

**Supporting Statement for the
Recordkeeping and Disclosure Requirements and Provisions
Associated with Real Estate Appraisal Standards
(FR Y-30; OMB No. 7100-0250)**

Summary

The Board of Governors of the Federal Reserve System (Board), under authority delegated by the Office of Management and Budget (OMB), has extended for three years, with revision, the Recordkeeping and Disclosure Requirements and Provisions Associated with Real Estate Appraisal Standards (FR Y-30; OMB No. 7100-0250). Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) (12 U.S.C. § 3331 et seq.) requires that, for federally related transactions,¹ regulated institutions obtain real estate appraisals performed by certified or licensed appraisers in conformance with uniform appraisal standards.² The Board's regulations implementing Title XI of FIRREA, contained in the Board's Regulation Y - Bank Holding Companies and Change in Bank Control (12 CFR Part 225), include certain recordkeeping requirements that apply to state member banks (SMBs), bank holding companies (BHC), and nonbank subsidiaries of BHCs that extend mortgage credit (together, institutions). The Board and other supervisory agencies also have issued Interagency Appraisal and Evaluation Guidelines (the Guidelines) that convey supervisory expectations relating to real estate appraisals and evaluations used to support real estate-related financial transactions.³ These Guidelines recommend that institutions adopt certain policies and procedures to ensure compliance with Title XI of FIRREA and Regulation Y.

The Board, OCC, FDIC, NCUA, and Consumer Financial Protection Bureau (CFPB) issued final interagency guidance⁴ that highlights risks associated with deficient residential real estate valuations and describes how financial institutions may incorporate reconsiderations of value (ROV) processes and controls into established risk management functions. The final guidance also provides examples of policies and procedures that a financial institution may choose to implement to help identify, address, and mitigate the risk of discrimination impacting residential real estate valuations. Such policies and procedures created recordkeeping requirements. The final guidance is effective July 26, 2024.

The current estimated total annual burden for the FR Y-30 is 298,876 hours, and would increase to 384,605 hours. The revisions would result in an increase of 85,729 hours.

¹ A "federally related transaction" means any real estate-related financial transaction which (1) a federal financial institutions regulatory agency or the Resolution Trust Corporation engages in, contracts for, or regulates, and (2) requires the services of an appraiser. 12 U.S.C. § 3350(4). The term "real estate-related financial transaction" means any transaction involving (1) the sale, lease, purchase, investment in or exchange of real property, including interests in property, or the financing thereof, (2) the refinancing of real property or interests in real property, and (3) the use of real property or interests in property as security for a loan or investment, including mortgage-backed securities. 12 U.S.C. § 3350(5).

² The federal financial institutions regulatory agencies that have issued these regulations consist of the Board, Office of the Comptroller of the Currency (OCC), Federal Deposit Insurance Corporation (FDIC), and National Credit Union Administration (NCUA) (together, the agencies). See 12 U.S.C. § 3350(6).

³ SR 10-16, available at <https://www.federalreserve.gov/boarddocs/srletters/2010/sr1016.htm>.

⁴ 89 FR 60549 (July 26, 2024).

Background and Justification

Title XI of FIRREA directs the federal financial institution regulatory agencies to publish appraisal rules for federally related transactions within the jurisdiction of each agency.⁵ The Board has implemented this requirement in Regulation Y, Subpart G (12 CFR 225.61 - 225.67).⁶ Regulation Y (1) identifies which real estate-related financial transactions require the services of an appraiser, (2) prescribes which categories of federally related transactions shall be appraised by a State certified appraiser and which by a State licensed appraiser, and (3) prescribes minimum standards for the performance of real estate appraisals in connection with federally related transactions under the jurisdiction of the Board. In addition, as mandated by Title XI, Regulation Y requires that all such appraisals be written and that they conform to the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation.

The Guidelines clarify the agencies' real estate appraisal regulations and provide institutions and examiners with supervisory guidance for a prudent appraisal and evaluation program. Specifically, the guidelines address appraisal independence, minimum appraisal standards, and institutions' policies and procedures for conducting and monitoring appraisals, evaluations, and related activities; explain what transactions require appraisals and elaborate on the agencies' expectations for the development and content of an evaluation; and discuss third-party arrangements, compliance programs, and referrals.

