Appraisal Institute Hot Topic Archive

Liability Issues for Appraisers
Valuation of Contaminated Properties
Appraising in Declining Markets
Appraising in Litigation
Commercial Real Estate Workouts

If you have questions about any of these resources, please contact the Lum Library at (312) 335-4467 or ailibrary@appraisal institutes.org.

View all the Hot Topics on the Appraisal Institute website at http://www.appraisalinstitute.org/professional-practice/hot-topics/
Liability Issues for Appraisers

Liability Reports - For Appraisal Institute Members, Candidates, Practicing Affiliates and Affiliates Only
Published by Peter Christensen, General Counsel, LIA Administrators & Insurances Services, Liability Reports are designed to keep Appraisal Institute Members, Candidates, Practicing Affiliates and Affiliates informed of today's liability issues for appraisers. Read Peter's bio here

Most appraisers give careful thought to the statements, limiting conditions and other terms contained in their reports. Unfortunately, appraisers defending themselves against lawsuits are often shocked by the ease with which courts ignore their carefully crafted language.

The FDIC is currently the single biggest source of liability claims against appraisers based on the number of demand letters and lawsuits in 2009-2010.

Claim Alert Newsletters, LIA Administrators & Insurance Services

Articles from the Lum Library

- Coleman, "A Picture can be Worth a Thousand Words," Valuation Insights & Perspectives, First Quarter 1998: 35.
- Gaglione and Coleman, "Real Estate Scams: Don't be the Next Victim!," Valuation Insights & Perspectives, Fourth Quarter 1998: 46.
• Wiley & Gaglione, "Appraising after a Natural Disaster," *Valuation Insights & Perspectives*, Fourth Quarter 2005: 44.

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Valuation of Contaminated Properties

Articles from the Lum Library


**AI Books**
• Environmental and Legal Issues Specialty Book Package

**AI Courses/Seminars**
• Analyzing the Effects of Environmental Contamination on Real Property

**Internet Resources**
• Contaminated Land - US EPA Report on the Environment

**Additional Reading**
**NOTE: Links are accessible to Designated members only**
Appraising in Declining Markets

Articles from the Lum Library


AI Education Material

- Retail Case Study and Land Residual Technique," Excerpt from *Appraising Distressed Commercial Real Estate: Here We Go Again*, Seminar Handbook, Appraisal Institute, 2009.

AI Courses/Seminars

Commercial

- Analyzing Distressed Real Estate (online only)
- Appraising Distressed Commercial Real Estate: Here We Go Again (classroom only)

Residential

- Appraisal Challenges: Declining Markets and Sales Concessions (classroom and online available)
- REO Appraisal – Appraisal of Residential Property for Foreclosure and Preforeclosure (classroom only)
- Residential Appraisal Update 2010: Staying Competent in a New Decade (classroom only) - Half-day morning session
- Residential Appraisal Update 2010: Staying Competent in a New Decade (classroom only) - Half-day afternoon session
Al Webinar Recordings
- Appraising Distressed Commercial Real Estate: Here We Go Again (recorded November 12, 2008)
- Residential Development: Valuation Trends, Issues and Challenges (recorded October 28, 2009)

AI Communities of Practice
- Appraising in Declining Markets Community - An online forum in which members of the Appraisal Institute can discuss the tools, resources and procedures used in valuing real estate during a significant market downturn.

AI Guide Notes

Internet Resources
- "Making Sense of the Nonsense: Providing Credible Appraisals in a Declining Market" Appraisal Institute

Additional Reading
NOTE: Links are accessible to Designated members only
- Berry, "Why Servicers May Bite the Bullet this Year," American Banker, January 19, 2010: 1.
- Vogel, "Forces that Are Changing REITs Forever," Real Estate Finance, October 2009: 3.
Appraising in Litigation

Articles from the Lum Library

- Smith, "To Whom are Appraisers Liable?," The Appraisal Journal, April 2001: 190.

AI Books


AI Education Material


AI Courses/Seminars

Litigation Certificate of Completion Program

- The Appraiser as an Expert Witness: Preparation and Testimony (classroom only)*
- Condemnation Appraising: Principles & Applications (classroom only)*
- Litigation Appraising: Specialized Topics and Applications (classroom only)*

* Earn a Certificate of Completion for successfully passing the exams for these three courses! Learn more.
Other Related Classes
- Eminent Domain and Condemnation (online only)
- Litigation Skills for the Appraiser: An Overview (classroom only)

Internet Resources
- JurisPro Expert Witness Directory Discount for AI Members, Candidates, Practicing Affiliates and Affiliates

Additional Reading
NOTE: Links are accessible to Designated members only
- Perry, "May it Please the Court...," Accounting Technology, October 2005: 8.
Commercial Real Estate Workouts

Articles from the Lum Library

Internet Resources
- Policy Statement on Prudent Commercial Real Estate Loan Workouts - FDIC

Additional Reading
NOTE: Links are accessible to Designated members only