[Appraiser Name or Company Name]
[Address]
[City, State, Zip Code]
[Phone Number]
[Email]

[Date]

[Client Name]
[Client Address]
[City, State, Zip Code]

Re: Appraisal Report for Property Located at: [Subject Property Address]

Dear [Client Name],

This letter serves as a formal addendum to the appraisal report for the aforementioned property. The purpose of this adjustment is to account for recent changes in local landscaping regulations and zoning ordinances that impact the property's market value.

Regulatory Change Description:
As of [Effective Date of Regulation], the [City/County Name] has implemented new mandates regarding [specific regulation, e.g., water-efficient xeriscaping, tree preservation, or permeable surface requirements].

Impact on Subject Property:
The subject property currently [describe current state, e.g., features non-compliant vegetation or exceeds maximum non-permeable surface limits]. To bring the property into compliance with the new regulations, an estimated cost of $[Amount] is required for [specific work, e.g., sod removal and drought-resistant planting].

Valuation Adjustment:
Based on market data and the principle of contribution, I have applied the following adjustment:

- **Adjustment Type:** Landscaping Regulation Compliance
- **Adjustment Amount:** $[Amount]
- **Rationale:** This adjustment reflects the "cost-to-cure" and the market's preference for properties that already meet local environmental and aesthetic codes.

The final reconciled value of the property, taking this adjustment into account, is now estimated at $[Final Appraised Value].

Please feel free to contact me if you have any questions regarding this adjustment or the methodology used.

Sincerely,

[Signature]
[Appraiser Name]
[License Number]