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# Appraiser Defense, Regulatory Counsel, and Risk Management

## Defense of Appraisers and Valuation Professionals

Appraiser defense counsel is increasingly necessary as appraisers and valuation professionals operate in an environment of heightened legal and regulatory scrutiny. Courts, regulators, and agencies scrutinize real estate valuations in litigation, loan losses, tax disputes, and enforcement actions by state licensing authorities, federal agencies, and government-sponsored enterprises such as Fannie Mae and Freddie Mac. These matters arise across the country, including in complex markets such as New York.

As a result, appraisers, appraisal firms, and the institutions that rely on their work must defend valuation methodology and professional judgment under significant legal pressure.

Our practice focuses on representing appraisers and valuation professionals in these matters. We place particular emphasis on defending appraisal work in litigation and regulatory proceedings. We represent clients in New York and throughout the United States.

We represent appraisers' interests in:

- state appraisal board investigations and disciplinary actions
- civil litigation involving allegations of negligence, misrepresentation, or valuation error
- disputes arising from loan transactions, securitizations, and investor claims
- tax and other government proceedings in which real estate valuation is a central issue

We also advise insurers, financial institutions, and other stakeholders on evaluating and defending claims involving appraisal services.

## Appraiser Defense Counsel in Valuation Disputes

Valuation disputes rarely turn on the final value conclusion alone. Instead, courts, regulators, and opposing experts focus on how the appraisal was developed. This includes comparable selection, adjustment methodology, highest and best use analysis, and compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and applicable statutory requirements.

Active real estate markets often heighten scrutiny of these issues. Our attorneys bring a deep understanding of these technical factors and how courts and regulators evaluate them.

## Litigation, Regulatory, and Disciplinary Matters

We work closely with clients at all stages of a matter. At the advisory stage, we assist appraisal firms, lenders, and other participants in identifying and managing valuation-related risk, including the review of appraisal practices and procedures. When disputes arise, we provide strategic representation to protect our clients' interests in administrative proceedings, court litigation, and parallel regulatory and civil matters.

Government investigations and enforcement actions often arise years after the underlying transaction and can carry significant consequences, including financial exposure, reputational harm, and potential impacts on licensure. Some matters involve legitimate concerns. Others stem from retrospective scrutiny of valuation judgments made under different market conditions. Our role as appraiser defense counsel is to ensure that valuation judgments are evaluated fairly and within the proper professional and legal framework.

## Deep Experience in Appraisal Standards and Valuation Methodology

A defining strength of our practice is our combination of legal and valuation expertise. Our attorneys have decades of experience in litigation involving real estate valuation. They have also played direct roles in developing and overseeing appraisal standards at the highest levels. This includes senior leadership roles within The Appraisal Foundation and global valuation standards organizations.

As a result, we bring credibility not only as advocates, but also as professionals with direct experience in the appraisal discipline.

## New York Metro Representation with Nationwide Reach

We regularly represent clients in the New York metropolitan area and in matters across the United States. Our experience enables us to communicate effectively with regulators, courts, insurers, and opposing experts. We present valuation issues in a clear and defensible manner.

We handle matters where the outcome depends on a sophisticated understanding of both appraisal methodology and litigation strategy. We are well positioned to serve as counsel in complex and high-stakes real estate valuation disputes.