



STATE OF WASHINGTON  
DEPARTMENT OF LICENSING  
PO Box 9020, Olympia, Washington 9850-9020

**Washington Administrative Code  
Notice of Permanent Rules for  
Chapter 308-125 WAC Real Estate Appraisers.**

**Adoption of:** Chapter 308-125 WAC Real Estate Appraisers.

**Effective date:** These rule changes will become effective 31 days after filing or on February 9, 2024.

**What are the agency's reasons for adopting this rule?**

The Department is aligning state rule with recognized industry guidance for real estate appraiser qualifications, allowing an alternative pathway to appraiser licensure.

**Summary of all public comments received on this rule proposal and the agency's response to those comments:**

Comments	
Paraphrased Comment	Department Response
<b>How does DOL plan to improve the appraisal industry including the recruitment, training, certification, and support of applicants entering the profession in a way that reduces barriers for Black individuals to become real estate appraisers?</b>	Aligning with the AQB will reduce the hour requirement for applicants, while will in turn help reduce barriers for underserved communities. In addition to reducing the current hour requirement, the PAREA program will also offer an alternative pathway to licensure that can be utilized by underserved communities.
<b>I am concerned about the decrease in hours. Will the PAREA program be challenging enough to assist trainees in real life analysis?</b>	Although PAREA allows appraiser trainees to complete their experience requirements using innovative technology, it is designed to offer practical experience in a virtual environment. By combining appraisal theory and methodology in real-world simulations we believe trainees will still be able to receive a challenging program that prepares them for work as a licensed appraiser. Additionally, participants will receive mentoring throughout the program to

The Administrative Procedure Act (RCW 34.05.325(6)) requires agencies to complete a concise explanatory statement before filing adopted rules with the Office of the Code Reviser. This statement must be provided to anyone who gave comment about the proposed rulemaking.

The Department of Licensing appreciates your involvement in this rulemaking process. If you have any questions, please contact Ellis Starrett, Agency Rules Coordinator, at (360) 902-3846 or email [rulescoordinator@dol.wa.gov](mailto:rulescoordinator@dol.wa.gov).

	ensure they have sufficient experience and understanding to become licensed, and they will be required to produce USPAP-compliant appraisals within the program.
--	--

Written comments were submitted regarding this rule change and there was oral testimony. Each of the questions or comments received by the department are included in the summary above.

**Changes made to the proposed WAC as a result of public comment:**

N/A

The Administrative Procedure Act (RCW 34.05.325(6)) requires agencies to complete a concise explanatory statement before filing adopted rules with the Office of the Code Reviser. This statement must be provided to anyone who gave comment about the proposed rulemaking.

The Department of Licensing appreciates your involvement in this rulemaking process. If you have any questions, please contact Ellis Starrett, Agency Rules Coordinator, at (360) 902-3846 or email [rulescoordinator@dol.wa.gov](mailto:rulescoordinator@dol.wa.gov).