Comments of the Independent Regulatory Review Commission

State Board of Certified Real Estate Appraisers Regulation #16A-7025 (IRRC #3492)

Fees

September 2, 2026

We submit for your consideration the following comments on the proposed rulemaking published in the July 4, 2026 *Pennsylvania Bulletin*. Our comments are based on criteria in Section 5.2 of the Regulatory Review Act (RRA) (71 P.S. § 745.5b). Section 5.1(a) of the RRA 71 P.S. § 745.5a(a)) directs the State Board of Certified Real Estate Appraisers (Board) to respond to all comments received from us or any other source.

Determining whether the reg is in the public interest; Economic or fiscal impacts; Reasonableness of requirements.

This proposed regulation from the Board amends 49 Pa. Code §§ 36.6 and 36.405 (relating to fees) to provide for graduated application fee increases for all licensure classifications, as well as application fees for temporary practice registration, continuing education provider approval, and notice of change applications for appraisal management companies (AMCs). The Board also proposes graduated increases to biennial renewal fees for certified real estate appraisers, certified broker/appraisers, licensed appraiser trainees, Certified Pennsylvania Evaluators (CPEs), and AMCs.

We note that Section 9(a) of the Real Estate Appraisers Certification Act (63 P.S. § 457.9 (a)) requires the Board to increase fees if the revenues generated by fees, fines, and civil penalties imposed are not sufficient to meet the expenditures over a two-year period. The Board reports that it last increased its application and registration fees in 2002 and biennial renewals in 2003. In 2017, the Board created AMC fees, which have not been increased since that time.

The Appraisal Institute opposes the Board's proposed fee increases, citing points that include the following:

- "While we recognize that the Board is statutorily required to establish fees sufficient to support its operations, the magnitude of the proposed increases would impose a significant financial burden on Pennsylvania appraisers at a time when the profession continues to experience declining numbers and persistent recruitment challenges."
- "These increases send the wrong message to individuals considering entering the profession and create additional financial barriers for experienced appraisers who choose to maintain their credentials."

- "The Board attributes the need for these increases, in part, to declining licensure numbers. We are concerned that increasing licensing costs may further accelerate that trend… This creates the potential for a cycle in which declining licensee numbers necessitate higher fees, which in turn contribute to additional declines in the licensed population."
- "We also question the proposal's inclusion of predetermined fee increases extending through 2031."

We ask the Board to address in the preamble to the final regulation and Regulatory Analysis Form (RAF) the adverse economic or fiscal impacts cited by the Appraisal Institute. Additionally, we ask the Board, when it submits the final rulemaking package, to provide an updated RAF and financial reports that include the most recent fiscal data available to support the reasonableness of the fees in the final regulation. We will evaluate the Board's response in determining whether the regulation is in the public interest.