

1 S-3224.1

2 **SENATE BILL 6349**

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5 **State of Washington 65th Legislature 2018 Regular Session**

6 By Senators Brown and Honeyford

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25 AN ACT Relating to the renewal of real estate appraiser
26 certificates, licenses, and registrations; and amending RCW
27 18.140.130, 18.140.060, and 18.140.160.

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

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

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

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

44 (3) If a person fails to renew a certificate, license, or
45 registration prior to its expiration and no more than one year has
46 passed since the person last held a valid certificate, license, or
47 registration, the person may obtain a renewal certificate,
48 license,

1 or registration by satisfying all of the requirements for renewal
2 and 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
9 applicable examinations.))~~

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

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

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

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

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

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

44 (g) If a trainee cannot meet the qualification standards
45 necessary to take the state examination within the specified 24
46 month period, the director may grant a onetime, 12 month extension.

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1 (h) The director must cancel a license or certification that
2 is not renewed or reinstated within eight years after the date of
3 expiration of the certificate or license.
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5 Sec. 2. RCW 18.140.060 and 2005 c 339 s 5 are each amended
6 to34 35 read as follows:

7 (1) Applications for examinations, original certification,
8 licensure, or registration, ~~((and))~~ renewal certification,
9 licensure, or registration ~~((shall))~~, and the reinstatement of a
10 certificate or license must be made in writing to the department
11 on forms approved by the director. Applications for original and
12 renewal certification or licensure or the reinstatement of a
13 certificate or license ~~((shall))~~ must include a statement
14 confirming that the applicant ~~((shall))~~ must comply with
15 applicable rules and regulations and that the applicant
16 understands the penalties for misconduct.

17 (2) The appropriate fees ~~((shall))~~ must accompany all
18 applications for original certification, licensing, renewal,
19 and/or reinstatement. ~~or examination, reexamination, original~~
20 ~~certification, licensure, or registration, ~~((and))~~ renewal~~
21 ~~certification, licensure, or registration, and the reinstatement~~
22 ~~of a certificate, license, or registration.~~
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24 Sec. 3. RCW 18.140.160 and 2007 c 256 s are each amended
25 to12 13 read as follows:

26 In addition to the unprofessional conduct described in RCW
27 18.235.130, the director may take disciplinary action for the
28 following conduct, acts, or conditions:

29 (1) Failing to meet the minimum qualifications for state
30 certification, licensure, or registration established by or
31 pursuant to this chapter;

32 (2) Paying money other than the fees provided for by this
33 chapter to any employee of the director or the commission to
34 procure state certification, licensure, or registration under this
35 chapter;

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

40 (4) Violating any provision of this chapter or any lawful
41 rule made by the director pursuant thereto;

42 (5) Issuing an appraisal report on any real property in which
43 the appraiser has an interest unless his or her interest is clearly
44 stated in the appraisal report;

45 (6) Being affiliated as an employer, independent contractor,
46 or supervisory appraiser of a state-certified real estate
47 appraiser, state-licensed real estate appraiser, or state-

1 registered appraiser trainee whose certification, license, or
2 registration is currently in a suspended or revoked status;

3 (7) Failure or refusal without good cause to exercise
4 reasonable diligence in performing an appraisal practice under
5 this chapter including preparing an oral or written report to
6 communicate information concerning an appraisal practice; and

7 (8) Negligence or incompetence in performing an appraisal
8 practice under this chapter, including preparing an oral or written
9 report to communicate information concerning an appraisal
10 practice.

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