

HOUSE BILL No. 1429

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.

Smaltz

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



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.

HOUSE BILL No. 1429

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:

5 (i) intentional fraud; or

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

9 (B) a licensing, disciplinary, or administrative enforcement
 10 action under IC 25-34.1 or any other law.

11 (5) "Real estate appraiser" means a real estate appraiser
 12 licensed or certified under IC 25-34.1.

13 (c) A civil action may not be brought against a real estate
 14 appraiser or appraisal management company for damages or other
 15 relief arising out of, based upon, or relating to an appraisal or
 16 appraisal service unless the civil action is commenced not later
 17 than two (2) years after the date on which the plaintiff:

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.

