

---

**TITLE 876 INDIANA REAL ESTATE COMMISSION****Final Rule**  
LSA Document #20-71(F)**DIGEST**

Amends [876 IAC 3-6-2](#) to incorporate by reference the 2020-2021 edition of the Uniform Standards of Professional Practice (USPAP). Amends [876 IAC 3-6-3](#) to update the revisions to USPAP based on the changes in the 2020-2021 edition. Effective 30 days after filing with the Publisher.

**[876 IAC 3-6-2](#); [876 IAC 3-6-3](#)**

SECTION 1. [876 IAC 3-6-2](#) IS AMENDED TO READ AS FOLLOWS:

**[876 IAC 3-6-2](#) Uniform Standards of Professional Appraisal Practice**

**Authority:** [IC 25-34.1-3-8](#)

**Affected:** [IC 4-22-2](#); [IC 25-34.1](#)

Sec. 2. (a) That certain document being titled Uniform Standards of Professional Appraisal Practice, 2018-2019 **2020-2021** edition, as published by the Appraisal Standards Board of the Appraisal Foundation, 1155 15th Street, NW, Suite 1111, Washington, D.C. 20005, copyright The Appraisal Foundation, is hereby incorporated by reference as if fully set out in this rule except for the revisions stated in section 3 of this rule. The Advisory Opinions are not adopted as part of this rule. **The USPAP Frequently Asked Questions are not adopted as part of this rule.** The Comments are adopted as part of this rule.

(b) No subsequent editions, amendments, supplements, or releases of the Uniform Standards of Professional Appraisal Practice will be in effect in Indiana or adopted by the commission except by following the rulemaking provisions of [IC 4-22-2](#).

(c) As used in this article, "appraiser" refers to the following:

- (1) An Indiana licensed trainee appraiser.
- (2) An Indiana licensed residential appraiser.
- (3) An Indiana certified residential appraiser.
- (4) An Indiana certified general appraiser.

*(Indiana Real Estate Commission; [876 IAC 3-6-2](#); filed Sep 24, 1992, 9:00 a.m.: 16 IR 748; filed Dec 8, 1993, 4:00 p.m.: 17 IR 781; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2124; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1766; filed May 10, 1999, 12:42 p.m.: 22 IR 2879; filed Apr 24, 2000, 12:48 p.m.: 23 IR 2243; filed May 25, 2001, 2:42 p.m.: 24 IR 3068; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed May 13, 2002, 2:05 p.m.: 25 IR 3181; filed May 1, 2003, 12:15 p.m.: 26 IR 3043; filed Apr 8, 2004, 3:25 p.m.: 27 IR 2738; filed Apr 18, 2005, 2:30 p.m.: 28 IR 2717; filed Aug 8, 2006, 11:03 a.m.: [20060906-IR-876060040FRA](#); readopted filed Jul 19, 2007, 1:16 p.m.: [20070808-IR-876070068RFA](#); filed May 5, 2008, 11:30 a.m.: [20080604-IR-876070744FRA](#); filed Apr 29, 2010, 12:10 p.m.: [20100526-IR-876090769FRA](#); filed Jun 11, 2012, 2:38 p.m.: [20120711-IR-876110718FRA](#); readopted filed Nov 25, 2013, 9:21 a.m.: [20131225-IR-876130283RFA](#); filed Jul 7, 2014, 11:02 a.m.: [20140806-IR-876140030FRA](#); filed May 25, 2016, 1:48 p.m.: [20160622-IR-876160005FRA](#); filed Jun 1, 2018, 2:30 p.m.: [20180627-IR-876180130FRA](#); filed Feb 10, 2021, 2:58 p.m.: [20210310-IR-876200071FRA](#))*

SECTION 2. [876 IAC 3-6-3](#) IS AMENDED TO READ AS FOLLOWS:

**[876 IAC 3-6-3](#) Deletions from the Uniform Standards of Professional Appraisal Practice**

**Authority:** [IC 25-34.1-3-8](#)

**Affected:** [IC 25-1-11-5](#); [IC 25-34.1](#)

Sec. 3. (a) Standards 5 through 10 are deleted.

