



COMMONWEALTH of VIRGINIA

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To: Ms. Anika Coleman, Executive Director
Real Estate Appraiser Board
Virginia Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400
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From: James M. Flaherty
Senior Assistant Attorney General

Date: September 24, 2026

Subject: Letter of Assurance for Amended Regulations - amendments to Real Estate Appraiser Board Rules and Regulations found at 18 VAC 130-20 et al.

I have reviewed the Real Estate Appraiser Board's amendments to Real Estate Appraiser Board Rules and Regulations found at 18 VAC 130-20 et al. that were posted on the Virginia Regulatory Town Hall on September 14, 2026. In my view, as counsel to the Real Estate Appraiser Board, the Board has the authority to promulgate these amended regulations pursuant to §54.1-2013 of the Code of Virginia. These regulations do not appear to conflict with the Constitution of the United States or the Constitution of the Commonwealth of Virginia, nor do they appear to conflict with any federal or state law currently in effect. The regulations also

appear to be exempt from the rulemaking process under § 2.2-4006(A)(4)(a) of the Code of Virginia. This memorandum addresses legal matters only and is not intended to serve, nor should it be construed, as a comment for or against the merits of the amended regulations.
