

117TH CONGRESS
2D SESSION

H. R. 7735

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 15, 2022

Received

AN ACT

To direct the Secretary of Veterans Affairs to update the appraisal requirements for certain loans guaranteed by the Department of Veterans Affairs, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Improving Access to
3 the VA Home Loan Benefit Act of 2022”.

4 **SEC. 2. RECOMMENDATIONS FOR IMPROVING APPRAISAL**
5 **DELIVERY TIMES.**

6 Not later than 90 days after the date of the enact-
7 ment of this Act, the Secretary of Veterans Affairs shall
8 submit to the Committees on Veterans’ Affairs of the Sen-
9 ate and House of Representatives recommendations for
10 improving the delivery times for appraisals for loans guar-
11 anteed by the Department of Veterans Affairs.

12 **SEC. 3. UPDATE OF APPRAISAL REQUIREMENTS FOR CER-**
13 **TAIN LOANS GUARANTEED BY THE DEPART-**
14 **MENT OF VETERANS AFFAIRS.**

15 (a) **UPDATED REGULATIONS REQUIRED.**—Not later
16 than 180 days after the date of the enactment of this Act,
17 the Secretary of Veterans Affairs shall prescribe updated
18 regulations or program requirements to clarify when an
19 appraisal is required, how an appraisal is to be conducted,
20 and who is eligible to conduct an appraisal for a loan guar-
21 anteed by the Department of Veterans Affairs under chap-
22 ter 37 of title 38, United States Code, for any purpose
23 described in section 3710(a) of such title. In prescribing
24 updated regulations or program requirements under this
25 section, the Secretary shall take into consideration the rec-

1 ommendations of the Secretary submitted under section
2 2.

3 (b) WAIVER OF REQUIREMENT FOR CERTAIN PROP-
4 ERTIES.—In prescribing updated regulations or program
5 requirements under subsection (a), the Secretary shall
6 consider making changes applicable to—

7 (1) certification requirements for appraisers;

8 (2) minimum property requirements;

9 (3) the process for selecting and reviewing com-
10 parable sales;

11 (4) quality control processes;

12 (5) the Assisted Appraisal Processing Program;

13 and

14 (6) the use of waivers or other alternatives to
15 existing appraisal processes.

16 (c) DESK TOP APPRAISALS.—In prescribing updated
17 regulations or program guidance under subsection (a), the
18 Secretary shall provide guidance for the use of the author-
19 ity under section 3731(b)(3) of title 38, United States
20 Code, taking into consideration—

21 (1) situations in which the use of such author-
22 ity would provide for cost savings for the borrower;
23 and

24 (2) situations in which a traditional appraisal
25 requirement could cause a delay substantial enough

1 to jeopardize the ability of a borrower to complete
2 a transaction.

3 **SEC. 4. DETERMINATION OF BUDGETARY EFFECTS.**

4 The budgetary effects of this Act, for the purpose of
5 complying with the Statutory Pay-As-You-Go Act of 2010,
6 shall be determined by reference to the latest statement
7 titled “Budgetary Effects of PAYGO Legislation” for this
8 Act, submitted for printing in the Congressional Record
9 by the Chairman of the House Budget Committee, pro-
10 vided that such statement has been submitted prior to the
11 vote on passage.

Passed the House of Representatives September 14,
2022.

Attest: CHERYL L. JOHNSON,
Clerk.