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**SUBSTITUTE SENATE BILL 5480**

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**State of Washington**

**66th Legislature**

**2019 Regular Session**

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

READ FIRST TIME 02/14/19.

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.

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