The RESNET-Appraisal Institute Partnership

Stephen S. Wagner, MAI, SRA, AI-GRS
Appraisal Institute President

RESNET Conference
Feb. 27, 2019
Highlights

• Introduction to AI
• AI’s Green Addendum
• Green and energy-efficient valuation
• HERS Ratings
Introduction to AI
What is the Appraisal Institute?

• Serves the public
• Minimum requirements
• Confers designations
What is the Appraisal Institute?

• Standards and ethics
• Professionalism
• More than 85-year history
• 18,000 professionals
AI’s Green Addendum
• Analyze home features
• Fannie Mae form 1004
• Addendum updates
• Data limitations
• USGBC, NAHB input
• New energy fields
• Solar section
• Value to builders, others
- Alerts lender property is special
- Recognize special features
- Credible value opinion
- Brag sheet
• Standardize the communication of residential high performance features
• Enhance current appraisal forms
• Provide a basis for the comparable sales search
- Rater
- Builder
- Architect
- Owner
- Developer
Green and Energy-Efficient Valuation
Appraisal Institute Green Initiatives

- Appraisal Institute education
- AI books
• Professional development program
• Commercial addendum
Appraisal Institute Green Partnerships

- AI-BCAP partnership
- Institute for Market Transformation
- Build It Green
- Colorado Energy Office
• PV Value
• Sensible Accounting to Value
• U.S. Department of Energy
• Solar PV systems
AI-RESNET Partnership

• Current initiative
• Research and studies
• Joint leadership
AI-RESNET Partnership

- Previous initiatives
- Licensing agreement
Valuation of Sustainable Buildings: Residential

Professional Development Program Registry

NOTE: This Registry lists the names of Designated Members, Candidates, Practicing Affiliates, Affiliates and other individuals not in one such category who have successfully completed (attended and passed the examinations) the courses in this section of the Valuation of Sustainable Buildings Professional Development Program examinations.

There may be other qualified Appraisal Institute Designated members who may handle green/sustainability assignments but have not taken the Valuation of Sustainable Buildings Professional Development Program. Visit the Find an Appraiser directory to find Designated members who have identified green/sustainability as a specialty.

View Program FAQs ›

Please read this notice regarding Professional Development Programs ›

* Has not completed the Residential and Commercial Valuation of Solar course.

Select State/Province ☐ *All
Valuation of Sustainable Buildings: Commercial

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Select State/Province *All
HERS Ratings
HERS Rating and the Valuation Process

- HERS and valuation
- Role of HERS Rating
- Growth in number of HERS Ratings
Hers Rating and the Valuation Process

- RESNET making a difference
- Energy raters
- Quality energy ratings
3-year HERS history

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HERS Rating and the Valuation Process

- Appraisal Institute efforts
- Feedback from instructors
HERS Rating and Market Understanding

- Market needs to understand HERS
- Measure of value
- Populating MLS
- Appraisers and HERS
- Lenders and HERS
• Market education
• Quality control
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