



FHA INFO #21-25

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FHA Issues Temporary Partial Waiver of Appraisal Requirements in Changing Markets

Today, the Federal Housing Administration (FHA) issued a [Temporary Partial Waiver](#) to parts of the *Single Family Housing Policy Handbook* 4000.1 ([Handbook 4000.1](#)), Section II.D.4.c.iii.(F)(2): *FHA Appraisal Requirements in Changing Markets – Required Analysis and Reporting*. This partial waiver addresses difficulty in changing markets with increasing property values and a shortage of housing supply.

To address this, FHA is issuing this temporary partial waiver of the Handbook 4000.1 requirement in Section II.D.4.c.iii.(F)(2) that the appraiser must include, analyze, and report a minimum of two active listings or pending sales on the appraisal grid. This temporary partial waiver of established policy will help ensure the continued availability of affordable housing in these markets.

FHA roster appraisers must continue to comply with Handbook 4000.1 requirements for comparable selection, adjustments, and inclusion of proper data collection and reporting of market conditions on Fannie Mae Form 1004MC/Freddie Mac Form 71.

This temporary partial waiver is effective for the 12-month period between April 26, 2021, and April 26, 2022.

Quick Links

- Waivers: https://www.hud.gov/program_offices/administration/hudclips/waivers/
- Online or PDF versions of Handbook 4000.1: https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsgb

Need Support? Contact the FHA Resource Center.

- Visit our knowledge base to obtain answers to frequently asked questions 24/7 at www.hud.gov/answers.
- E-mail answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

About FHA INFO

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