

SENATE BILL REPORT

ESB 6284

AS PASSED SENATE, FEBRUARY 8, 1994

Brief Description: Obtaining a real estate broker's or salesperson's license.

SPONSORS: Senators Wojahn, Amondson, Pelz, Winsley, Haugen, Quigley, Drew, Erwin, Spanel, Fraser and Ludwig

SENATE COMMITTEE ON LABOR & COMMERCE

Majority Report: Do pass.

Signed by Senators Moore, Chairman; Prentice, Vice Chairman; Amondson, Deccio, Fraser, McAuliffe, Newhouse, Pelz, Prince, Sellar, Sutherland, Vognild and Wojahn.

Staff: Traci Ratzliff (786-7452)

Hearing Dates: January 25, 1994; January 28, 1994

HOUSE COMMITTEE ON COMMERCE & LABOR

BACKGROUND:

Currently, individuals seeking a real estate broker's license must have completed 90 clock hours of instruction in real estate, including specific course work in brokerage management and real estate law, within five years prior to applying for the license.

Individuals seeking a real estate salesperson's license must have completed 30 clock hours of instruction in real estate fundamentals. In addition, licensed salespersons are required to complete an additional 30 clock hours of real estate courses before renewing his or her license.

The Director of Licensing has the authority to waive the 30-clock hour requirement for certain individuals seeking a new license or seeking to reactivate an inactive license.

SUMMARY:

Individuals seeking a real estate broker's license must complete 120 clock hours of instruction in real estate, including specific course work in brokerage management, real estate law, and business management.

Individuals seeking a real estate salesperson's license must complete a 60-clock hour course in real estate fundamentals. In addition, those seeking their first renewal of a salesperson's license must successfully complete 30 hours of instruction in real estate practices and 30 hours of continuing education courses.

The director's authority to waive the 30-clock hour education requirement for new and inactive licenses is deleted.

Individuals currently holding a salesperson's or broker's license are grandfathered into the new act.

The effective date of this act is July 1, 1995.

Appropriation: none

Revenue: none

Fiscal Note: requested

Effective Date: July 1, 1995

TESTIMONY FOR:

This bill will upgrade the educational requirements for those individuals coming into the real estate profession. It will make sure licensees are properly trained in the increasingly complex real estate industry.

TESTIMONY AGAINST: None

TESTIFIED: Senator Wojahn, prime sponsor; Glen Hudson, Jeff Hines, Bridgett Huffman, Dave Rockwell, WA Assn. of Realtors

HOUSE AMENDMENT(S):

The amended bill allows the director to substitute by rule equivalent educational coursework for the approved broker and salesperson education.