Description of Information Collection

Recordkeeping Requirements and Provisions

For federally related transactions, sections 225.61 - 225.67 require institutions to use appraisals prepared in accordance with minimum appraisal standards in the regulation, including the USPAP. Generally, these standards prescribe the requirements for analyzing the value of real property as well as the requirements for reporting such analysis and a value conclusion. Appraisals must be written and contain sufficient information and analysis to support the institution's decision to engage in the transaction and must be subject to appropriate review for compliance with the USPAP.⁷

Section 225.352 require mortgage originators and secondary market issuers that engage in credit decisions or covered securitization determinations themselves, or through or in cooperation with a third-party or affiliate, to adopt and maintain policies, practices, procedures, and control systems to ensure that automated valuation models used in these transactions adhere to quality control standards designed to: (1) ensure a high level of confidence in the estimates

⁵ See 12 U.S.C. § 3339.

⁶ 12 CFR Part 225, Subpart G. The Board's Regulation H also notes that the standards applicable to appraisals rendered in connection with Federally related transactions entered into by state member banks are set forth in 12 CFR Part 208, Subpart E. Previous versions of this information collection have referenced sections 208.50-208.51 of Regulation H as setting forth the relevant standards for SMBs. In the interest of simplicity and accuracy, this information collection now refers to Regulation Y as the source of the relevant appraisal standards for all respondents.

⁷ 12 CFR 225.64(b)-(c).

produced, (2) protect against the manipulation of data, (3) seek to avoid conflicts of interest, (4) require random sample testing and reviews, and (5) comply with applicable nondiscrimination laws. This requirement is effective October 1, 2025.

Under the Guidelines, an institution's board of directors or its designated committee is responsible for adopting, reviewing, and maintaining policies and procedures that establish an effective real estate appraisal and evaluation program. An institution's collateral valuation program should establish criteria to select, evaluate, and monitor the performance of appraisers and persons who perform evaluations. In addition, the Guidelines explain that an institution should establish policies and procedures for determining when to obtain an appraisal. When an evaluation is used instead of an appraisal, the Guidelines provide that the evaluation's content should be documented in the credit file or reproducible. Furthermore, under the guidelines, an institution should establish policies and procedures for determining an appropriate collateral valuation method for a given transaction considering associated risks and should establish criteria for assessing whether an existing appraisal or evaluation continues to reflect the market value of the property. An institution should have internal controls for identifying, monitoring, and managing the risks associated with the appraisal and evaluation program and using third-party arrangements for valuation services.

Records of appraisals or evaluations or other documentation pertaining to the institutions' monitoring or updating of property values should be kept in the credit file for the life of the loan. This retention period enables Board supervisors to monitor compliance with Regulation Y. These records can be either paper or electronic records.

Disclosure Provisions

The Guidelines state that an institution should file a complaint with the appropriate state appraiser regulatory officials when it suspects that a state certified or licensed appraiser failed to comply with USPAP or applicable state laws, or engaged in other unethical or unprofessional conduct.

Respondent Panel

The FR Y-30 panel comprises SMBs, BHCs, and nonbank subsidiaries of BHCs.

Frequency and Time Schedule

The FR Y-30 is retained and disclosed on an event-generated basis. Bank examiners monitor compliance with the appraisal regulation during examinations and inspections of Board-regulated institutions.

Revisions to the FR Y-30

The Board, OCC, FDIC, NCUA, and CFPB issued final interagency guidance that highlights risks associated with deficient residential real estate valuations and describes how financial institutions may incorporate ROV processes and controls into established risk

management functions. The final guidance also provides examples of policies and procedures that a financial institution may choose to implement to help identify, address, and mitigate the risk of discrimination impacting residential real estate valuations. Such policies and procedures created recordkeeping requirements.

Public Availability of Data

There are no data related to this information collection available to the public.

Legal Status

The FR Y-30 is authorized pursuant to Title XI of FIRREA (12 U.S.C. § 3339). The Board also has the authority to require reports from BHCs (12 U.S.C. § 1844(c)) and SMBs (12 U.S.C. §§ 248(a) and 324). Title XI of FIRREA and Regulation Y require that all appraisals be written and that they conform to the USPAP, which is promulgated by the Appraisal Standards Board of the Appraisal Foundation.⁸ Therefore, compliance with the provisions of Regulation Y that implement these requirements is mandatory. The recordkeeping provisions contained in the Guidelines, which are nonbinding, are voluntary.

Because FR Y-30 records would be maintained at each banking organization, the Freedom of Information Act (FOIA) would be implicated only if the Board obtained such records as part of the examination or supervision of a banking organization. In the event the records are obtained by the Board as part of an examination or supervision of a financial institution, this information would be protected from disclosure under FOIA exemption 8, which protects information contained in “examination, operating, or condition reports” obtained in the bank supervisory process (5 U.S.C. § 552(b)(8)). Information retained pursuant to the recordkeeping requirements under the FR Y-30 may also be exempt from disclosure pursuant to FOIA exemption 4, if it is nonpublic commercial or financial information which is both customarily and actually treated as private by the respondent (5 U.S.C. § 552(b)(4)).

