

Comparison of 2003, 2006 and 2009 FRPP Rules and Appraiser/Appraisal Standards (October 1, 2009)			
Topic	2003 Rule and Standards (2003-2005 Cooperative Agreements)	2006 Rule and Standards (2006-2007 Cooperative Agreements with 2006-2008 Funding)	2009 Rule and Standards (2009-2012 Cooperative Agreements)
Appraiser and Appraisal Review			
Appraiser Specifications	Certified or Licensed Appraiser	Certified General Appraiser with education in Yellow Book AND Conservation Easements or Eminent Domain	UASFLA - Certified General Appraiser with education in Yellow Book AND Conservation Easements or Eminent Domain USPAP - - Certified General Appraiser with education in Conservation Easements or Eminent Domain
Appraisal Standards	USPAP OR UASFLA	Original Agreements - USPAP AND UASFLA; Chief Waiver in 2009 with Revised Agreement - USPAP OR UASFLA	USPAP OR UASFLA
Appraisal Age	Within One Year of Closing	2006 Agreements - No Age; Effective Date of Appraisal is the Date the Cooperative Agreement is Signed 2007 Agreements - Within One Year of Closing	Within One Year of Closing
NRCS Administrative Review of Appraisals	10% of Appraisals	All Appraisals that do not get a technical review (approximately 90%).	All Appraisals that do not get a technical review (approximately 90%).
NRCS Technical Review of Appraisals	10% of Appraisals	First Appraisal of All Appraisers each year in FRPP, All Appraisals with More than \$1 Million Federal Payment, Minimum of 10% of Appraisals each year in FRPP, Appraisals Flagged by Administrative Review	First Appraisal of All Appraisers each year in FRPP, All Appraisals with More than \$1 Million Federal Payment, Minimum of 10% of Appraisals each year in FRPP, Appraisals Flagged by Administrative Review
Definition of 'Fair Market Value'	Yes	Revised to match 'Yellow Book' definition	Yes