

## HOUSE BILL No. 1429

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### DIGEST OF INTRODUCED BILL

**Citations Affected:** IC 34-11-2-17.

**Synopsis:** Appraiser statute of limitations. Provides with regard to an appraisal or appraisal service performed after June 30, 2026, a civil action against a licensed or certified real estate appraiser or registered appraisal management company must be commenced not later than: (1) two years after the plaintiff knew or reasonably should have known the facts giving rise to the claim; and (2) not later than five years after the appraisal service date.

**Effective:** July 1, 2026.

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**Smaltz**

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January 8, 2026, read first time and referred to Committee on Judiciary.

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Introduced

Second Regular Session of the 124th General Assembly (2026)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2025 Regular Session of the General Assembly.

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A BILL FOR AN ACT to amend the Indiana Code concerning civil law and procedure.

*Be it enacted by the General Assembly of the State of Indiana:*

1 SECTION 1. IC 34-11-2-17 IS ADDED TO THE INDIANA CODE  
2 AS A NEW SECTION TO READ AS FOLLOWS [EFFECTIVE JULY  
3 1, 2026]: Sec. 17. (a) **This section only applies to an appraisal or**  
4 **appraisal service performed after June 30, 2026.**  
5 (b) **The following definitions apply throughout this section:**  
6 (1) "Appraisal" means a real estate appraisal, appraisal  
7 review, appraisal consulting, or other valuation or valuation  
8 related service performed by a real estate appraiser or an  
9 appraisal management company.  
10 (2) "Appraisal management company" means an appraisal  
11 management company registered under IC 25-34.1.  
12 (3) "Appraisal service date" means the date:  
13 (A) stated on the appraisal report; or  
14 (B) on which an appraisal or appraisal service was  
15 performed or should have been performed under the terms  
16 of the engagement.  
17 (4) "Civil action" means a civil action or proceeding,



1 including a civil action in contract, tort, negligence,  
2 misrepresentation, or consumer protection. However, the  
3 term does not include:

4 (A) a civil action or proceeding based on:

6 (ii) willful misconduct, including deliberate  
7 misrepresentation, concealment, or other intentional  
8 wrongful acts; or

18 (1) knew; or

19 (2) reasonably should have known;

20 the facts giving rise to the claim. However, such a civil action may  
21 not be commenced later than five (5) years after the appraisal  
22 service date.