(b) The references to Standards 5 through 10 of the Uniform Standards of Professional Appraisal Practice are deleted or revised as follows:

- (1) In the seventh bullet point in the third paragraph of the Preamble, delete the last three (3) sentences.
- (2) In the Comment under the Conduct category of the Ethics rule, delete the commas after "1-1" and "3-1" and delete "5-1, 7-1 and 9-1", and before "3-1", insert "and".
- (3) In the fourth paragraph under the Management category of the Ethics rule, delete the commas after "2-3" and "4-3" and delete "6-3, 8-3, and 10-3", and before "4-3", insert "and".
- (4) In the comment under the Problem Identification category under the Scope of Work Rule, delete the commas after "1-2" and "3-2" and delete "SR 5-2, SR 7-2, and SR 9-2", and before "SR 3-2", insert "and".
- (5) In the Comment under Standards Rule 1-4(g), delete "(See STANDARD 7)" and "(See STANDARD 9)".
- (6) In Standards Rule 3-3(c)(i), delete "STANDARDS 1, 5, 7, and 9" and insert "STANDARD 1".
- (7) In the third bullet point in the third paragraph of the Comment under Standards Rule 3-3(c), delete the commas after "1" and "3" and delete "5, 7, or 9", and before "3", insert "or".
- (8) In the Comment under Standards Rule 4-2(i)(iv), **4-2(j)(iii)**, delete the second, fourth, and fifth bullet points.
- (9) In the ~~third~~ **second** paragraph of the Comment under Standards Rule ~~4-3~~, **4-3(b)**, substitute "Rule" for "Rules", delete the comma after "2-3", and delete "6-3, 8-3 and 10-3".

~~(c) In the Definitions, delete the title and text of the Comment under Real Property.~~

~~(d) (c) In the When Do USPAP Rules and Standards Apply portion of the Preamble, delete the first four (4) sentences.~~

~~(e) (d) In the Ethics Rule, delete the second paragraph except for "An appraiser must comply with USPAP."~~

*(Indiana Real Estate Commission; [876 IAC 3-6-3](#); filed Sep 24, 1992, 9:00 a.m.: 16 IR 748; filed Dec 8, 1993, 4:00 p.m.: 17 IR 781; filed Apr 10, 1995, 10:00 a.m.: 18 IR 2124; errata filed May 8, 1995, 4:30 p.m.: 18 IR 2262; filed Dec 24, 1997, 11:00 a.m.: 21 IR 1767; filed May 10, 1999, 12:42 p.m.: 22 IR 2880; errata, 22 IR 3420; filed Apr 24, 2000, 12:48 p.m.: 23 IR 2244; filed May 25, 2001, 2:42 p.m.: 24 IR 3068; readopted filed May 29, 2001, 10:00 a.m.: 24 IR 3238; filed May 13, 2002, 2:05 p.m.: 25 IR 3181; filed May 1, 2003, 12:15 p.m.: 26 IR 3044; filed Apr 8, 2004, 3:25 p.m.: 27 IR 2739; filed Apr 18, 2005, 2:30 p.m.: 28 IR 2717; filed Aug 8, 2006, 11:03 a.m.: [20060906-IR-876060040FRA](#); readopted filed Jul 19, 2007, 1:16 p.m.: [20070808-IR-876070068RFA](#); filed May 5, 2008, 11:30 a.m.: [20080604-IR-876070744FRA](#); filed Apr 29, 2010, 12:10 p.m.: [20100526-IR-876090769FRA](#); filed Jun 11, 2012, 2:38 p.m.: [20120711-IR-876110718FRA](#); readopted filed Nov 25, 2013, 9:21 a.m.: [20131225-IR-876130283RFA](#); filed Jul 7, 2014, 11:02 a.m.: [20140806-IR-876140030FRA](#); filed May 25, 2016, 1:48 p.m.: [20160622-IR-876160005FRA](#); filed Jun 1, 2018, 2:30 p.m.: [20180627-IR-876180130FRA](#); filed Feb 10, 2021, 2:58 p.m.: [20210310-IR-876200071FRA](#))*

LSA Document #20-71(F)

Notice of Intent: [20200219-IR-876200071NIA](#)

Proposed Rule: [20200729-IR-876200071PRA](#)

Hearing Held: August 27, 2020

Approved by Attorney General: February 4, 2021

Approved by Governor: February 9, 2021

Filed with Publisher: February 10, 2021, 2:58 p.m.

Documents Incorporated by Reference: None Received by Publisher

Small Business Regulatory Coordinator: Deanna Alexander, Commission Director, Indiana Real Estate Commission, Professional Licensing Agency, Indiana Government Center South, 402 West Washington Street, Room W072, Indianapolis, IN 46204, (317) 234-3046, [dealexander@pla.in.gov](mailto:dealexander@pla.in.gov)

Posted: 03/10/2021 by Legislative Services Agency

An [html](#) version of this document.