

FACT

Foundation Appraisers
Coalition of Texas

FACT-PAC 2026



What is FACT?

- ✓ Chapters of national appraisal organizations that are sponsors of The Appraisal Foundation form the member base of FACT.
- ✓ Currently, FACT represents 12 chapters representing approximately 1,400 Texas appraisers.
- ✓ The national organizations represented include the **American Society of Farm Managers and Rural Appraisers**, and the **Appraisal Institute**. FACT also has an individual membership classification.



What Does FACT Do for Me?



Our purpose is monitor and affect the regulation of the appraisal profession through **legislation, education, and communication.**

FACT has engaged a lobbyist since 1991 to monitor dozens of bills each session that impact the Appraisal Industry, relating to:

- ✓ Eminent Domain
- ✓ Mandatory Sales Price Disclosure
- ✓ TALCB Operations
- ✓ Taxes and Fees on Texas Appraisers

FACT attends all meetings of the TALCB and works with lawmakers, regulators and interested parties on issues involved with the regulation of Texas Appraisers

FACT looks after interests of Texas Appraisers and the users of their services ... the general public.



FACT SUCCESSES

MODERNIZED APPRAISER STATUTES - CH. 1103, OCCUPATIONS CODE

SB 1007 (2015) made changes to the structure and practices of the Texas Appraiser Licensing and Certification Board. The bill adjusted the Board's functions, including changing board terms, advisory committee composition, real estate appraiser continuing education requirements, and various aspects of how complaints and disciplinary actions against real estate appraisers would be handled.



FACT SUCCESSES

MODERNIZED AMC STATUTES – CH. 1104, OCCUPATIONS CODE

SB 1516 (2017) updated several industry definitions and conformed state laws pertaining to AMCs to federal regulations in areas of fee collection, ownership eligibility, primary contacts and audit requirements.

SB 1516 also corrected terminology for consistency, updated definitions and exemptions regarding federally regulated AMCs and AMCs operating in multiple states, and conformed state law to federal laws and rules regarding ownership eligibility, primary contact listings, the collection of national AMC registry fees, and the reporting of disciplinary actions.



FACT SUCCESSES

ESTABLISHED A STATUTE OF REPOSE FOR APPRAISERS

Previously, appraisers had no “outer limit” for a statute of limitations - it's only 2 years/4 years from the date of discovery. After the real estate bubble burst, appraisers faced with lawsuits alleging defects in appraisals performed for mortgage transactions that had gone into default.

SB 1939 (2021) aligned Texas law with USPAP, requiring appraisers retain a work file for the later of five years after the appraisal was prepared or two years after any proceeding in which the appraiser provided testimony.



FACT SUCCESSES



LEVELED THE PLAYING FIELD FOR APPRAISERS

Appraisers were disadvantaged after federal regulators raised the thresholds for when lenders could rely on “evaluations” in lieu of appraisals. Evaluations could be performed by non-appraisers without complying with USPAP requirements, meaning highly qualified appraisers would be held to a higher performance standard than other, less qualified individuals, and could not compete economically.

HB 2533 (2021) leveled the playing field by exempting appraisers from USPAP requirements when performing a property evaluation.



FACT SUCCESSES

SHIELDED APPRAISERS FROM UNFAIR CONTRACT PROVISIONS

Local governmental agencies were requiring appraisers to indemnify or defend the agency for liability other than those caused by the appraiser - even when the damages arise from the actions of the governmental agency itself.

Every party to a contract should be responsible if their own negligence or mistakes leads to litigations. SB 1766 (2023) ensured that appraisers cannot be held liable for the negligence or mistakes made the governmental entity by making such contract provisions void and unenforceable .



FACT SUCCESSES

PROMOTED THE APPRAISAL INDUSTRY

Barriers to entry into the appraiser field include federal requirements for training and supervision, which requires time away from work and can cost thousands of dollars to participate in programming.

HB 3250 (2025) gave the TALCB authority to administer a program that supports industry growth and sustainability by awarding stipends to offset costs for aspiring appraisers entering the industry and appraisers who serve as supervisors, as well as administrative changes sought by the TALCB.



Why is FACT-PAC Important?

- To be effective in today's political climate, Appraisers also must be politically active.
- Constant turnover among state lawmakers and staff means that FACT must constantly educate, so that new legislators understand the Texas appraisal industry and the issues that are important to you.
- Our friends in the legislature need financial support to run a winning campaign, and our political and policy opponents answer the call, contributing in large numbers to state lawmakers.
- **If FACT is to remain politically influential, it's important that we all get involved.**



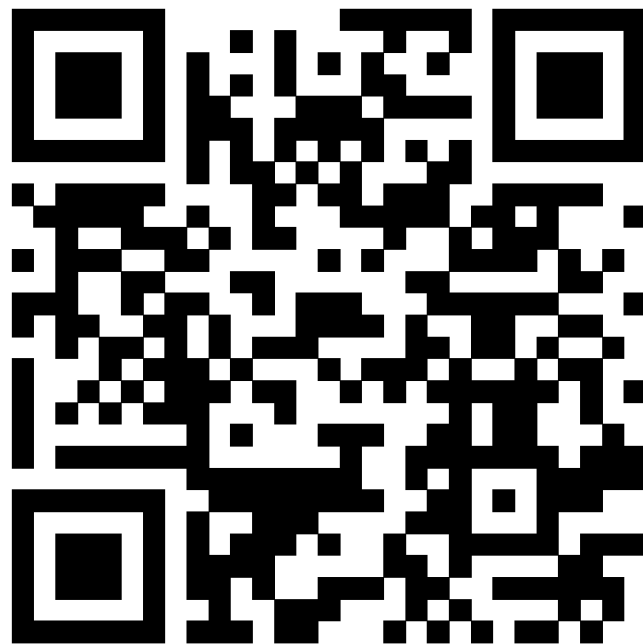


How Do I Support FACT-PAC?

- ✓ Ideally, FACT-PAC would have a \$20,000 budget for each two-year election cycle, to assist lawmakers from both parties who support our industry.
- ✓ **You can help by agreeing to contribute \$10-\$50 per month each month.**
- ✓ All funds must be **PERSONAL** funds, not corporate.
- ✓ Credit cards are accepted, and recurring payments are available.



How Do I Support FACT-PAC?



Follow this QR Code to make a contribution to FACT-PAC. Must be a **PERSONAL** contribution, not corporate. **EVERY CONTRIBUTION MATTERS**, so please help today!



Katy Cramer



Eric Woomer

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