



**Department of Veterans Affairs  
Regional Office  
1240 East Ninth Street  
Cleveland, OH 44199**

October 24, 2007

In Reply Refer To: 325/26  
Information Letter 26-07-07

**TO: ALL VA PROGRAM PARTICIPANTS**

**SUBJ: REVISED SCHEDULE OF MAXIMUM VA APPRAISAL FEES FOR DELAWARE, INDIANA, MICHIGAN, NEW JERSEY, OHIO, AND PENNSYLVANIA**

1. **PURPOSE:** The following appraisal fees and compliance inspection fees are in effect for Delaware, Indiana, Michigan, New Jersey, Ohio, and Pennsylvania. The revised fees apply to all appraisals ordered on or after November 1, 2007.

**2. INDIVIDUAL APPRAISAL FEES:**

	Single Family	Two-Four Family	Condominium	Manufactured Home On Permanent Foundation
Indiana	\$300.00	\$450.00	\$325.00	\$300.00
Michigan	\$300.00	\$450.00	\$325.00	\$300.00
Ohio	\$300.00	\$450.00	\$325.00	\$300.00
Pittsburgh	\$300.00	\$450.00	\$325.00	\$300.00
Philadelphia/Delaware	\$325.00	\$450.00	\$325.00	\$325.00
New Jersey	\$325.00	\$475.00	\$325.00	\$325.00

**3. LIQUIDATION APPRAISAL FEES:**

	Single Family	Two-Four Family	Condominium	Manufactured Home On Permanent Foundation
Indiana	\$325.00	\$475.00	\$350.00	\$325.00
Michigan	\$325.00	\$475.00	\$350.00	\$325.00
Ohio	\$325.00	\$475.00	\$350.00	\$325.00
Pittsburgh	\$325.00	\$475.00	\$350.00	\$325.00
Philadelphia/Delaware	\$350.00	\$475.00	\$350.00	\$350.00
New Jersey	\$350.00	\$500.00	\$350.00	\$350.00

4. **CHANGES FOR PENNSYLVANIA:** Please note that the Philadelphia jurisdiction (including Delaware) and the Pittsburgh jurisdiction no longer have similar fees for Single Family and Manufactured Homes. Please refer to Attachment A for a county breakdown for each jurisdiction in Pennsylvania.

5. **COMPLIANCE INSPECTION FEE AND REPAIR CERTIFICATION FEE:** In accordance with Circular 26-06-01, dated February 15, 2006, compliance inspections are no longer required for proposed or under construction properties. They are still required for Specially Adapted Housing (SAH) construction or remodeling. The fee for a repair/alteration inspection requested by a lender or SAH compliance inspection is \$100.00 for all jurisdictions.

**6. LATE CHARGES:** Lenders and other appraisal requesters should note that VA Form 26-1805-1 (Request for Determination of Reasonable Value) states:

*“On receipt of a ‘Certificate of Reasonable Value’ or advice from the Department of Veterans Affairs that a ‘Certificate of Reasonable Value’ will not be issued, we agree to forward to the appraiser the approved fee for which we are holding for this purpose.”*

Appraisers and other fee personnel are authorized to collect a reasonable late charge for fees that are not paid promptly. Reasonable “late charges” are defined as no greater than \$15.00 per month after 60 days have elapsed from the date of billing. Further, in those cases where VA has documented evidence of non-compliance with this policy, fee appraisers may be given authorization to collect their fee prior to the performance of the appraisal. **Late charges are not to be charged to the veteran.**

Appraisers and other fee personnel are not authorized to delay or withhold new assignments because of fees that are not paid promptly.

**7. TRAVEL OUTSIDE OF ASSIGNED COUNTIES:** A \$20.00 fee as compensation for travel will be allowed where the appraiser or compliance inspector is required to appraise or inspect an individual property in a county other than the county or counties where they have been authorized to receive appraisal assignments on the standard VA rotation basis. VA must authorize the appraiser or compliance inspector to travel outside of the assigned county or counties. Appraiser examples: 1) Counties A, B, and C are assigned to you by VA as your territory as shown in The Appraisal System (TAS). You are not allowed to charge an additional \$20.00 fee for appraisals or inspections completed on properties located in counties A, B, or C. 2) Counties A, B, and C are assigned to you by VA as your regular territory as shown in TAS. VA assigns a case to you in county D. You are allowed to collect an additional \$20.00 fee.

**8. RESCISSIONS:** This information letter rescinds Cleveland Informational Letter 26-03-01, dated January 3, 2003.

**9. QUESTIONS?** Questions concerning this fee schedule may be directed to the Construction and Valuation Section by e-mail at [325cnv@vba.va.gov](mailto:325cnv@vba.va.gov) or by telephone at 1-800-729-5772. Please feel free to contact Ms. Monica Greiner, Valuation Officer (x3970) or Assistant Valuation Officers Ms. Holly Barnett-Reba (x3975) or Mr. Joe Major (x3974) with any questions or concerns you may have.

Thank you for your continued participation in our VA Loan Guaranty program.

/s/

JENNIFER R. NADIAK  
Acting Loan Guaranty Officer

**Attachment A**  
**Information Letter 26-07-07**  
**Listing of Counties for Pennsylvania Jurisdictions**

<b>Pennsylvania Counties Under <b>Pittsburgh</b> Jurisdiction (11-11-X-XXXXXXX)</b>	<b>Pennsylvania Counties Under <b>Philadelphia</b> Jurisdiction (10-10-X-XXXXXXX)</b>	<b>Delaware Counties Under <b>Philadelphia</b> Jurisdiction (10-10-X-XXXXXXX)</b>
Allegheny	Adams	Kent
Armstrong	Berks	New Castle
Beaver	Bradford	Sussex
Bedford	Bucks	
Blair	Cameron	
Butler	Carbon	
Cambria	Centre	
Clarion	Chester	
Clearfield	Clinton	
Crawford	Columbia	
Elk	Cumberland	
Erie	Dauphin	
Fayette	Delaware	
Forest	Franklin	
Fulton	Juniata	
Greene	Kent	
Huntingdon	Lackawanna	
Indiana	Lancaster	
Jefferson	Lebanon	
Lawrence	Lehigh	
McKean	Luzerne	
Mercer	Lycoming	
Somerset	Mifflin	
Venango	Monroe	
Warren	Montgomery	
Washington	Montour	
Westmoreland	Northampton	
	Northumberland	
	Perry	
	Philadelphia	
	Pike	
	Potter	
	Schuylkill	
	Snyder	
	Sullivan	
	Susquehanna	
	Sussex	
	Tioga	
	Union	
	Wayne	
	Wyoming	
	York	