

115TH CONGRESS  
2D SESSION

# H. R. 6347

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IN THE SENATE OF THE UNITED STATES

SEPTEMBER 26, 2018

Received; read twice and referred to the Committee on Small Business and  
Entrepreneurship

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## AN ACT

To adjust the real estate appraisal thresholds under the 7(a) program to bring them into line with the thresholds used by the Federal banking regulators, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “7(a) Real Estate Ap-  
3 praisal Harmonization Act”.

4 **SEC. 2. APPRAISAL THRESHOLDS.**

5 Section 7(a)(29) of the Small Business Act (15  
6 U.S.C. 636(a)(29)) is amended—

7 (1) by redesignating subparagraphs (A) and  
8 (B) as clauses (i) and (ii), respectively, and adjust-  
9 ing the margins of such clauses accordingly;

10 (2) by striking “With respect to” and inserting  
11 the following:

12 “(A) IN GENERAL.—With respect to”;

13 (3) in clause (i), as so redesignated, by striking  
14 “for more than \$250,000” and inserting “, if such  
15 loan is in an amount greater than the Federal bank-  
16 ing regulator appraisal threshold”;

17 (4) in clause (ii), as so redesignated, by striking  
18 “for \$250,000 or less” and inserting “, if such loan  
19 is in an amount equal to or less than the Federal  
20 banking regulator appraisal threshold”; and

21 (5) by adding at the end the following:

22 “(B) FEDERAL BANKING REGULATOR AP-  
23 PRAISAL THRESHOLD DEFINED.—For purposes  
24 of this paragraph, the term ‘Federal banking  
25 regulator appraisal threshold’ means the lesser  
26 of the threshold amounts set by the Board of

1           Governors of the Federal Reserve System, the  
2           Comptroller of the Currency, and the Federal  
3           Deposit Insurance Corporation for when a fed-  
4           erally related transaction that is a commercial  
5           real estate transaction requires an appraisal  
6           prepared by a State licensed or certified ap-  
7           praiser.”.

Passed the House of Representatives September 25,  
2018.

Attest:

KAREN L. HAAS,  
*Clerk.*