
VALUER REGISTRATION UNDER INCOME-TAX RULES, 2026
(Section 514)

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1. Introduction

The Income-tax Act, 2025 (Section 514) introduces a mandatory registration system for valuers.

👉 From 01.04.2026, only registered valuers can issue valuation reports for income-tax purposes.

This marks a major shift:

Valuation becomes a regulated profession under Income-tax law

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PART A – BASIC UNDERSTANDING

Q1. What is Section 514?

Only registered valuers can perform valuation for tax purposes.

Q2. Is this same as IBBI Registered Valuer?

❌ No

- IBBI → Companies Act
- Income-tax → Separate system

👉 Even IBBI valuers must register again

Q3. How many types of assets?

There are 10 asset classes, including:

- Land & Building
- Plant & Machinery
- Shares & Securities
- Agricultural land
- Jewellery, etc.

Q4. Who can apply?

- Qualified professionals
- Independent (not employed)
- Experienced valuers

Q5. Authority for registration

- Chief Commissioner / Director General of Income-tax

PART B – QUALIFICATION

Q6. Qualification for Immovable Property Valuer

👉 As per Rule 247

✔ Option 1

- B.E. Civil / Architecture
- 10 years experience

✔ Option 2

- With PG in valuation
- 3 years experience

👉 **Important clarification:**

B.E. with 5 years is NOT sufficient → minimum 10 years required

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Q7. Recognised Universities

- UGC approved
- AIU recognised (foreign)

Q8. Can employed persons apply?

❌ No – must be independent

PART C – WEALTH TAX VALUERS (IMPORTANT)

Q9. Status of existing valuers

👉 As per rules

- Continue as valuers
- Must apply before 30.09.2026
- No application fee
- Must pass exam later

PART D – APPLICATION PROCESS

Q10. Application form

👉 Form 169

Q11. Process (Simple Steps)

1. **Login to portal**
2. **Fill Form 169**
3. **Select asset class**
4. **Upload documents**
5. **Declaration**
6. **Pay fee (₹10,000)**
7. **Submit**

👉 **Approval within 6 months**

Q12. Documents required

- **Qualification**
- **Experience**
- **Identity**
- **Declaration**

Q13. Portal opening

Expected from April 2026

PART E – FEES

Q14. Registration fee

- **₹10,000 (one-time)**
- **Not annual**

Q15. Valuation fees

👉 **As per Rule 248**

- **Minimum: ₹5,000**
- **Maximum: % basis**

PART F – EXAMINATION

Q16. Is exam compulsory?

✓ Yes

Q17. Who conducts exam?

Government / CBDT

Q18. If exam not passed?

✗ Registration cancelled

PART G – REVIEW & CONTROL

Q19. Will review be done yearly?

✗ No

👉 As per Rule 249(3)

Review will be done once in 5 years

PART H – VALUER MEMBER CONCEPT (VERY IMPORTANT)

Q20. What is "Valuer Member"?

👉 Means:

Member of a Registered Valuers Organisation (RVO)

(e.g., IOV Registered Valuer Foundation)

Q21. Is RVO membership compulsory?

❌ **No**

✔ **It is only disclosure in Form 169**

Q22. Primary Member vs Registered Valuer

Primary Member	***Registered Valuer***
Membership only	Legal authority
No exam	Exam required
Cannot sign valuation legally	Can sign legally

Q23. Correct understanding

Membership	≠	License
Registration	=	Legal authority

PART I – PROFESSIONAL DUTIES

Q24. Duties of valuer

- True & fair valuation
- No conflict of interest
- Follow format (Form 170)
- Maintain records

Q25. Can any assignment be accepted?

❌ No – avoid conflict

PART J – PRACTICAL QUESTIONS

Q26. Is Form 169 asking RVO membership compulsory?

❌ No

✓ Only disclosure (Yes/No must be filled)

Q27. What happens if unregistered person values?

👉 Report may be rejected

Q28. What to do now?

- Prepare documents
- Track portal updates
- Get ready for exam
- Apply early

FINAL CONCLUSION

The new system ensures:

✓ Professional discipline

✓ Standard valuation

✓ Transparency

✓ Accountability

“Under Income-tax Rules 2026, valuation is no longer a routine practice—it is a regulated profession requiring qualification, registration, and accountability.”