

Vermont Appraisers on New Appraisal Institute Registry

A new Registry exists listing Vermont appraisers, residential and commercial, who have successfully completed course work and exams within the Appraisal Institute's [*Valuation of Sustainable Buildings Professional Development Program*](#). A Registry listing requires 28 hours of course work and passage of three exams for residential appraisers and 35 hours of course work and passage of three exams for commercial appraisers.

The Appraisal Institute's *Valuation of Sustainable Buildings Professional Registries* (commercial and residential) can be accessed online:

www.appraisalinstitute.org/education/education-resources/green-building-resources/

This Registry enables lenders or their Appraisal Management Company to draw appraisers from a pool of qualified appraisers for an appraisal on a high performance and/or "green" home. This Registry listing documents but one of many elements of competency needed for a specific assignment concluding in a value opinion for a high performance building; and for many parts of the state, a lender's purchasing agent or Appraisal Management Company can now hire an appraiser from this Registry with greater assurance as to their experience or competence with this type of complex valuation assignment.

Though you may not have thought of such appraisals being complex assignments, they are as:

- *High-performance houses have unique features compared to a traditionally built home*
- *Databases are insufficient presenting research challenges*
- *Most appraisers do not have training about this specialized property type*
- *Without knowledge of construction methods and benefits to the owner, it will be difficult for the appraiser to appraise this specialized property type appropriately*

Source: Sandra Adomatis, SRA, LEED GA, Adomatis Appraisal Service

A lender's due diligence in seeking appraiser competence using the Registry will help this effort. Also, if lenders encouraged appraisers not on this Registry to investigate its scope and benefits that should prompt more appraisers to seek these increasingly important skills. An appraiser is not required to be an Appraisal Institute member to be on this registry. It is open to all appraisers meeting the requirements of the program.

The Vermont Green Home Alliance members have supported the Appraisal Institute – Vermont Chapter both financially and with direct marketing in bringing these courses to Vermont. We will continue efforts to increase the number of appraisers in Vermont with this knowledge base and Registry listing.

Ever increasing numbers of new homes and significantly renovated homes in Vermont are achieving energy efficiency levels well beyond what has existed in our traditional housing stock and the need for this training is great. Hiring from this Registry will build demand for even more appraisers with this important skill set.

This informational article is provided by the Vermont Green Home Alliance (VGHA), an informal and voluntary collaboration of Vermont trade associations and businesses working on a consensus basis to transform the real estate market so that sellers and buyers can identify and accurately value energy efficiency and green building benefits.

Vermont Green Home Alliance

- Association of Vermont Credit Unions
- Building for Social Responsibility
- Efficiency Vermont
- Energy Futures Group
- Home Builders & Remodelers Association of Northern Vermont
- Northern New England Real Estate Network
- Passive House Alliance – Vermont Chapter
- Vermont Association of Professional Home Inspectors
- Vermont Chapter of the Appraisal Institute
- Vermont Energy Investment Corporation
- Vermont Green Building Network
- Vermont Housing Finance Agency
- Vermont Realtors
- VSECU – a credit union serving all Vermonters

