

BROADCAST DMAS-7

DATE: October 4, 2016

TO: Local directors and Medicaid staff

FROM: Cindy Olson, Eligibility Policy Manager, DMAS

SUBJECT: Appraisals and tax assessed values of non-commercial real property

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Acronyms used in the broadcast:

DMAS – Department of Medical Assistance Services
LDSS – Local departments of social services
VaCMS-Virginia Case Management System

The purpose of this broadcast is to alert LDSS staff to a change in determining the value of real property. This change is effective immediately for all pending and future applications and renewals.

Use of appraisals in lieu of tax assessments in determining the value of non-commercial real property

The 2016 Acts of Assembly, Chapter 780, Item 306.SSS directed DMAS to seek federal authority to permit individuals to use certified appraisals conducted by appraisers licensed by the Virginia Real Estate Appraiser Board as an alternative to the use of the tax assessed value to establish the value of any non-commercial real property for purposes of Medicaid resource eligibility.

Effective immediately, for all covered groups requiring a resource test and for which a valuation of real property is required, individuals may submit a certified appraisal to the eligibility worker to use in lieu of the tax assessed value for determining the value of non-commercial real property. This change is limited to non-commercial real property and cannot be used to determine the value of commercial real property. The cost of the appraisal must be paid by either the applicant/recipient or the individual acting on the applicant or recipient's behalf.

Certified appraisals documenting the value of the property must contain the name and license number of the individual conducting the appraisal, and the VaCMS case comments must contain information about the appraisal, the name of the individual conducting the appraisal, as well as that individual's license number. License validity, if necessary, can be verified through the "License Lookup" tool on the Department of Professional and Occupational Regulation's website at www.dpor.virginia.gov or by calling the Real Estate Appraiser staff at 804-367-2039.

The Medical Assistance Eligibility Manual will be revised to reflect this policy in the next transmittal.

Please contact Susan Hart with any questions about information contained in this broadcast.