

**WAC 308-124A-790 Continuing education clock hour requirements.**

A licensee must attest to the department satisfactory completion of clock hours, pursuant to RCW 18.85.211, in the manner prescribed by the department.

(1) A licensee applying for renewal of an active license must attest to the completion of at least 30 clock hours of instruction in a course(s) approved by the real estate program and started within 48 months of a licensee's renewal date. The clock hours of instruction attested to are subject to audit by the department.

(a) A minimum of 15 clock hours must be completed within 24 months of the licensee's current renewal date, and a portion of that 15 must include three hours of the prescribed core curriculum defined in WAC 308-124A-800 and requisite hours of the prescribed Washington real estate fair housing curriculum defined in WAC 308-124A-802.

(b) Up to 15 clock hours of instruction beyond the 30 clock hours submitted for a previous renewal date may be carried forward to the following renewal date.

(c) If Washington real estate fair housing education was not completed during initial qualification for licensure, renewing licensees must take the six-hour Washington real estate fair housing education.

(d) Failure to attest to the successful completion of the prescribed core and Washington real estate fair housing curricula clock hours shall result in denial of license renewal.

(2) The 30 clock hours must be satisfied by completion of approved real estate courses as defined in WAC 308-124H-820. Portions of the 30 clock hours of continuing education must include three clock hours of prescribed core curriculum defined in WAC 308-124A-800 and three clock hours of prescribed Washington real estate fair housing curriculum as defined in WAC 308-124A-802.

(3) Courses for continuing education clock hour credits must be started after issuance of a first license.

(4) A licensee must not place a license on inactive status to avoid the continuing education requirement or the post-licensing requirements. If a licensee is inactive less than one year, they must attest to the completion of continuing education clock hours to activate the license. A licensee must attest to the post-licensing requirements if not previously satisfied upon returning to active status. The clock hours of instruction or post-licensing requirements attested to are subject to audit by the department.

(5) Approved courses may be repeated for continuing education credit in subsequent renewal periods.

(6) Clock hour credits for continuing education shall not be accepted if:

(a) The course is not approved pursuant to chapter 308-124H WAC and chapter 18.85 RCW;

(b) Course(s) was taken to activate an inactive license pursuant to RCW 18.85.265(3);

(c) Course(s) submitted to satisfy the requirements of RCW 18.85.101 (1)(c), broker's license, RCW 18.85.211, 18.85.111, managing broker's license and WAC 308-124A-780, reinstatement.

(7) Instructors shall not receive clock hour credit for teaching or course development.

[Statutory Authority: RCW 18.85.041. WSR 22-15-003, § 308-124A-790, filed 7/6/22, effective 8/6/22; WSR 14-16-054, § 308-124A-790, filed 7/29/14, effective 8/29/14; WSR 13-14-077, § 308-124A-790, filed 7/1/13, effective 8/1/13. Statutory Authority: RCW 18.85.041,

18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-790, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-790, filed 3/1/10, effective 7/1/10.]