NORTH CAROLINA PROFESSIONAL APPRAISERS COALITION

The *Scope*

Quarterly Newsletter of the North Carolina Professional Appraisers Coalition

"Don't Become Antiquated — You Have to Get Designated!"

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Seats and the host-hotel room block are limited; reserve early. Register at ncpac.us/2026-ncpac-conference-sign-up-page.html

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PRESIDENT'S CORNER

Why You Need to Be in Holly Springs This October

The 2026 NCPAC Annual Conference is built for the work you actually do. Here is why it belongs on your calendar.

OCTOBER 1–2, 2026 • HOLLY SPRINGS, NORTH CAROLINA

"From the Factory Floor to the Final Report"

Host hotel: Hampton Inn & Suites, 1050 South Main Street, Holly Springs, NC 27540

Two days of practical CE (pending NC Appraisal Board approval), a working manufactured-housing plant tour, and the people who set the standards you work under.

As entry-level homes become increasingly difficult to find and affordability challenges continue, more consumers are turning to manufactured housing. Understanding how manufactured homes are built has never been more valuable for residential appraisers. This conference combines practical valuation techniques, risk management strategies and firsthand construction knowledge to help appraisers produce more credible, well-supported appraisal reports. In addition to continuing education, attendees will have opportunities to network with appraisal professionals from across North Carolina. That is exactly why this year's conference matters, and why I want to see you there.

For 2026 we built the program around a simple idea: connect classroom education to the field. Day 1 features Scott Cullen on contributory value and adjustment support, followed by Isaac Peck of OREP on liability, complaints and risk management. Day 2 includes the Champion Homes plant tour in Lillington and a manufactured-housing education block with Brad Lovin, NCMHA and the NC Department of

Insurance. Altogether, the program offers 4 CE sessions totaling 14 hours (pending NC Appraisal Board approval).

> *The strongest appraisers I know are the ones who keep showing up to learn. This conference is two days of exactly that: practical, North Carolina-specific, and built for the assignments on your desk right now.*

Registering early helps protect your place and helps us plan transportation and catering accurately. Register at ncpac.us/2026-ncpac-conference-sign-up-page.html.

Bring a colleague. Bring a trainee. Tell the appraiser in your market who never gets out of the office that this is the one to make. NCPAC is strongest when it reflects the voices and experiences of appraisers from every corner of North Carolina, and there is no better place to add your voice than in the room with us this October.

Thank you for your continued support, your professionalism, and your commitment to credible appraisal practice. I look forward to seeing you in Holly Springs.

DANA L. MURRAY, CDA, RAA, MNAA
President, North Carolina Professional Appraisers Coalition
NCPAC – Building Better Appraisers. Together.

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2026 ANNUAL CONFERENCE PROGRAM

Two Days, Day by Day

September 30–October 2, 2026 • Hampton Inn & Suites, Holly Springs • Practical CE, pending NC Appraisal Board approval, built for NC appraisers.

The program connects classroom education to field experience across two practical days.

DAY 1 — THURSDAY, OCTOBER 1

MORNING · CE SESSION (PENDING APPROVAL) · 8:00 AM–12:00 PM

Scott Cullen

Contributory Value & Adjustment Support

Developing more defensible methods for analyzing contributory value and supporting adjustments — one of the most scrutinized areas of appraisal practice by clients, reviewers, regulators, and secondary-market participants.

AFTERNOON · CE SESSION (PENDING APPROVAL) · 1:00–4:00 PM

Isaac Peck / OREP

Limiting Liability, Complaints & Risk Management

Practical risk reduction for working appraisers: documentation, communication, common areas of exposure, and how to handle complaints before they become claims.

LATE AFTERNOON · 4:30–5:30 PM

NCPAC Business Meeting

Members · Coalition Updates

Coalition business, member updates, and the direction of NCPAC's advocacy and education work for the year ahead.

