

UAD 3.6: Terminology & Reporting Changes

The Uniform Appraisal Dataset (UAD) 3.6 mandate **takes effect November 2, 2026**. Several familiar terms are being replaced and former UAD abbreviations retired — report writing and internal underwriting language should reflect the new terminology.

Key Terminology Changes

PRIOR TERM (UAD 2.6)

NEW TERM (UAD 3.6)

Arm's length transaction



Typically motivated

Location



Site influence

Neighborhood



Market area

Actual age



Year built

Gross Living Area (GLA)



Finished area above grade

Basement



Below grade

Garage / carport



Vehicle storage

Reporting Guidance

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Comments will be limited, accurate, and assignment-specific
 Expect fewer free-form remarks. Comments will not restate data already in defined fields, contradict a selected field, or use retired terminology. A blank comment field means no explanation was needed — not a missing narrative.
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Unit-count differences will appear in a new row
 On 2–4 unit properties where the subject and comparables differ in unit count, a “Total Units” row appears in the Dwelling(s) section of the sales comparison grid — adjustments are reported there, not in the individual Unit(s) subsections.
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Defined data will replace “Other (Describe)”
 The most representative defined option is selected wherever one exists, so review workflows and automation should key off discrete data rather than ad hoc labels or abbreviations.

Based on Fannie Mae's Appraiser Update newsletter (Originating & Underwriting), July 2026 edition. See the Appraiser Update archive and the Selling Guide Supplement: Uniform Appraisal Dataset (UAD) 3.6 Policy for authoritative requirements.