



STATE OF WASHINGTON  
**DEPARTMENT OF LICENSING**  
 PO Box 9020 • Olympia, Washington 98507-9020

**CONCISE EXPLANATORY STATEMENT**

**WAC 308-124A-775 Real Estate Fees and WAC 308-124H-990 Real estate course, school,  
 and instructor approval fees**

Public Hearings: July 28, 2021

Effective: September 1, 2021

**Purpose of Rulemaking**

The purpose of this rulemaking is to increase fees for the real estate program at a level necessary to defray the costs of administration.

**Public Comment**

The public comment period for this rulemaking began June 22, 2021 through July 29, 2021.

The Department received a total of 6 public comments on this rulemaking.

**Changes to Proposed Language**

The Department did not make changes to the proposed language.

**Summary of Comments Received on the Proposed Rules and Department Response**

<b>Comments</b>	
<b>Paraphrased Comment</b>	<b>Department Response</b>
<i>Related to renewing a license early to avoid the higher fee...</i>	
We understand that the license renewal fees will be increasing this summer. We would like to know how early a license can be renewed.	Thank you for your comments related to early license renewals.  Real Estate licenses can be renewed up to 120 days prior to the expiration date of the license.
<i>Related to the reason DOL is raising Real Estate fees...</i>	
Why is DOL raising Real Estate fees?	Thank you for your comments related to DOL's plan to increase real estate fees.  RCW 43.24.086 requires DOL to set real estate fees "at a sufficient level to defray the cost of administering that program." DOL has not raised these fees since 2010 and the Real Estate

	Account currently has a negative balance. The fees must be raised to get this account into good standing, fill vacant positions in the Real Estate Program that have impacted wait times for application processing and phone support, and continue to fully cover the cost of doing business.
<i>Related to the regularity of fee increases...</i>	
<p>DOL should be doing a much better job of increasing costs more regularly to avoid such dramatic hikes.</p> <p>I would recommend more regular fee reviews, every 5 years seems appropriate, and at least 6 months I've noticed before a new fees are put into effect.</p>	<p>Thank you for your comments related to why DOL hasn't increased fees more regularly.</p> <p>DOL's planned fee increase for the real estate program has been delayed for several years, resulting in a larger increase this year to bring the account back into good standing. DOL initiated conversations with the real estate commission regarding a fee increase in 2018, but rulemaking was delayed due to the new online licensing system rollout, and then temporarily halted during the beginning of the COVID-19 pandemic. The Department is working to develop a schedule to incrementally raise fees for the Real Estate Account, when necessary.</p>
<i>Related to the effective date of these rules...</i>	
When will fee increases go into effect?	<p>Thank you for your comments regarding when the planned real estate fee increases will go into effect.</p> <p>The new fee increases for real estate licensees will go into effect on September 1, 2021.</p>
<i>Related to how much fees will increase...</i>	
How much are fees being raised? What will the new fees be?	<p>Thank you for your comments related to how much real estate fees are being raised.</p> <p>Fees are increasing by 52%. The new fees are listed in <b>Figure 1</b>, beginning on page 3.</p>
<i>Related to justification for fee increases amidst the POLARIS system rollout...</i>	
<p>Please tell us all, how these fee increases are justified when the licensing of new brokers is so inefficient that some are waiting for 30+ days before their licenses are showing up as active in the DOL? The new system, we thought, would increase efficiencies and minimize wait times. As it is now, after a licensee takes, and passes, the test, gets their fingerprints taken, it still takes 30-60 days before they are able to work. It seems that a credit should be given to all licensed brokers to make up for the DOL's shortcomings.</p>	<p>Thank you for your comments regarding DOL's justification for fee increases.</p> <p>DOL understands many licensees have faced difficulties with our new online licensing system, and one of our top priorities is to ensure adjustments are made so the system is streamlined and efficient for users. However, working on these adjustments is time and labor intensive, and they require knowledgeable staff to complete. Currently, DOL does not have enough funding to maintain necessary staffing levels,</p>

which may increase wait times if a lack of funding persists.

**Figure 1.**

License Type	Fee Type	Current Fee	Increased By	Proposed New fee
<b>Real Estate Broker</b>	Application/examination	\$138.25	\$71.75	\$210.00
	Reexamination	\$138.25	\$71.75	\$210.00
	Original License	\$146.25	\$76.75	\$223.00
	License Renewal	\$146.25	\$76.75	\$223.00
	Late Renewal with Penalty	\$172.75	\$90.25	\$263.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00
<b>Real Estate Managing Broker</b>	Application/examination	\$138.25	\$71.75	\$210.00
	Reexamination	\$138.25	\$71.75	\$210.00
	Original License	\$210.00	\$110.00	\$320.00
	License Renewal	\$210.00	\$110.00	\$320.00
	Late Renewal with Penalty	\$236.50	\$123.50	\$360.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00
<b>Real Estate Firm and Assumed Name License</b>	Original License	\$200.00	\$104.00	\$304.00
	License Renewal	\$200.00	\$104.00	\$304.00
	Late Renewal with Penalty	\$226.50	\$118.50	\$345.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00
<b>Real Estate Branch</b>	Original License	\$189.50	\$98.50	\$288.00
	License Renewal	\$189.50	\$98.50	\$288.00
	Late Renewal with Penalty	\$216.50	\$112.50	\$329.00
	Certification	\$26.50	\$13.50	\$40.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
<b>Real Estate Education</b>	Minimum Course Content Approval – Core Course	\$50.00	\$26.00	\$76.00
	Per Hour Course Content Approval – Core Course	\$5.00	\$2.60	\$7.60
	Minimum Course Content Approval – Other Course	\$100.00	\$52.00	\$152.00
	Per Hour Course Content Approval – Other Course	\$10.00	\$5.20	\$15.20
	60 Clock Hour Course Approval	\$300.00	\$156.00	\$456.00
	Application for School Approval	\$250	\$130.00	\$380.00
	Instructor Approval to Teach Specific Course Once	\$50	\$26.00	\$76.00

Instructor Approval to Teach Multiple Subjects – Initial Application	\$75	\$39.00	\$114.00
Instructor Approval to Teach Additional Subjects – After Initial Application or Renewal	\$25	\$13.00	\$38.00

**Closing**

The Department would like to thank the people of Washington for collaborating with us throughout this process. If you still have questions related to the rulemaking you can email [rulescoordinator@dol.wa.gov](mailto:rulescoordinator@dol.wa.gov) or call 360-902-3846.

Sincerely,

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