

SENATE BILL REPORT

SB 6506

As Reported By Senate Committee On:
Commerce & Trade, February 5, 2004

Title: An act relating to real estate appraiser employers.

Brief Description: Providing for disciplining real estate appraisers.

Sponsors: Senators Mulliken, Keiser, Hewitt and Franklin.

Brief History:

Committee Activity: Commerce & Trade: 2/5/04 [DP].

SENATE COMMITTEE ON COMMERCE & TRADE

Majority Report: Do pass.

Signed by Senators Honeyford, Chair; Hewitt, Vice Chair; Franklin, Keiser and Mulliken.

Staff: John Dziedzic (786-7784)

Background: Only a person who is certified or licensed by the Department of Licensing (DOL) may receive compensation for a real estate appraisal or an appraisal review.

There are two classes of state-certified appraisers: (a) a person qualified to develop appraisals regardless of type, value or complexity (state certified general real estate appraiser) and (b) a person qualified to develop appraisals of residential property of one to four units regardless of value or complexity (state certified residential real estate appraiser). Only a state-certified appraiser may designate an appraisal as a certified appraisal.

A state-licensed real estate appraiser is qualified to develop appraisals regarding a limited range of one-to-four unit residential properties and nonresidential properties, as specified by rule.

Among the grounds for which a state-certified or state-licensed appraiser can be disciplined by DOL is when the appraiser is employed by or contracting with another state-certified or state-license appraiser when the employing appraiser's certificate or license has been revoked.

Summary of Bill: An employee or independent contractor cannot be disciplined for affiliating with an appraiser whose certificate or license has been revoked.

A state-certified or state-licensed appraiser can be disciplined for being an employer or supervisory appraiser of a state-certified or state-licensed appraiser whose certification or license is in a suspended or revoked status.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: June 1, 2004.

Testimony For: None.

Testimony Against: None.

Testified: No one.