

Real Estate Appraisal Recovery Account

What is the Recovery Account?

The Real Estate Appraisal Recovery Account provides a limited source of compensation for individuals who have experienced financial losses caused by certain unlawful acts committed by a **California-licensed real estate appraiser**. Eligible applicants may receive reimbursement for actual, direct losses resulting from qualifying appraisal-related misconduct.

Eligibility Requirements

You may be eligible to apply for payment from the Recovery Account if all the following conditions are met:

- You obtained a final judgment, arbitration order or criminal restitution order against a California-licensed real estate appraiser
- The judgment, award or order is based on fraud, misrepresentation, deceit with intent to defraud, or conversion of trust funds arising from appraisal-related services.
- The transaction that resulted in the judgment, award or order involved a **federally related transaction**.
- You made a reasonable search for the licensee's assets, and, if any, a reasonable effort to collect on the judgment, arbitration award or restitution order from those assets to satisfy the judgment before seeking payment from the Real Estate Appraisal Recovery Account.
- The Application for payment is submitted to the Bureau within one year after the judgment, award or order becomes final.¹
- You meet all statutory requirements outlined in Business and Professions Code sections 11411-11419.3.

¹ Those judgments that were entered prior to the Recovery Account becoming effective are exempted from the one-year limitation

What is covered by the Recovery Account?

Recovery Account payments may cover only unpaid actual and direct financial losses. The following cannot be reimbursed:

- Attorneys' fees, court costs, or arbitration fees
- punitive damages
- non-pecuniary damages including inconvenience, aggravation, or emotional distress.

Statutory payment limits apply

- \$50,000 per transaction
- \$250,000 aggregate total per licensee

How to apply?

To request payment from the Recovery Account, applicants must submit a completed application and supporting documentation, including, but not limited to:

- an application (the form that outlines all required information and documentation is available [here](#))
- Evidence that the appraisal services at issue involved a federally related transaction
- Proof of unsuccessful efforts to collect on the judgement, award, or order
- Any additional documentation required by law

Additional Information

For additional information about the Recovery Account or how to file a complaint against licensed real estate appraisers, please visit [California Bureau of Real Estate Appraisers](#) website or contact the Bureau at (916) 552-9000.