

115TH CONGRESS
2D SESSION

H. R. 6348

IN THE SENATE OF THE UNITED STATES

SEPTEMBER 26, 2018

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

AN ACT

To adjust the real estate appraisal thresholds under the section 504 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 “Small Business Access
3 to Capital and Efficiency Act” or the “Small Business
4 ACE Act”.

5 **SEC. 2. APPRAISAL THRESHOLDS.**

6 Section 502(3)(E)(ii) of the Small Business Invest-
7 ment Act of 1958 (15 U.S.C. 696(3)(E)(ii)) is amended—

8 (1) by redesignating subclauses (I) and (II) as
9 items (aa) and (bb), respectively, and adjusting the
10 margins of such items accordingly;

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

13 (I) IN GENERAL.—With respect
14 to”;

15 (3) in item (aa), as so redesignated, by striking
16 “is more than \$250,000” and inserting “is more
17 than the Federal banking regulator appraisal thresh-
18 old”;

19 (4) in item (bb), as so redesignated, by striking
20 “is \$250,000 or less” and inserting “is equal to or
21 less than the Federal banking regulator appraisal
22 threshold”; and

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

24 (II) FEDERAL BANKING REGU-
25 LATOR APPRAISAL THRESHOLD DE-
26 FINED.—For purposes of this clause,

1 the term ‘Federal banking regulator
2 appraisal threshold’ means the lesser
3 of the threshold amounts set by the
4 Board of Governors of the Federal
5 Reserve System, the Comptroller of
6 the Currency, and the Federal De-
7 posit Insurance Corporation for when
8 a federally related transaction that is
9 a commercial real estate transaction
10 requires an appraisal prepared by a
11 State licensed or certified appraiser.’’.

Passed the House of Representatives September 25,
2018.

Attest:

KAREN L. HAAS,

Clerk.