EVENING · 6:00–8:00 PM

Networking & Dinner

Sponsor Visibility

Dinner, conversation, and time with the sponsors and vendors who support North Carolina appraisers throughout the year.

DAY 2 — FRIDAY, OCTOBER 2

MORNING · PLANT TOUR / CE (PENDING APPROVAL) · 8:00 AM–12:00 PM

Champion Homes

Manufacturing Plant Tour · Lillington

A firsthand walk through a working manufactured-housing plant. The 50-seat charter bus departs Holly Springs no later than 7:15 AM. NCMHA supports round-trip transportation. CDA members receive priority for the tour, with remaining seats open as space allows.

AFTERNOON · EDUCATION BLOCK (CE PENDING APPROVAL) · 1:00–4:00 PM

Manufactured Home Construction Methods & Details

NCMHA (Brad Lovin) + NC Department of Insurance (Joe Sadler)

NCMHA and the NC Department of Insurance will address construction methods, standards, classification and valuation issues. A box lunch is included. NCMHA supports Day 2 transportation and lunch.

A possible non-CE informational segment with the NC Housing Finance Agency is also being finalized. Watch the NCPAC Weekly News Brief and ncpac.us for updates.

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REASONS TO ATTEND

What You Get for Showing Up

Practical education, direct access to industry experts and a working factory tour you cannot get from a webinar.

14 CE HRS	2 DAYS	50 SEATS
Pending approval. Four CE sessions totaling approximately 14 hours will be submitted to the NC Appraisal Board.	Day 1 classroom CE and networking. Day 2 includes the Champion Homes plant tour and manufactured-housing education.	The charter bus for the Champion Homes tour seats 50. CDA members receive priority, with remaining seats open as space allows.

A few specific reasons this is the conference to make this year:

- ✓ CE that maps to current appraisal work. Contributory value, adjustment support, liability, complaints, risk management and manufactured housing all affect credibility and professional risk.
- ✓ A plant tour you will reference for years. Walking the Champion Homes line in Lillington changes how you see manufactured and modular housing in the field. Most appraisers never get this access.
- ✓ Manufacturers, regulators and industry experts in one program. Champion Homes, NCMHA, the NC Department of Insurance, Scott Cullen and Isaac Peck bring different perspectives to one conference.
- ✓ Transportation, meals and networking are part of the experience, including charter transportation for the plant tour, lunches, dinner and refreshments.
- ✓ Support the work. Your attendance funds NCPAC's advocacy, education, and member communications across North Carolina.

REGISTRATION

Register and reserve your room at ncpac.us/2026-ncpac-conference-sign-up-page.html; please verify your NCPAC membership is current before registering at the member rate.

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WITH GRATITUDE

Thank You to Our 2026 Conference Sponsors

Their support makes the program, the tour and the hospitality possible.

The 2026 NCPAC Annual Conference is made possible by the vendors and partners who invest in North Carolina's appraisal profession. Please take a moment to learn about them at ncpac.us/our-sponsors and thank them when you see them in Holly Springs.

PLATINUM SPONSOR

Freedom Appraise

The first cloud-based appraisal software for real estate appraisers in the United States, offering office management, MLS import, six methods of adjustments, analytics and all major forms. Available in every MLS market in the U.S., with users in all 50 states.

GOLD SPONSOR

OREP

A national provider of errors and omissions (E&O) insurance for real estate appraisers. OREP also publishes Working RE Magazine and provides members with risk-management resources, free appraiser CE and state-board complaint consulting.

SILVER SPONSORS

Farm Credit of NC

Providing land, home and farm loans across North Carolina, Farm Credit finances rural communities and supports the next generation of agriculture through education, events and scholarships.

SFREP (Software for Real Estate Professionals)

Developer of Appraise-It Pro, appraisal form-filling software created by appraisers for appraisers, along with tools including Comp Manager, Image Manager and Sketch-It. SFREP provides phone, email and chat support for appraisers nationwide.

