

## **REGULATIONS FOR THE SUBMITTAL OF APPRAISAL REPORTS TO THE STATE OF CALIFORNIA FOR ACQUISITION OF CONSERVATION LANDS**

Appraisal reports prepared for the acquisition of any land or interest therein by or with funding from an “acquisition agency” as defined in Public Resources Code Section 5096.501 (a) must conform to the following minimum standards in order to be considered for Appraisal Review by the State.

1. Appraisal reports shall be prepared by, and include a signature by an appropriately Licensed or Certified Real Estate Appraiser in good standing. (Pursuant to Part 3, commencing with Section 11300 of Division 4 of the Business and Professions Code, and The California Code of Regulations Section 3701).
2. Appraisal reports shall include descriptive photographs and maps of sufficient quality and detail to clearly depict the subject property and any market data relied upon, including the relationship between the location of the subject property and the market data.
3. Appraisal reports shall include a complete description of the subject property land, site characteristics and improvements. Valuations based on a property’s development potential shall include:
  - verifiable data on the development potential of the land (e.g. Certificate of Compliance, Tentative Map, Parcel Map, Final Map)
  - a description of what would be required for a development project to proceed.
4. Appraisal reports shall include a statement by the appraiser indicating to what extent land title conditions were investigated and considered in the analysis and value conclusion.
5. Appraisal reports shall include a discussion of implied dedication, prescriptive rights or other unrecorded rights (Civil Code Sec. 801-813, 1006-1009) that may affect value. Indicating the extent of investigation, any knowledge of, or observation of conditions that might indicate evidence of public use.
6. Appraisal reports, or portions thereof, concluding other than nominal value for specialty interests, including but not limited to timber, minerals, or carbon credits, shall be prepared and signed by a certified or registered professional qualified in the field of specialty interest.