

115TH CONGRESS
2D SESSION

S. 3552

To amend the Small Business Act to adjust the real estate appraisal thresholds under the 7(a) program of the Small Business Administration to bring those thresholds into line with the thresholds used by the Federal banking regulators, and for other purposes.

IN THE SENATE OF THE UNITED STATES

OCTOBER 5, 2018

Mr. RISCH introduced the following bill; which was read twice and referred to the Committee on Small Business and Entrepreneurship

A BILL

To amend the Small Business Act to adjust the real estate appraisal thresholds under the 7(a) program of the Small Business Administration to bring those thresholds into line with the thresholds used by the Federal banking regulators, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “7(a) Real Estate Ap-
5 praisal Harmonization Act”.

1 **SEC. 2. APPRAISAL THRESHOLDS.**

2 Section 7(a)(29) of the Small Business Act (15
3 U.S.C. 636(a)(29)) is amended—

4 (1) by redesignating subparagraphs (A) and
5 (B) as clauses (i) and (ii), respectively, and adjust-
6 ing the margins accordingly;

7 (2) in the matter preceding clause (i), as so re-
8 designated, by striking “With respect to” and insert-
9 ing the following:

10 “(A) IN GENERAL.—With respect to”;

11 (3) in subparagraph (A), as so redesignated—

12 (A) in clause (i), by striking “for more
13 than \$250,000” and inserting “that is in an
14 amount that is greater than the Federal bank-
15 ing regulator appraisal threshold”; and

16 (B) in clause (ii), by striking “for
17 \$250,000 or less” and inserting “that is in an
18 amount that is not more than the Federal
19 banking regulator appraisal threshold”; and

20 (4) by adding at the end the following:

21 “(B) FEDERAL BANKING REGULATOR AP-
22 PRAISAL THRESHOLD DEFINED.—In this para-
23 graph, the term ‘Federal banking regulator ap-
24 praisal threshold’ means the lesser of the
25 threshold amounts set by the Board of Gov-
26 ernors of the Federal Reserve System, the

1 Comptroller of the Currency, and the Federal
2 Deposit Insurance Corporation for when a fed-
3 erally related transaction that is a commercial
4 real estate transaction requires an appraisal
5 prepared by a State licensed or certified ap-
6 praiser.”.

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