

SENATE BILL REPORT

SB 6251

As Reported by Senate Committee On:
Commerce & Labor, February 3, 2014

Title: An act relating to creating an inactive certification, license, or registration status for real estate appraisers.

Brief Description: Creating an inactive certification, license, or registration status for real estate appraisers.

Sponsors: Senators Roach, Conway and Tom.

Brief History:

Committee Activity: Commerce & Labor: 1/31/14, 2/03/14 [DP, DNP].

SENATE COMMITTEE ON COMMERCE & LABOR

Majority Report: Do pass.

Signed by Senators Braun, Vice Chair; Conway, Ranking Member; Hasegawa, Hewitt, King and Kohl-Welles.

Minority Report: Do not pass.

Signed by Senator Holmquist Newbry, Chair.

Staff: Jessica Stevenson (786-7465)

Background: The Certified Real Estate Appraiser Act governs the certification, licensing, and registration of real estate appraisers. To become certified, licensed, or registered, a person must pay the fees and comply with the education, experience, and examination requirements set by the Department of Licensing (DOL). The certification, license, or registration expires on the person's second birthday following the issuance. Renewal requires the person to complete continuing education requirements, pay the renewal fee, and apply for renewal within 120 days prior to expiration of the certificate, license, or registration.

If a person fails to renew prior to expiration, the person can still apply within one year of the expiration date by complying with all renewal requirements and paying a late fee. If the person fails to renew within one year, DOL must cancel the certification, license, or registration. A person may obtain a new certificate, license, or registration by satisfying all of the procedures and qualifications for the initial certification, licensing, or registration.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

DOL must suspend a certificate, license, or registration if a person has been certified by the Department of Social and Health Services as a person who is not in compliance with a support order or a lending agency reports to DOL nonpayment or default on a federally or state-guaranteed educational loan or service-conditional scholarship.

DOL may take disciplinary action for unprofessional conduct involving the application process; improper use of the certificate, license, or registration; violations of law or rules; conflicts of interests; or improperly refusing to perform appraisals or drafting reports.

Summary of Bill: A person may place their valid real estate appraiser certification, license, or registration on inactive status for up to two years, but cannot continue to act as a state-certified real estate appraiser, state-licensed real estate appraiser, or state-registered appraiser trainee without reactivating the certification, license, or registration.

The director of DOL must establish rules for inactive certifications, licenses, or registrations, including their maintenance, reactivation, and renewal fees. An inactive certification, license, or registration may be placed on an active status by complying with the rules established by DOL. Failure to renew an inactive certification, license, or registration results in cancellation of the certification, license, or registration.

The provisions relating to the denial, suspension, and revocation of active certifications, licenses, and registrations and the discipline of its holder apply to an inactive certification, license, or registration and the person who possesses it. The director of DOL may take disciplinary action for a person continuing to act as a state-certified real estate appraiser, state-licensed real estate appraiser, or state-registered appraiser trainee when their certificate, license, or registration is on an inactive status.

Appropriation: None.

Fiscal Note: Available.

[OFM requested ten-year cost projection pursuant to I-960.]

Committee/Commission/Task Force Created: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: PRO: The bill allows people to temporarily put their appraiser certificate, license, or registration on inactive status for up to two years, and they can reactive the certificate, license, or registration. The real estate appraisers in Washington have been asking for the option of an inactive status because other states allow an inactive status. The economic climate, personal health issues, or family issues can affect a person's real estate appraiser status if this option is not available.

Persons Testifying: PRO: Senator Roach, prime sponsor; Stan Sidor, Appraiser Coalition of WA.