(i) The regulated institution may ask the licensed appraiser to complete the appraisal and have a certified appraiser approve and co-sign the appraisal; or

(ii) The institution may engage a certified appraiser to complete the appraisal.

(e) *Transactions requiring either a State certified or licensed appraiser.* All appraisals for federally related transactions not requiring the services of a State certified appraiser shall be prepared by either a State certified appraiser or a State licensed appraiser.

(f) *Effective date.* Regulated institutions are required to use state certified or licensed appraisers as set forth in this section no later than December 31, 1992, unless otherwise required by law.

[55 FR 33888, Aug. 20, 1990, as amended at 57 FR 9050, Mar. 16, 1992; 59 FR 29501, June 7, 1994]

§ 323.4 Minimum appraisal standards.

For federally related transactions, all appraisals shall, at a minimum:

(a) Conform to generally accepted appraisal standards as evidenced by the Uniform Standards of Professional Appraisal Practice (USPAP) promulgated by the Appraisal Standards Board of the Appraisal Foundation, 1029 Vermont Ave., NW., Washington, DC 20005, unless principles of safe and sound banking require compliance with stricter standards;

(b) Be written and contain sufficient information and analysis to support the institution's decision to engage in the transaction;

(c) Analyze and report appropriate deductions and discounts for proposed construction or renovation, partially leased buildings, non-market lease terms, and tract developments with unsold units;

(d) Be based upon the definition of market value as set forth in this part; and

(e) Be performed by State licensed or certified appraisers in accordance with requirements set forth in this part.

[59 FR 29502, June 7, 1994]

§ 323.5 Appraiser independence.

(a) *Staff appraisers.* If an appraisal is prepared by a staff appraiser, that appraiser must be independent of the lending, investment, and collection functions and not involved, except as an appraiser, in the federally related transaction, and have no direct or indirect interest, financial or otherwise, in the property. If the only qualified persons available to perform an appraisal are involved in the lending, investment, or collection functions of the regulated institution, the regulated institution shall take appropriate steps to ensure that the appraisers exercise independent judgment and that the appraisal is adequate. Such steps include, but are not limited to, prohibiting an individual from performing appraisals in connection with federally related transactions in which the appraiser is otherwise involved and prohibiting directors and officers from participating in any vote or approval involving assets on which they performed an appraisal.

(b) *Fee appraisers.* (1) If an appraisal is prepared by a fee appraiser, the appraiser shall be engaged directly by the regulated institution or its agent, and have no direct or indirect interest, financial or otherwise, in the property or the transaction.

(2) A regulated institution also may accept an appraisal that was prepared by an appraiser engaged directly by another financial services institution, if:

(i) The appraiser has no direct or indirect interest, financial or otherwise, in the property or the transaction; and

(ii) The regulated institution determines that the appraisal conforms to the requirements of this part and is otherwise acceptable.

[55 FR 33888, Aug. 20, 1990, as amended by 59 FR 29502, June 7, 1994]

§ 323.6 Professional association membership; competency.

(a) *Membership in appraisal organizations.* A State certified appraiser or a State licensed appraiser may not be excluded from consideration for an assignment for a federally related transaction solely by virtue of membership or lack of membership in any particular appraisal organization.

(b) *Competency.* All staff and fee appraisers performing appraisals in connection with federally related transactions must be State certified or licensed, as appropriate. However, a

State certified or licensed appraiser may not be considered competent solely by virtue of being certified or licensed. Any determination of competency shall be based upon the individual's experience and educational background as they relate to the particular appraisal assignment for which he or she is being considered.

§323.7 Enforcement.

Institutions and institution-affiliated parties, including staff appraisers and fee appraisers, may be subject to removal and/or prohibition orders, cease and desist orders, and the imposition of civil money penalties pursuant to the Federal Deposit Insurance Act, 12 U.S.C. 1811 *et seq.*, as amended, or other applicable law.

PART 324—AGRICULTURAL LOAN LOSS AMORTIZATION

Sec.
324.1 Authority.
324.2 Definitions.
324.3 Loss amortization and reappraisal.
324.4 Accounting for amortization.
324.5 Eligibility.
324.6 Conditions on acceptance.
324.7 Submission of proposals.
324.8 Revocation of eligibility.
324.9 Other administrative actions.

AUTHORITY: 12 U.S.C. 1823(j), 1819, and 12 U.S.C. 1811–1831.

SOURCE: 52 FR 41968, Nov. 2, 1987, unless otherwise noted.

EFFECTIVE DATE NOTE: At 61 FR 33843, July 1, 1996, Part 324 was removed, effective Jan. 1, 1999.

§324.1 Authority.

This part is issued by the Federal Deposit Insurance Corporation (*Corporation*) pursuant to 12 U.S.C. 1823(j), 1819, and other provisions of the Federal Deposit Insurance Act (12 U.S.C. 1811–31d).

§324.2 Definitions.

For purposes of this part:

(a) *Agricultural Bank* means a state nonmember bank, except a district bank,

(1) The deposits of which are insured by the Corporation;

(2) Which is located in an area of the country the economy of which is dependent on agriculture;

(3) Which has total assets of $100 million or less as of the most recent Report of Condition; and

(4) Which has—(i) At least 25 percent of its total loans in qualified agricultural loans and agriculturally related other property as defined below; or

(ii) Less than 25 percent of its total loans in qualified agricultural loans and agriculturally related other property, but which bank the appropriate state banking authority has recommended to the Corporation and which the Corporation accepts for eligibility under this part or which the Corporation on its own motion deems eligible hereunder.

(b) *Qualified agricultural loan* means—(1) Loans qualifying as *loans to finance agricultural production and other loans to farmers* or as *loans secured by farmland* for purpose of Schedule RC–C of the FFIEC Consolidated Reports of Condition and Income or such other comparable schedule as may be in effect;

(2) Loans secured by farm machinery;

(3) Other loans and leases that a bank proves to be sufficiently related to agriculture for classification as an agricultural loan by the Corporation;

(4) The remaining unpaid balance of any loans as described in paragraphs (b) (1), (2) and (3) of this section that have been charged-off since January 1, 1984, and that qualify for deferral under this regulation.

(c) *Agriculturally related other property* means any property, real or personal, that a bank owned on January 1, 1983, and any such additional property that it acquires prior to January 1, 1992, in connection with a qualified agricultural loan. For purposes of §§324.2(a)(4)(i) and 324.6(d) the value of such property shall include amounts previously charged-off.

(d) *Accepting Official* means the Director, Division of Supervision, or his designees.

[53 FR 22133, June 14, 1988; 53 FR 36963, Sept. 23, 1988, as amended at 60 FR 31384, June 15, 1995]