

FHA's Upcoming Adoption of the Modernized Uniform Appraisal Dataset 3.6

Today, the Federal Housing Administration (FHA) is pleased to announce its adoption of the modernized Uniform Appraisal Dataset (UAD) 3.6 beginning early Spring 2026. Following collaboration with the Government Sponsored Enterprises (GSEs), and the Department of Housing and Urban Development's (HUD) investment in the FHA Catalyst platform during the first Trump Administration, the implementation of this industry-wide initiative will preserve FHA's alignment with the industry and strengthen its collateral risk management capabilities.

The new UAD 3.6 Uniform Residential Appraisal Report (URAR) will replace the current GSE appraisal forms with a single, data-driven, dynamic appraisal report for all residential property types. FHA systems, including the Electronic Appraisal Delivery (EAD) portal, are currently being updated in preparation for the optional Spring 2026 availability for early adopters.

What you need to know:

- In Spring 2026, FHA systems will be updated and ready to support optional deliveries of UAD 3.6 for FHA cases.
- A timeline of the transition plan, updated policies, and technology specifications will be announced later this year.
- The transition period will allow for the delivery of both the current UAD 2.6 and the new 3.6 format.
- FHA is committed to providing stakeholders with reasonable time to develop, test, and prepare their technology solutions before mandatory adoption, recognizing that a longer timeframe is essential to accommodate required technology updates.

FHA roster appraisers need to prepare for this implementation and are encouraged to engage with their appraisal software providers as early as feasible.

Questions regarding FHA's UAD 3.6 transition should be directed to the FHA Resource Center (referenced below).