



## Utah Quality Growth Commission LeRay McAllister Critical Land Conservation Fund Appraisal Policy

1—**Appraisal Required with Full Application:** As a general rule, an appraisal which is less than one year old should be included with the full application when it is submitted. A full appraisal *must* be submitted prior to receiving funding.

2—**Certified Statement or Estimate of Value Accepted under certain circumstances:** If federal funds are to be used as a match, and if the federal grant cycle requires it, it may be necessary to do an appraisal later in the cycle. In these cases, the Commission will accept a certified statement of value from a Certified Appraiser in place of a full appraisal at the time of submitting the full application. However, the full appraisal will still be required prior to payment of funds.

3—**Applicant is responsible for Estimate of Value:** If a certified statement of value is used, the applicant assumes all risks associated with the estimate of the land's value. The Commission will not increase the requested amount because the appraised value increases. The applicant is also informed that the Commission will reduce the award if the appraised value is lower than the value estimated, and the request is more than 50% of the total appraised value.

4—**Commission may award less than requested:** The Commission reserves the right to reduce the actual amount awarded below the amount requested to improve the leverage, or to fund additional projects, or for any other reason. Applicant should not assume that they will receive the amount requested, and should have a contingency plan in case the award is less than the amount requested.

5—**The final appraisal, or estimate of value, is not required when submitting the pre-application,** but it is preferred so that the viability of the project can be evaluated.