna, Warren	\$625	\$625	\$675	\$794	15
Rhode Island	\$600	\$600	\$650	\$775	10
Vermont	\$775	\$775	\$825	\$925	10

**Appraisal Fees and Timeliness for the Denver Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Alaska	\$900	\$950	\$950	\$1,200	21
Alaska: Anchorage	\$900	\$900	\$950	\$1,100	12
Alaska: Juneau, Matanuska Susitna	\$1,000	\$1,000	\$1,050	\$1,200	12
Alaska: Kodiak Island	\$1,100	\$1,100	\$1,150	\$1,300	12
Alaska: Valdez Cordova	\$1,300	\$1,300	\$1,375	\$1,550	12
Alaska - High Demand Counties: Fairbanks North Star, Kenai Peninsula, Southeast Fairbanks	\$1,200	\$1,200	\$1,250	\$1,500	20
Colorado	\$800	\$825	\$850	\$1,000	7
Colorado: Alamosa, Baca, Bent	\$950	\$975	\$1,000	\$1,150	12
Colorado: Conejos, Costilla, Custer, Fremont, Huerfano, La Plata, Las Animas, Montezuma, Pitkin, Rio Grande, Saguache, San Miguel, Summit	\$950	\$975	\$1,000	\$1,150	15
Idaho	\$700	\$700	\$750	\$825	8
Idaho: Adams, Bear Lake, Valley	\$750	\$750	\$800	\$875	15
Idaho: Clearwater, Latah, Nez Perce, Owyhee, Teton	\$750	\$750	\$825	\$900	10
Idaho: Blaine	\$800	\$800	\$875	\$975	10
Idaho: Idaho	\$800	\$800	\$875	\$975	8
Idaho - High Demand Counties: Benewah, Bonner, Boundary, Lewis	\$800	\$800	\$850	\$1,050	15
Montana	\$875	\$875	\$925	\$1,050	21
Montana - High Demand County: Yellowstone	\$1,000	\$1,000	\$1,050	\$1,250	21
Oregon	\$825	\$825	\$875	\$975	15
Oregon - High Demand Counties: Baker, Lake, Union, Wallowa	\$1,000	\$1,000	\$1,050	\$1,250	15
Utah	\$675	\$675	\$725	\$825	7
Washington	\$850	\$850	\$900	\$1,100	14
Wyoming	\$700	\$700	\$750	\$850	12

**Appraisal Fees and Timeliness for the Houston Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Arkansas	\$600	\$600	\$650	\$675	10
Louisiana	\$600	\$600	\$650	\$775	10
Oklahoma	\$675	\$675	\$725	\$900	10
Oklahoma - High Demand Counties: Canadian, Cleveland, Comanche, Creek, Rogers, Tulsa	\$750	\$750	\$800	\$975	10
Texas	\$675	\$675	\$725	\$800	10
Texas - High Demand Counties: Bexar, El Paso, Guadalupe, Harris, Hidalgo	\$800	\$800	\$850	\$925	10

**Appraisal Fees and Timeliness for the Phoenix Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Arizona	\$650	\$650	\$700	\$850	7
Arizona: Coconino, Graham, Greenlee, La Paz, Mohave, Yavapai, Yuma	\$750	\$750	\$800	\$950	10
California	\$700	\$700	\$750	\$900	7
California: Kern, Mariposa, Merced, Napa, San Benito, San Luis Obispo, San Francisco, San Mateo, Santa Clara, Santa Cruz, Shasta, Tehama	\$750	\$750	\$800	\$925	10
California: Alameda, Amador, Calaveras, Colusa, Fresno	\$800	\$800	\$850	\$1,000	10
California: Humboldt, Lake, Lassen, Mendocino, Modoc, Plumas	\$850	\$850	\$900	\$1,050	12
California: Del Norte	\$950	\$950	\$1,000	\$1,150	12
California - High Demand Counties: Alpine, Inyo, Mono, Siskiyou	\$1,000	\$1,000	\$1,050	\$1,175	15
Guam	\$800	\$800	\$850	\$1,300	20
Hawaii	\$900	\$900	\$950	\$1,250	10
Nevada	\$675	\$675	\$725	\$950	7
Nevada - High Demand Counties: Carson City, Churchill, Elko, Eureka, Douglas, Humboldt, Lander, Lincoln, Lyon, Mineral, Pershing, White Pine	\$775	\$775	\$825	\$1,025	10
New Mexico	\$700	\$700	\$750	\$1,000	7
New Mexico: Eddy, Grant, Guadalupe, Lincoln, Luna	\$700	\$700	\$750	\$1,000	10
New Mexico - High Demand Counties: Cibola, Colfax, Harding, McKinley, Mora, Otero, Raton, Rio Arriba, San Miguel, Sierra, Taos, Torrance, Union	\$800	\$800	\$850	\$1,050	15
Northern Mariana Islands/Saipan	\$700	\$700	\$750	\$1,250	15

**Appraisal Fees and Timeliness for the Roanoke Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
District of Columbia	\$625	\$625	\$700	\$900	10
Kentucky	\$600	\$600	\$650	\$775	10
Maryland	\$625	\$625	\$675	\$850	10
Virginia	\$600	\$600	\$650	\$775	10
West Virginia	\$650	\$650	\$700	\$850	12

**Appraisal Fees and Timeliness for the St. Paul Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Illinois	\$550	\$550	\$600	\$750	10
Iowa	\$650	\$650	\$700	\$800	10
Kansas	\$650	\$650	\$700	\$800	10
Minnesota	\$575	\$575	\$625	\$725	10
Missouri	\$575	\$575	\$575	\$725	10
Nebraska	\$600	\$600	\$650	\$900	10
North Dakota	\$800	\$800	\$850	\$975	15
South Dakota	\$725	\$725	\$775	\$900	15
Wisconsin	\$575	\$575	\$625	\$725	10

**Appraisal Fees and Timeliness for the St. Petersburg Region
Effective December 1, 2021**

Fannie Mae Forms	1004	1073 / 1075	1004C	1025	
State / County	Single Family	Individual Condominium	Manufactured Homes	2-4 Unit Multi-Family	Appraisal Timeliness (Business Days)
Alabama	\$600	\$600	\$650	\$700	8
Alabama: Cullman, Dale, Houston, Jackson, Lauderdale, Marion	\$550	\$550	\$600	\$650	12
Florida	\$650	\$650	\$725	\$800	7
Florida: Franklin, Indian River, Jefferson, Suwannee, Walton	\$750	\$750	\$825	\$900	10
Mississippi	\$600	\$600	\$650	\$775	8
Puerto Rico	\$600	\$600	\$650	\$750	7
U. S. Virgin Islands	\$675	\$675	\$725	\$850	7