

ARIZONA BOARD OF APPRAISAL
SUBSTANTIVE POLICY STATEMENT #7

ADOPTION OF THE 2012-2013 UNIFORM STANDARDS OF PROFESSIONAL
APPRAISAL PRACTICE

This substantive policy statement is advisory only. A substantive policy statement does not include internal procedural documents that only affect the internal procedures of the agency and does not impose additional requirements or penalties on regulated parties or include confidential information or rules made in accordance with the Arizona Administrative Procedures Act. If you believe that this substantive policy statement does impose additional requirements or penalties on regulated parties you may petition the agency under Arizona Revised Statutes §41-1033 for a review of the statement.

The Arizona Board of Appraisal (“Board”) acknowledges that on January 1, 2012, the Appraisal Standards Board’s 2012-2013 edition of the Uniform Standards of Professional Appraisal Practice (“USPAP”) became effective nationwide for all real property appraisals. The Board has initiated the rulemaking process to ensure that its rules reflect the most current edition of the USPAP but as of the effective date of the Substantive Policy Statement, the rulemaking has not concluded. Therefore, the Board publishes this Substantive Policy Statement to notify all license and certificate holders in Arizona that the 2012-2013 USPAP is effective and applicable to real property appraisals conducted in the State of Arizona beginning January 1, 2012 and until such time the 2012-2013 edition is replaced by a more recent edition.

This Substantive Policy Statement shall become effective immediately upon filing with the Secretary of State’s Office.