BRONZE SPONSOR

True Footage

An appraisal services and appraiser-technology company offering professional valuation services alongside its appraiser tools TrueTracts, Spark and Synapse for market analysis, trend analysis and adjustment support.

CONFERENCE PARTNER

NC Manufactured & Modular Homebuilders Association (NCMHA)

NCMHA makes Day 2 possible with their support for the Champion Homes plant tour transportation and box lunch, while also bringing the manufactured-housing education block to the program.

This list reflects sponsors confirmed as of publication; additional partners will be recognized as they join. Interested in sponsoring? Tiers and benefits are at ncpac.us/become-a-2026-ncpac-conference-sponsor.

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NC APPRAISAL BOARD UPDATE

Renewal, Rulemaking & the 2026 Cycle

Key updates every North Carolina appraiser needs to know heading into renewal.

The 2026 renewal deadline of June 30, 2026 has now passed. Any trainee or appraiser who did not renew now holds a lapsed registration, license, or certificate and may no longer perform any appraisal work; it is a violation of state law to perform appraisal work when not licensed to do so. Licensees with a lapsed credential may late renew through June 30, 2027 by paying the $200 renewal fee, the $60 National Registry fee (if desired), and a $10-per-month late fee. Licensees completing a late renewal must have completed the 2026–2027 7-Hour National USPAP course prior to late renewing.

NCPAC IS AN APPROVED SPONSOR

NCPAC is listed by the NC Appraisal Board as an approved course sponsor for both the 2026–2027 7-Hour National USPAP CE Course and the Valuation Bias and Fair Housing Laws and Regulations course.

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MANDATORY CE REMINDER

Valuation Bias & Fair Housing: Don't Wait

The requirement (from the NC Appraisal Board):

Effective June 1, 2025, every current trainee, licensee, and certificate holder is required to complete a course which meets the content requirements of the Valuation Bias and Fair Housing Laws and Regulations, as set forth in the Real Property Appraiser Qualifications Criteria. The course must be at least seven hours and shall be completed by May 31, 2027. Please note: Any licensee planning to upgrade on or after January 1, 2026 will be required to complete the eight-hour course (seven hours plus a one-hour exam) in addition to the required qualifying education courses to upgrade. Any courses related to Valuation Bias and Fair Housing Laws and Regulations taken prior to June 1, 2025 do not meet this requirement.

Plan your hours now. The full requirement and any updates are posted by the NC Appraisal Board at ncappraisalboard.org. The Valuation Bias and Fair Housing requirement reinforces the appraiser's responsibility to perform assignments with independence, impartiality, objectivity and freedom from bias. It stands alongside the appraiser's ongoing USPAP obligations for ethics, competency, reporting, scope of work, recordkeeping and public trust. Live education lets you go beyond printed material and work through practical issues: current reporting expectations, fair-housing considerations, review trends and the importance of clear support for assignment results.

> *Waiting until the final weeks before a renewal deadline creates unnecessary scheduling stress, especially for appraisers managing fieldwork, report deadlines, family obligations and travel.*

See Section 10 for the directory of approved North Carolina education providers. **The 2026 Annual Conference in Holly Springs, October 1–2, includes CE sessions (see Section 2). NCPAC's fall class schedule will be announced later this summer.**

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REPORTING ENVIRONMENT

UAD 3.6 & the Changing Report

More structured data, expanded fields, and a different way of presenting your observations.

> *For many appraisers, UAD 3.6 is not simply a form change. It represents a broader shift toward more structured data, expanded reporting fields, updated definitions, and a different way of presenting appraisal observations.*

The shift continues to move through the profession, and the appraisers who prepare now will adjust most smoothly. A practical checklist:

- ✓ Monitor updates from Fannie Mae, Freddie Mac, and your appraisal software provider.
- ✓ Review available UAD 3.6 training materials and sample reports.
- ✓ Confirm whether your software provider has been verified for UAD 3.6 workflows.
- ✓ Pay close attention to how quality, condition, property characteristics, and special features are documented.
- ✓ Begin adapting inspection notes, photo documentation, sketches, data collection, and report-writing workflows.
- ✓ Do not wait until the last minute to become familiar with new reporting expectations.