Consultation Outside of the Agency

The Board consulted with the OCC, FDIC, NCUA, and CFPB on the final guidance and the new recordkeeping requirements.

Public Comments

On July 21, 2023, the agencies published a notice in the *Federal Register* (88 FR 47071) requesting public comment for 60 days on the extension, with revision, of the FR Y-30. The comment period for this notice expired on September 19, 2023. The agencies did not receive any PRA related comments. The agencies adopted the extension, with revision, of the FR Y-30 as originally proposed. On July 26, 2024, the agencies published a final in the *Federal Register* (89 FR 60549).

⁸ See 12 U.S.C. § 3339; 12 CFR 225.64.

Estimate of Respondent Burden

As shown in the table below, the estimated total annual burden for the FR Y-30 is 298,876 hours, and would increase to 384,605 with the revisions. The agencies estimate that the new recordkeeping burden associated with the final guidance would result in an implementation burden of 40 hours per response and an ongoing burden of 2 hours per response. These recordkeeping and disclosure requirements and provisions represent approximately 5.22 percent of the Board's total paperwork burden.

FR Y-30	<i>Estimated number of respondents⁹</i>	<i>Estimated annual frequency</i>	<i>Estimated average hours per response</i>	<i>Estimated annual burden hours</i>
Current				
Recordkeeping				
Sections 225.61 - 225.67 for SMBs	706	498	5 minutes	29,299
Sections 225.61 - 225.67 for BHCs and nonbank subsidiaries of BHCs	4,516	409	5 minutes	153,920
Guidelines	5,222	1	10	52,220
Section 225.352				
Policies and Procedures				
AVM rule (Initial setup)	2,036	0.3	40	27,147
Section 225.352				
Policies and Procedures				
AVM rule (Ongoing)	2,036	1	5	10,180
Disclosure				
Guidelines	5,222	1	5	<u>26,110</u>
<i>Current Total</i>				298,876
Proposed				
Recordkeeping				
Sections 225.61 - 225.67 for SMBs	706	498	5 minutes	29,299
Sections 225.61 - 225.67 for BHCs and nonbank subsidiaries of BHCs	4,516	409	5 minutes	153,920
Guidelines	5,222	1	10	52,220

⁹ Of these respondents, 462 SMBs, 3,281 BHCs, and 517 nonbank subsidiaries of BHCs are considered small entities as defined by the Small Business Administration (i.e., entities with less than \$850 million in total assets). Size standards effective March 17, 2023. See <https://www.sba.gov/document/support-table-size-standards>. There are no special accommodations given to mitigate the burden on small institutions.

Section 225.352				
Policies and Procedures				
AVM rule (Initial setup)	2,036	0.3	40	27,147
Section 225.352				
Policies and Procedures				
AVM rule (Ongoing)	2,036	1	5	10,180
Policies and Procedures				
ROV guidance (Initial setup)	5,591	0.3	40	74,547
Policies and Procedures				
ROV guidance (Ongoing)	5,591	1	2	11,182
Disclosure				
Guidelines	5,222	1	5	<u>26,110</u>
<i>Proposed Total</i>				384,605
<i>Change</i>				85,729

The estimated total annual cost to the public for the FR Y-30 is \$21,563,903, and would increase to \$27,749,251 with the revisions.¹⁰

Sensitive Questions

This information collection contains no questions of a sensitive nature, as defined by OMB guidelines.

Estimate of Cost to the Federal Reserve System

The estimated cost to the Federal Reserve System for collecting and processing this information collection is negligible.

¹⁰ Total cost to the responding public is estimated using the following formula: total burden hours, multiplied by the cost of staffing, where the cost of staffing is calculated as a percent of time for each occupational group multiplied by the group's hourly rate and then summed (30% Office & Administrative Support at \$24, 45% Financial Managers at \$87, 15% Lawyers at \$88, and 10% Chief Executives at \$126). Hourly rates for each occupational group are the (rounded) mean hourly wages from the Bureau of Labor Statistics (BLS), *Occupational Employment and Wages, May 2024*, published April 2, 2025, <https://www.bls.gov/news.release/ocwage.t01.htm>. Occupations are defined using the BLS Standard Occupational Classification System, <https://www.bls.gov/soc/>.