

Tree Appraisal Techniques and Submission Requirements

Appraisals

The cost to reproduce the functional utility of a tree to a property can include its functional, aesthetic, social, environmental, and economic benefits. An appraisal must be prepared by an ISA Certified Arborist with tree appraisal experience, unless otherwise approved by the Town. Appraisal methods will reference the Guide for Plant Appraisal, 10th Edition (Second Printing) (Council of Tree and Landscape Appraisers) International Society of Arboriculture, 2019. Alternatives may be considered at the discretion of the Town. Appraisals will be conducted prior to any removals or damage.

All appraisals will utilize a “cost to reproduce the tree” approach in generating estimates. This approach is based on the principle of substitution and estimates the cost to replace, repair or reproduce a tree. There are a variety of techniques for determining this. The appropriate technique will be determined through consultation with the Town. Appraisal reports will include a discussion of the technique used and explain how estimates are calculated.

Detailed information regarding appraisal techniques, condition rating criteria, depreciation factors, physical deterioration rating criteria and functional limitation rating criteria is available by contacting the Town.

Tree Appraisal Format and Submission Requirements

The format of an appraisal depends on the scope and nature of the assignment, however, information presented will be clear and concise. An example of a typical Appraisal Report is available by contacting the Town. An Appraisal Report may also be included with the submission of a Tree Inventory, Arborist Report and/or Tree Preservation Plan.

The following information will be included in each report.

- Report author, contact information and certification.
- Date of inspection.
- Background and Assignment Summary, including a general description of the trees, identifying their species, size (DBH), general condition and any visible structural defects or health concerns, as well as their location and any surrounding informing site features, such as overhead wires, structures, roads or sidewalks, etc.
- Overview of the Appraisal Technique (as approved by the Town).
- Conclusions, including results of the appraisal.
- Limits of Assignment.
- References.
- Appraisal Calculations.
- Photographs accompanied by descriptions and labelling of each tree included.
- A plan identifying the location of each tree, their corresponding tree tag number, and /or the location of the sample plots where woodlands are evaluated.

For more information, contact

Planning and Development at 905.430.4306 or planning@whitby.ca