Technology may change how information is entered and transmitted, but it does not replace the appraiser's responsibility to perform credible analysis. NCPAC will continue monitoring UAD 3.6 developments and sharing relevant information through classes, conference programming, the Weekly News Brief, and other communications.

RESOURCE: FANNIE MAE JOB AIDS FOR UAD 3.6

Fannie Mae has released three job aids to help appraisers complete the new URAR: Lessons Learned (practical examples for the new form), Photo and Image Requirements (required, conditionally required, and optional photos), and ANSI Reporting Requirements (documenting the area breakdown). Find all three at singlefamily.fanniemae.com.

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2026 MARKET UPDATE

Volume, Waivers & PDCs

Where the market sits, and what it means for how you position your services.

The latest AEI Housing Center data, covering March 2026 originations, gives a clear read on how appraisal waivers and the GSE property-data programs are trending. The headline: waivers remain well off their pandemic peak, and full appraisals still dominate.

Waivers steady, well below the peak. The combined GSE appraisal-waiver share stood at 28% in March 2026, up modestly from the prior month but down 21 points from the series peak in March 2021. By guarantor, Fannie was at 25% (down from 50% in March 2021) and Freddie at 32% (down from 48%). The recent uptick is driven mainly by higher waiver rates within each loan purpose, combined with a modest shift toward refinance activity, where waivers are more common. Waivers cluster around lower-risk, standardized transactions, and they reduce demand at the margins without eliminating the need for appraisers. What they reinforce is the value of positioning your services where automation falls short: market nuance, property complexity, adjustment support, and accountability.

Property-data programs remain a small share. Fannie's Value Acceptance + Property Data program (VA+PD) ran 2.7% of Purchase loans, 6.3% of Cash-Out, and 2.8% of No Cash-Out loans in March 2026. Full appraisals remain dominant across every loan purpose. The programs are growing but are far from a large-scale replacement, with the limits appearing to be less about policy restraint and more about operational friction and lender risk tolerance.

What it means for your practice. Appraisers cannot control interest rates, affordability, or GSE waiver policy. What we can control is how we respond: better data, sharper analysis, and positioning our work where automated valuation falls short. The waiver data tracks whether a waiver was used, not its accuracy, which is precisely the gap a credible appraiser fills.

Source: AEI Housing Center, Prevalence of GSE Appraisal Waivers, March 2026 originations. For detailed and historical data, see the AEI Housing Center website.

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INDUSTRY CALENDAR

Upcoming Appraisal Industry Meetings

Stay engaged with the regulatory and standards-setting activity that affects your practice.

NC APPRAISAL BOARD — 2026 MEETING SCHEDULE

August 11	Board office, Raleigh, 9:00 am
October 6	Board office, Raleigh, 9:00 am
December 8	Board office, Raleigh, 9:00 am

Check the NC Appraisal Board meeting page for official agendas, minutes, virtual access details, and any schedule changes.

NATIONAL & REGIONAL INDUSTRY MEETINGS (2026)

Upcoming meetings of the bodies that shape appraisal standards, qualifications, and regulation. Confirm dates and access with each host before making plans.

Standards & Qualifications — The Appraisal Foundation

Fall TAFAC / CARE Public Meeting — November 2–3, 2026. Public advisory meeting on standards, AQB criteria, and residential-equity initiatives (TAFAC and CARE).

Fall AQB Public Meeting (Virtual) — November 19, 2026, 1:00–2:00 PM ET. Public meeting on AQB criteria and appraiser-qualification topics.

