

SUGGESTED PERSONAL PROPERTY COVID-19 STATEMENTS

For Personal Property Appraisal Reports

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The ASA acknowledges the impact that COVID-19 is having on the national and global economies. Appraisers should add language to their reports that recognizes the impact of the situation, and the effect on the assignment results. USPAP does not require a Personal Inspection. It does require that the property's relevant characteristics are identified in order to provide credible assignment results.

INSTRUCTIONS: This is *suggested* language for a Letter of Transmittal and the report narrative discussing property inspections, research, and market analyses. Adjust this wording as necessary for your particular appraisal assignment and location. Also adjust the wording to reflect the effective date of each appraisal and the time period during which you worked on the report. If you use an extraordinary assumption be sure to state it clearly and conspicuously and be sure its use results in a credible analysis. Read the endnotes for important comments about each of the suggested statements below.

Statement Regarding Inspections

The World Health Organization (WHO), the United States Centers for Disease Control and Prevention (CDC), and the State of *(or city or municipality, fill in if appropriate)*¹ have recognized that the world faces a life-threatening pandemic caused by the COVID-19 virus.

Optional Statement For Your Location *(example provided is for the State of California):*

In response to the spread of COVID-19, Governor Gavin Newsom on March 4, 2020, declared a state of emergency in California.²

The WHO declared a world pandemic on March 11, 2020,³ which was followed on March 13, 2020, by President Donald J. Trump declaring a national emergency.⁴

Optional Statement A, includes state information *(California Example):*

Beginning on March 16, 2020, the White House and CDC announced the nation's Coronavirus Guidelines,⁵ and California counties, including Los Angeles, began issuing a shelter-

in-place or stay-at-home order. On March 19, 2020, Governor Newsom issued Executive Order N-33-20, requiring all Californians to stay home, subject to certain limited exemptions.⁶

In compliance with these restrictions, I did not conduct a Personal Inspection of the property that is the subject of this report. *(when applicable)* Alternate methods of information gathering and technologies were used to identify the relevant characteristics of the subject property for this assignment. By using these techniques *and/or (change as appropriate)* technologies, I believe that I have a reasonable basis for providing a credible appraisal.⁷

Optional Statement B:

Beginning on March 16, 2020, the White House and CDC announced the nation's Coronavirus Guidelines.⁸ Following these guidelines, I have chosen not to conduct a Personal Inspection of the property that is the subject of this report. *(when applicable)* By using alternate methods of information gathering and technologies to identify the relevant characteristics of the subject property for this assignment, I believe that I have a reasonable basis for providing a credible appraisal.⁹

Statement regarding possible market conditions and issues. Adjust as necessary depending on the effective date and the date of your report.

(Include for both situations A and B)

This appraisal report was prepared after public awareness that COVID-19 had an effect on residents in the U.S. At the time of this appraisal COVID-19 was beginning *(or was having, depending on your location and timing of your report)* to have widespread health and economic impacts. At the present time my research and market analysis indicates that there is inadequate data to measure the extent of the impact of COVID-19 on the marketplace in which the subject property trades. *(If you believe there is measurable market impact based on your research, this needs to be prominently disclosed in your report acknowledging any effect from the pandemic.)* My analysis and opinion of value for this assignment are therefore based on the data that was

available at the time research was conducted. I make no claim regarding the increase or decrease in value of the subject property at any future date.

See USPAP FAQ #243 for advice regarding the use of an extraordinary assumption when the client provides inspection data.

Language that might be useful for your Limiting Conditions

I did not personally inspect the subject property. This report was prepared during the COVID-19 pandemic when restrictions were imposed that affected the normal course of business. I relied upon the information which you provided to me. I assumed the information provided was correct and accurate. Should this information be false, my opinions or conclusions may be altered.

At all times use critical thinking and adjust language to your personal assignment situation.



¹Include if your state, city or local municipality has implemented safer-at-home restrictions. Not all states have implemented restrictions. Some cities and municipalities implemented earlier restrictions.

²Change with information pertaining to your state. Some states acted more quickly than others.

³<https://www.who.int/dg/speeches/detail/who-director-general-s-opening-remarks-at-the-media-briefing-on-covid-19---11-march-2020>

⁴<https://www.whitehouse.gov/presidential-actions/proclamation-declaring-national-emergency-concerning-novel-coronavirus-disease-covid-19-outbreak/>

⁵https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20_coronavirus-guidance_8.5x11_315PM.pdf

⁶<https://covid19.ca.gov/img/Executive-Order-N-33-20.pdf>. Change to your state as appropriate.

⁷If you cannot reach credible assignment results you must not agree to perform the assignment.

⁸https://www.whitehouse.gov/wp-content/uploads/2020/03/03.16.20_coronavirus-guidance_8.5x11_315PM.pdf

⁹If you cannot reach credible assignment results you must not agree to perform the assignment.

