



February 6, 2026

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# ENGROSSED HOUSE BILL No. 1429

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DIGEST OF HB 1429 (Updated February 4, 2026 2:53 pm - DI 140)

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

**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 five years after the appraisal service date.

**Effective:** July 1, 2026.

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## Smaltz

(SENATE SPONSORS — ALEXANDER, KOCH, FREEMAN)

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January 8, 2026, read first time and referred to Committee on Judiciary.  
January 22, 2026, amended, reported — Do Pass.  
January 27, 2026, read second time, ordered engrossed.  
January 28, 2026, engrossed. Read third time, passed. Yeas 95, nays 0.

### SENATE ACTION

February 2, 2026, read first time and referred to Committee on Judiciary.  
February 5, 2026, reported favorably — Do Pass.

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EH 1429—LS 7002/DI 87





February 6, 2026

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.

## ENGROSSED 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,**

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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 five (5) years after the appraisal service date.



## COMMITTEE REPORT

Mr. Speaker: Your Committee on Judiciary, to which was referred House Bill 1429, has had the same under consideration and begs leave to report the same back to the House with the recommendation that said bill be amended as follows:

Page 2, delete lines 17 through 20.

Page 2, line 21, delete "not be commenced later".

and when so amended that said bill do pass.

(Reference is to HB 1429 as introduced.)

JETER

Committee Vote: yeas 11, nays 0.

## COMMITTEE REPORT

Mr. President: The Senate Committee on Judiciary, to which was referred House Bill No. 1429, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill DO PASS.

(Reference is to HB 1429 as printed January 22, 2026.)

CARRASCO, Chairperson

Committee Vote: Yeas 10, Nays 0

