



# Guide Update 21-16: Environmental Database Review

Effective: 11/19/21  
Retired: 07/13/23

## Summary of Changes

### HIGHLIGHTS

**Effective for Mortgage Loans Committed on or after November 19, 2021**, the criteria for determining when to obtain a new Environmental Site Assessment (ESA) was updated in

- Part III, Chapter 14: Supplemental Mortgage Loans, and
- Part III, Chapter 18: Choice Refinance Loans.

### Primary Changes

A new Phase I ESA is not required if an Environmental Professional performs an environmental database review and identifies no

- potential environmental concerns (as defined in ASTM E1528 Standard Practice for Limited Environmental Due Diligence: Transaction Screen), or
- adverse conditions requiring further due diligence.

### Questions

Please contact Tammy Romero at (202) 752-7533, or [tammy\\_romero@fanniemae.com](mailto:tammy_romero@fanniemae.com), with any questions.