

UAD 3.6 - Key Changes at a Glance

A quick reference for real estate sales professionals. What changed, what’s gone, and what’s new.

• CONDITION & QUALITY RATINGS (C1–C6 / Q1–Q6)

Category	Before UAD 3.6	Under UAD 3.6
Condition ratings	Single overall rating for the whole property	Rated separately for interior and exterior, then reconciled to one overall rating
Quality ratings	Single form-level checkbox (one Q rating per report)	Rated separately for exterior, interior, and per-room details - then reconciled to overall Q rating
C1 definition	New or near-new - no defined age limit	Requires completion within the last 12 months with no physical wear
C2 definition	Previously renovated - vague timeframe	Remodeled to the studs within the past 36 months with no deferred maintenance
Quality basis	Could be influenced by neighborhood norms, price point, or local market	Absolute only - based strictly on materials and craftsmanship, regardless of location or price
Data support	Narrative description in addendum	Must align with discrete structured fields already reported elsewhere in the URAR

• UPDATE & RENOVATION REPORTING

Category	Before UAD 3.6	Under UAD 3.6
Kitchen / Bath updates	“Updated,” “Not Updated,” or “Remodeled” checkboxes - no timeframe required	Must specify update status AND the timeframe in which updates occurred, with condition and brief description per room
Update categories	Three broad labels: Not Updated / Updated / Remodeled	These categories are eliminated - replaced by specific timeframe and condition fields in Kitchen and Bathroom Details sections

• COMPARABLE SALES & MARKET DATA

Category	Before UAD 3.6	Under UAD 3.6
Lookback period	No minimum lookback period formally defined	Minimum 12-month lookback required for comparable sales analysis
Neighborhood section	Dedicated neighborhood analysis section with supply/demand, price trends, marketing time	Neighborhood section eliminated - market data is now embedded within relevant sections throughout the report
Comp inspection	Appraiser required to physically drive by and inspect each comparable from the street	Drive-by inspection of comps is no longer required - photos still required but can be sourced remotely

Additional comps	Appraiser discards comps considered but not used	New section: “Additional Properties Analyzed But Not Used” - appraiser must disclose and explain rejected comps
-------------------------	--	---

• GROSS LIVING AREA (GLA) & MEASUREMENTS

Category	Before UAD 3.6	Under UAD 3.6
GLA reporting	Single GLA figure; calculation methods varied by appraiser	ANSI Z765-2021 measurement standards required; above-grade and non-GLA areas (finished basement, etc.) are separately identified and labeled
Floor plan / sketch	Hand-drawn sketches acceptable; no standardized requirement	Software-generated only - must show exterior footprint and interior layout with room labels. Hand-drawn no longer accepted.
Non-GLA areas	Often lumped into GLA or mentioned in narrative	Explicitly broken out with their own fields - finished below-grade, ADUs, and other structures each tracked separately

• REPORT FORMAT & DELIVERY

Category	Before UAD 3.6	Under UAD 3.6
Form numbers	1004, 1073, 1004C, 2055, etc. - different forms for different property types	All form numbers retired - one dynamic URAR replaces 12 legacy forms. Sections appear/disappear based on property type.
Report length	Typically 4–6 pages	Approximately 25–30 pages due to structured data capture and embedded photos
Delivery format	Single PDF or ENV file	ZIP file containing three components: XML data file + PDF report + images folder
General Addendum	Catch-all addendum at the end of the report for all appraiser commentary	Eliminated - commentary is now embedded within each relevant section of the report
Update / Completion	One form (1004D) handled both appraisal updates and completion verification	Two separate reports: Restricted Appraisal Update Report and Completion Report

• BRAND NEW DATA FIELDS (DID NOT EXIST IN UAD 2.6)

The following categories are entirely new and must now be reported where applicable:

- **Disaster Mitigation:** Documents wildfire-resistant materials, impact-resistant glass, fortified roofs, flood mitigation, storm shutters, and seismic retrofitting.
- **Energy Efficient & Green Features:** Captures solar panels, ENERGY STAR certifications, high-efficiency HVAC, insulation upgrades, and building certifications.
- **Broadband Availability:** Reports internet connectivity characteristics for the property location.

- **ADU Reporting:** Expanded and standardized fields for accessory dwelling units, including those in outbuildings and basements. Policy expanded March 2026.
- **Manufactured Housing Ratings:** C1–C6 and Q1–Q6 condition and quality ratings now apply to manufactured housing - they did not under UAD 2.6.

⚠ Why this matters for agents: The new data fields mean appraisers will ask more questions during inspections. Be prepared to provide documentation on green features, any recent disaster mitigation improvements, and ADU details. Listing agents who keep thorough property records will have a clear advantage.

• QUICK REFERENCE SUMMARY

GONE: Neighborhood section · GLA as a single figure · Drive-by comp inspections · General Addendum · Form numbers (1004, 1073, etc.) · “Updated / Not Updated / Remodeled” checkboxes · Single overall C and Q ratings · Hand-drawn sketches

NEW: 12-month lookback minimum · ANSI Z765 measurement standard · Room-level C & Q ratings · Kitchen/Bath timeframe reporting · C1 = completed within 12 months · C2 = remodeled to studs within 36 months · Disaster Mitigation fields · Green/Energy fields · Broadband field · Software-generated floor plans only · ZIP file delivery · Rejected comps must be disclosed