
SUBSTITUTE SENATE BILL 5480

State of Washington

66th Legislature

2019 Regular Session

By Senate Labor & Commerce (originally sponsored by Senators Brown, Conway, Honeyford, and Takko)

1 AN ACT Relating to the renewal of real estate appraiser
2 certificates, licenses, and registrations; and amending RCW
3 18.140.130, 18.140.060, 18.140.160, and 18.140.280.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 18.140.130 and 2005 c 339 s 10 are each amended to
6 read as follows:

7 (1) Each original and renewal certificate, license, or
8 registration issued under this chapter shall expire on the
9 applicant's second birthday following issuance of the certificate,
10 license, or registration.

11 (2) To be renewed as a state-certified or state-licensed real
12 estate appraiser or state-registered appraiser trainee, the holder of
13 a valid certificate, license, or registration shall apply and pay the
14 prescribed fee to the director no earlier than one hundred twenty
15 days prior to the expiration date of the certificate, license, or
16 registration and shall demonstrate satisfaction of any continuing
17 education requirements.

18 (3) If a person fails to renew a certificate, license, or
19 registration prior to its expiration and no more than one year has
20 passed since the person last held a valid certificate, license, or
21 registration, the person may obtain a renewal certificate, license,

1 or registration by satisfying all of the requirements for renewal and
2 paying late renewal fees.

3 ~~((The director shall cancel the certificate, license, or
4 registration of any person whose renewal fee is not received within
5 one year from the date of expiration. A person may obtain a new
6 certificate, license, or registration by satisfying the procedures
7 and qualifications for initial certification, licensure, or
8 registration, including the successful completion of any applicable
9 examinations.))~~

10 (4) (a) If a person's certificate, or license is not renewed
11 within one year after the expiration date of the certificate or
12 license, the director must place the certificate or license in
13 inactive status.

14 (b) A state-licensed real estate appraiser, state-certified
15 residential real estate appraiser, or state-certified general real
16 estate appraiser whose certificate or license is placed in inactive
17 status may, within eight years of placement in inactive status, apply
18 for reinstatement of the certificate or license if he or she has:

19 (i) Maintained continuing education requirements while inactive;

20 (ii) Successfully completed the uniform standards of professional
21 appraisal practice fifteen-hour class within one hundred eighty days
22 before reinstatement; and

23 (iii) Paid a fee established by the director.

24 (c) A state-registered trainee real estate appraiser registration
25 that has expired may not be reinstated. The trainee must reapply with
26 the director for a new registration and pay a fee established by the
27 director. Any required class hours, as provided in rule, taken to
28 acquire the registration remains acceptable for a period of five
29 years from the date class hours were taken and will not be required
30 to be retaken, except that if the uniform standards class hours are
31 more than two years from the date of the application for
32 reinstatement, those class hours must be retaken.

33 (d) The director must cancel a license or certificate that is not
34 renewed or reinstated within eight years of that license or
35 certificate's expiration.

36 **Sec. 2.** RCW 18.140.060 and 2005 c 339 s 5 are each amended to
37 read as follows:

38 (1) Applications for examinations, original certification,
39 licensure, or registration, ~~((and))~~ renewal certification, licensure,

1 or registration (~~shall~~), and the reinstatement of a certificate,
2 license, or registration must be made in writing to the department on
3 forms approved by the director. Applications for original and renewal
4 certification, licensure, or registration (~~shall~~) or the
5 reinstatement of a certificate or license must include a statement
6 confirming that the applicant (~~shall comply~~) is in compliance with
7 applicable rules and regulations and that the applicant understands
8 the penalties for misconduct.

9 (2) The appropriate fees (~~shall~~) must accompany all
10 applications for examination, reexamination, original certification,
11 licensure, or registration, (~~and~~) renewal certification, licensure,
12 or registration, and the reinstatement of a certificate or license.

13 **Sec. 3.** RCW 18.140.160 and 2007 c 256 s 1 are each amended to
14 read as follows:

15 In addition to the unprofessional conduct described in RCW
16 18.235.130, the director may take disciplinary action for the
17 following conduct, acts, or conditions:

18 (1) Failing to meet the minimum qualifications for state
19 certification, licensure, or registration established by or pursuant
20 to this chapter;

21 (2) Paying money other than the fees provided for by this chapter
22 to any employee of the director or the commission to procure state
23 certification, licensure, or registration under this chapter;

24 (3) Continuing to act as a state-certified real estate appraiser,
25 state-licensed real estate appraiser, or state-registered appraiser
26 trainee when his or her certificate, license, or registration is on
27 an expired or inactive status;

28 (4) Violating any provision of this chapter or any lawful rule
29 made by the director pursuant thereto;

30 (5) Issuing an appraisal report on any real property in which the
31 appraiser has an interest unless his or her interest is clearly
32 stated in the appraisal report;

33 (6) Being affiliated as an employer, independent contractor, or
34 supervisory appraiser of a state-certified real estate appraiser,
35 state-licensed real estate appraiser, or state-registered appraiser
36 trainee whose certification, license, or registration is currently in
37 a suspended or revoked status;

38 (7) Failure or refusal without good cause to exercise reasonable
39 diligence in performing an appraisal practice under this chapter,

1 including preparing an oral or written report to communicate
2 information concerning an appraisal practice; and

3 (8) Negligence or incompetence in performing an appraisal
4 practice under this chapter, including preparing an oral or written
5 report to communicate information concerning an appraisal practice.

6 **Sec. 4.** RCW 18.140.280 and 2005 c 339 s 21 are each amended to
7 read as follows:

8 (1) The director may issue an original registration as a state-
9 registered trainee real estate appraiser, to be valid for a term not
10 exceeding two years together with a maximum of two renewals, which
11 must be completed within seven years from the original date of
12 registration, unless either period is interrupted by service in the
13 armed forces of the United States of America. Only one of the
14 renewals under this subsection may be issued if the trainee has
15 failed to meet qualification standards necessary to take the written
16 examination under RCW 18.140.100.

17 (2) A trainee real estate appraiser may not provide appraisal
18 services other than through and under the direct supervision of a
19 state-certified general real estate appraiser or a state-certified
20 residential real estate appraiser.

--- END ---