



**CIRCULAR NOTE ON GUIDELINES FOR THE REAL ESTATE APPRAISER
ACTIVITY DURING THE STATE OF EMERGENCY IN PORTUGAL
(COVID-19)**

DATE: 30/03/2020

The purpose of this circular note is to issue guidelines for real estate appraisers registered with the CMVM, who provide services to entities in the national financial system (PAI) and to the market following the evolution of the spread of COVID-19 in Portugal, the state of emergency and the recommendations issued by the General Health Directorate (DGS) and the World Health Organisation (WHO).

Thus, the CMVM publishes the following guidelines to be observed by the REV during the state of emergency and 15 days after its termination and shall:

- a) Adopt all measures and guidelines issued by the competent national and international entities, such as the General Health Directorate and the World Health Organisation, namely, with regard to social distancing;
- b) Adopt business continuity policies and procedures, namely, regarding professional practices, ensuring the quality of their services;
- c) Prior to the inspection, inform the entities of the national financial system, by written document, the terms under which the valuation will take place;
- d) Real estate inspections shall continue to take place, and the REV may, in justified and proven cases and to the extent strictly necessary, resort to inspections carried out by third parties, supported by technological alternatives for this purpose, provided that:
 - (i) An explicit agreement is obtained from the beneficiary of the valuation, regarding the assumptions under which the inspection is carried out;
 - (ii) The conditions of the inspection are dictated by the REV and that those conditions are observed by the third party carrying out the inspection;

(iii) The REV documents the referred inspection on a durable medium, including the identification of the third party who carried out the inspection of the real estate and the corresponding date;

(iv) The report and all supporting documentation are kept for a period of at least 2 years;

(v) The validity of the professional indemnity insurance provided for in Article 7 of the Law [1] is not affected under these valuations;

e) Put in writing and include in the valuation report, as an assumption and possible limitation, including its quantification, for the value attributed to the property and the measures adopted, specifically those identified in the previous subparagraph.

Lastly, we inform that the deadline for reporting information to the CMVM provided for in Article 2 of CMVM Regulation No. 1/2017 was extended until 31 May 2020, with successive 1-month extensions until the last day of the month when the state of emergency is lifted.

[1] Law No. 153/2015 of 14 of September