

FOREST SERVICE
PACIFIC SOUTHWEST REGION

RECREATIONAL RESIDENCE APPRAISAL
INFORMATION

The Forest Service is in the process of conducting appraisals on recreation residence lots in the Region. In accordance with the Cabin User Fee Fairness Act of 2000 (CUFFA), the appraisals will be prepared by private appraisers under contract to the Forest Service. CUFFA which became effective on May 3, 2006 provides the regulations, directives and appraisal guidelines to follow. A copy of these guidelines was published in the Federal Register on April 3, 2006. As a result, the appraisal cycle has been established to occur every ten (10) years. These appraisals are being done at Forest Service expense. The market value of the lot only, excluding cabin owner-provided improvements, is the basis for the annual fee that is five percent (5%) of the appraised market value of the typical lot.

In the Pacific Southwest Region, there are over 6,000 recreation residences on National Forest System land in California. They are located on every forest with the exception of the Six Rivers. This equates to about 250 tracts with approximately 520+ typical lots needing appraisals.

The appraisals of the typical lots are scheduled to be completed on a forest-by-forest basis throughout the region beginning in 2007 and completing the cycle by 2012. The appraisals of typical lots on the Inyo, Cleveland, Mendocino, Lassen, Los Padres, Plumas, Sequoia, Sierra, and Tahoe National Forests have been completed. Forests scheduled for 2009 are San Bernardino and Stanislaus.

According to the CUFFA rules, if a permit holder disagrees with the appraisal, there is an option to have a second appraisal conducted at the holder's expense using the same standards as the contract appraisal. The holder has 60 days to notify the authorized officer in writing of the holder's intent to obtain a second appraisal report. The holder has one year to prepare, at the holder's expense, a second appraisal report, for Forest Service review, of the typical lot on which the initial appraisal was conducted, using the same date of value as the original appraisal report. The selected appraiser must be approved in advance by the assigned Forest Service review appraiser. The selected appraiser will be required to note any material differences in fact or opinion between the initial appraisal conducted by the agency and the second appraisal.

Contact Kim Brower, Sr. Review Appraiser, at (858) 674-2965 or emailed at kbrower@fs.fed.us for further information.