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## Exempt Action: Final Regulation Agency Background Document

<b>Agency name</b>	Real Estate Appraiser Board
<b>Virginia Administrative Code (VAC) Chapter citation(s)</b>	18 VAC 130-20
<b>VAC Chapter title(s)</b>	Real Estate Appraiser Board Rules and Regulations
<b>Action title</b>	HB 1418 – Incorporating PAREA Training Program
<b>Final agency action date</b>	June 28, 2023
<b>Date this document prepared</b>	September 29, 2023

This information is required for executive branch review pursuant to Executive Order 19 (2022) (EO 19), any instructions or procedures issued by the Office of Regulatory Management (ORM) or the Department of Planning and Budget (DPB) pursuant to EO 19. In addition, this information is required by the Virginia Registrar of Regulations pursuant to the Virginia Register Act (§ 2.2-4100 et seq. of the Code of Virginia). Regulations must conform to the Regulations for Filing and Publishing Agency Regulations (1 VAC 7-10), and the *Form and Style Requirements for the Virginia Register of Regulations and Virginia Administrative Code*.

### Brief Summary

*Provide a brief summary (preferably no more than 2 or 3 paragraphs) of this regulatory change (i.e., new regulation, amendments to an existing regulation, or repeal of an existing regulation). Alert the reader to all substantive matters. If applicable, generally describe the existing regulation.*

During the 2023 session, the General Assembly adopted House Bill 1418, which directs the board to accept the PAREA Program as fulfilling certain amounts of Board's experience requirements. Practical Applications of Real Estate Appraisal (PAREA) is a simulated appraisal training program that can be done entirely in a virtual environment. It is endorsed by the Appraisal Foundation, which is authorized by the United States Congress to provide guidance to the states regarding the practice of real estate appraisal. It appears the first program was set to launch in September of 2023, but it is not clear that any have actually started. This exempt action will implement the statutory requirement for the Board to accept PAREA training.

This action is exempt from the Administrative Process Act under § 2.2-4006(A)(4)(a) of the Code of Virginia, which states, in part:

A. The following agency actions otherwise subject to this chapter and § 2.2-4103 of the Virginia Register Act shall be exempted from the operation of this article:

4. Regulations that are:

a. Necessary to conform to changes in Virginia statutory law or the appropriation act where no agency discretion is involved.

### Mandate and Impetus

*Identify the mandate for this regulatory change and any other impetus that specifically prompted its initiation (e.g., new or modified mandate, internal staff review, petition for rulemaking, periodic review, or board decision). For purposes of executive branch review, "mandate" has the same meaning as defined in the ORM procedures, "a directive from the General Assembly, the federal government, or a court that requires that a regulation be promulgated, amended, or repealed in whole or part."*

In March 2023, the Governor approved Chapter 106 (HB 1418) of the 2023 Acts of Assembly, adopted PAREA as satisfying the Board's experience requirements. The amendments became effective on July 1, 2023.

### Statement of Final Agency Action

*Provide a statement of the final action taken by the agency including: 1) the date the action was taken; 2) the name of the agency taking the action; and 3) the title of the regulation.*

The Real Estate Appraiser Board authorized this action for the Real Estate Appraiser Board Rules and Regulations on June 28, 2023.