AN ACT Relating to the renewal of real estate appraiser certificates, licenses, and registrations; and amending RCW 18.140.130, 18.140.060, and 18.140.160.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

Sec. 1. RCW 18.140.130 and 2005 c 339 s 10 are each amended to read as follows:

(1) Each original and renewal certificate, license, or registration issued under this chapter shall expire on the applicant's second birthday following issuance of the certificate, license, or registration.

(2) To be renewed as a state-certified or state-licensed real estate appraiser or state-registered appraiser trainee, the holder of a valid certificate, license, or registration shall apply and pay the prescribed fee to the director no earlier than one hundred twenty days prior to the expiration date of the certificate, license, or registration and shall demonstrate satisfaction of any continuing education requirements.

(3) If a person fails to renew a certificate, license, or registration prior to its expiration and no more than one year has passed since the person last held a valid certificate, license, or registration, the person may obtain a renewal certificate, license,
or registration by satisfying all of the requirements for renewal and paying late renewal fees.

((The director shall cancel the certificate, license, or registration of any person whose renewal fee is not received within one year from the date of expiration. A person may obtain a new certificate, license, or registration by satisfying the procedures and qualifications for initial certification, licensure, or registration, including the successful completion of any applicable examinations.))

(4)(a) If a person's certificate, license, or registration is not renewed within one year after the expiration date of the certificate, license, or registration, the director must place the certificate, license, or registration in inactive status.

(b) A person whose certificate, license, or registration is placed in inactive status may apply for reinstatement of the certificate or license within a period of 8 years by paying the prescribed fee, meeting the requirements established by the Appraiser Qualifications Board, and the director.

(c) Licensed Residential Requirements - Within the period prescribed a licensed residential real estate appraiser must have maintained continuing education for the period of inactivity as prescribed by the Appraiser Qualifications Board, have taken and passed the most recent version of the Uniformed Standards of Professional Appraiser Practice (USPAP) 15 hour course, and pay a fee as established by the director.

(d) Certified Residential Requirements - Within the period prescribed a certified residential real estate appraiser must have maintained continuing education for the period of inactivity as prescribed by the Appraiser Qualifications Board, have taken and passed the most recent version of the Uniformed Standards of Professional Appraiser Practice (USPAP) 15 hour course, and pay a fee as established by the director.

(e) Certified General Requirements - Within the period prescribed a certified general appraiser must have maintained continuing education for the period of inactivity as prescribed by the Appraiser Qualifications Board, have taken and passed the most recent version of the Uniformed Standards of Professional Appraiser Practice (USPAP) 15 hour course, and pay a fee as established by the director.

(f) A trainee certificate that has expired cannot be reinstated. The trainee must re-apply for a new certificate, provide the appropriate documentation, and pay the fee prescribed by the director.

(g) If a trainee cannot meet the qualification standards necessary to take the state examination within the specified 24 month period, the director may grant a onetime, 12 month extension.
(h) The director must cancel a license or certification that
is not renewed or reinstated within eight years after the date of
expiration of the certificate or license.

Sec. 2. RCW 18.140.060 and 2005 c 339 s 5 are each amended
to read as follows:

1. Applications for examinations, original certification,
licensure, or registration, renewal certification,
licensure, or registration, and the reinstatement of a
certificate or license must be made in writing to the department
on forms approved by the director. Applications for original and
renewal certification or licensure or the reinstatement of a
certificate or license must include a statement
confirming that the applicant must comply with
applicable rules and regulations and that the applicant
understands the penalties for misconduct.

2. The appropriate fees must accompany all
applications for original certification, licensing, renewal,
and/or reinstatement. or examination, reexamination, original
certification, licensure, or registration, renewal
certification, licensure, or registration, and the reinstatement
of a certificate, license, or registration.

Sec. 3. RCW 18.140.160 and 2007 c 256 s are each amended
to read as follows:

In addition to the unprofessional conduct described in RCW
18.235.130, the director may take disciplinary action for the
following conduct, acts, or conditions:

1. Failing to meet the minimum qualifications for state
certification, licensure, or registration established by or
pursuant to this chapter;

2. Paying money other than the fees provided for by this
chapter to any employee of the director or the commission to
procure state certification, licensure, or registration under this
chapter;

3. Continuing to act as a state-certified real estate
appraiser, state-licensed real estate appraiser, or state-
registered appraiser trainee when his or her certificate, license,
or registration is on an expired or inactive status;

4. Violating any provision of this chapter or any lawful
rule made by the director pursuant thereto;

5. Issuing an appraisal report on any real property in which
the appraiser has an interest unless his or her interest is clearly
stated in the appraisal report;

6. Being affiliated as an employer, independent contractor,
or supervisory appraiser of a state-certified real estate
appraiser, state-licensed real estate appraiser, or state-
registered appraiser trainee whose certification, license, or
registration is currently in a suspended or revoked status;
(7) Failure or refusal without good cause to exercise
reasonable diligence in performing an appraisal practice under
this chapter including preparing an oral or written report to
communicate information concerning an appraisal practice; and
(8) Negligence or incompetence in performing an appraisal
practice under this chapter, including preparing an oral or written
report to communicate information concerning an appraisal
practice.

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