



ATTACHMENT 9-12

APPRAISAL REQUIREMENTS

The New Hampshire State Appraisal Board has established licensing and certification levels for appraisers doing business in the state. The level of appraiser required is based on either the kind of property or, if residential, the value of the property. The following table displays the kind of appraiser classification required for various types of property, as well as whether a review appraisal is mandatory.

	Residential					Industrial	Commercial
	\$10,000 or less	\$100,000 or less	> \$100,000 < \$250,000	> \$250,000	> \$1 million		
Level of Appraiser	None*	NHLR NHCR NHCG	NHLR NHCR NHCG	NHCR NHCG	NHCG	NHCG	NHCG
Review Appraisal		Yes	Yes	Yes	Yes	Yes	Yes
Waiver of Review Appraisal Permitted	N/A	Yes	No	No	No	No	No

* Value of property estimated by a person knowledgeable about local real estate values

NHLR = New Hampshire License Residential
 NHCR = New Hampshire Certified Residential
 NHCG = New Hampshire Certified General

A waiver of the review appraisal, when permitted, may be granted by the Chief Executive Officer or the Board of Selectmen only if **all** of the following conditions can be met:

- ✓ The request is for a *Voluntary* acquisition; and,
- ✓ The appraisal is uncomplicated (without mixed uses on the property, deed restrictions, ecological or zoning restrictions, partial acquisition, unsettled estate, etc.); and,
- ✓ The appraisal was completed within six months prior to the signing of a purchase and sales agreement by both parties; and,
- ✓ The building (if any) contains *less* than ten residential units.

CDFA may grant a waiver of this policy based on public exigency and a request signed by the municipality's Chief Executive Officer.