

LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS
FISCAL IMPACT STATEMENT

LS 7002
BILL NUMBER: HB 1429

NOTE PREPARED: Jan 4, 2026
BILL AMENDED:

SUBJECT: Appraiser Statute of Limitations.

FIRST AUTHOR: Rep. Smaltz
FIRST SPONSOR:

BILL STATUS: As Introduced

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: State & Local

Summary of Legislation: This bill 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 Date: July 1, 2026.

Explanation of State Expenditures:

Explanation of State Revenues: If there is a reduction in civil actions that occur, revenue from court fees may be impacted. However, any reduction in revenue is expected to be minimal.

[The total fee revenue per case would range between \$100 and \$122. The amount deposited will vary depending on whether the case is filed in a court of record or a municipal court. The following linked document describes the fees and distribution of the revenue: [Court fees imposed in civil, probate, and small claims cases.](#)]

Explanation of Local Expenditures:

Explanation of Local Revenues: If there is a reduction in civil actions that occur, local governments would receive less revenue from court fees.

[If the case is filed in a court of record, the county will receive \$32 and qualifying municipalities will receive a share of \$3. If the case is filed in a municipal court, the county receives \$20, and the municipality will receive \$37. The following linked document describes the fees and distribution of the revenue: [Court fees imposed in civil, probate, and small claims cases.](#)]

State Agencies Affected:

Local Agencies Affected: Trial courts, city and town courts.

Information Sources: Indiana Supreme Court, Indiana Trial Court Fee Manual

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