Regulatory — AARO

AARO Fall 2026 Conference — September 28–30, 2026 · Sheraton Sand Key Resort, Clearwater, FL. Appraiser and AMC regulatory compliance and multi-state coordination.

Professional Societies

ASA International Conference 2026 — October 4–6, 2026 · Omni Fort Worth Hotel, Fort Worth, TX. American Society of Appraisers annual conference.

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EDUCATION

Appraisal Classes & Approved Providers

NCPAC classes and a directory of other approved NC education providers.

VALUATION BIAS & FAIR HOUSING — EFFECTIVE JUNE 1, 2025

Every current trainee, licensee, and certificate holder must complete a qualifying 7-hour course by May 31, 2027. Courses taken before June 1, 2025 do not count. Completed as qualifying education (7 hours + 1-hour exam), the requirement is met; thereafter at least 4 hours per CE cycle is required.

NCPAC UPCOMING 2026 CLASSES

The 2026 Annual Conference, October 1–2 in Holly Springs, will feature four CE sessions totaling approximately 14 hours, pending NC Appraisal Board approval. Topics include contributory value, liability and risk management, the Champion Homes plant tour and manufactured-housing construction. **See Section 2.**

OTHER APPROVED EDUCATION PROVIDERS

NCPAC www.ncpac.us 800-310-8860

McKissock www.mckissock.com 800-328-2008

Triangle Appraisal School www.triangleappraisalschool.com 252-291-1200

Hignite Training Service www.hignitetrainingservice.com 252-764-0107

Appraisal Institute NC Chapter www.ncappraisalinstitute.org 336-297-9511

American Society of Farm Managers & Rural Appraisers www.asfmra.org 303-758-3513

Appraiser eLearning www.appraiserelearning.com 615-965-5705

Always confirm course approval, delivery format, dates, fees, and whether the course satisfies North Carolina requirements before registering.

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MEMBER BENEFITS & CAREER RESOURCES

Your Membership & the NCPAC Job Board

Everything your membership unlocks — and how to use it.

Weekly News Brief	**Live CE Courses**
A curated summary of federal, state, and appraisal-related developments: regulatory updates, GSE announcements, NC Board activity, and more.	Authorized NC continuing education provider with live classes statewide. Member discounts apply.

Mentorship Program Support for trainees, newer appraisers, and practitioners. Contact ncpac@live.com to participate.	**CDA Designation** Coalition Designated Appraiser pathway for residential and commercial appraisers.

OREP E&O Enhancement Additional $50,000 in discrimination-claim coverage at no extra cost through the OREP E&O program.	**National & State Representation** TAFAC, NAA, NC Appraisal Board, and NC Legislature. Your voice at the table.

NCPAC JOB BOARD — ACTIVE & GROWING

The NCPAC job board is one of the most active member benefits, currently carrying more than 60 listings statewide — trainees seeking supervisors, appraisers seeking firms, and firms seeking candidates across every region of North Carolina. Active members may post free; contact ncpac@live.com to submit a listing.

A SAMPLE OF CURRENT OPENINGS

Firm	Certified residential appraisers — Wake, Chatham, Durham, Franklin, Granville, Johnston (McNamara & Co.)
Firm	Commercial appraisal trainee and MAI commercial appraiser — Charlotte (Zawtocki Munn, LLC)
Firm	Certified appraiser — Robeson and Bladen counties (NC Realty Services)
Firm	Certified appraisers — Charlotte and surrounding areas (Piedmont Appraisers)
Intern	Appraiser intern — Raleigh / Greenville / Fayetteville / Lumberton (AgCarolina Farm Credit)
Trainees	Dozens of trainees statewide seeking supervisors — from the mountains to the coast

Listings shown are a sample. See the full, current board with contact details at **ncpac.us/ncpac-member-job-postings**. *Posting requires active NCPAC membership.*

Membership matters because it allows NCPAC to keep advocating, educating, communicating, and responding when issues arise. **Join or renew at ncpac.us/membership.**

The ***Scope***

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