



RULE-MAKING ORDER PERMANENT RULE ONLY

CR-103P (December 2017) (Implements RCW 34.05.360)

CODE REVISER USE ONLY

OFFICE OF THE CODE REVISER
STATE OF WASHINGTON
FILED

DATE: July 06, 2022

TIME: 1:17 PM

WSR 22-15-003

Agency: Department of Licensing

Effective date of rule:

Permanent Rules

- 31 days after filing.
- Other (specify) _____ (If less than 31 days after filing, a specific finding under RCW 34.05.380(3) is required and should be stated below)

Any other findings required by other provisions of law as precondition to adoption or effectiveness of rule?

- Yes No If Yes, explain:

Purpose: The Department of Licensing is conducting rulemaking related to implementing fair housing for Real Estate licensees. This is the result of Substitute Senate Bill (SSB) 5378, which passed the Washington State Legislature in 2021. This requires new and current Professional Real Estate licensees in Washington to take instructional hours in Fair Housing. DOL is tasked with providing the Fair Housing and prevention of unfair practices curriculum for Real Estate Licensees. The proposed rules incorporate the 'Washington State Real Estate Fair Housing' course into existing rules, make non-substantive technical and grammatical edits for clarity, and clarifies that licensees attest to meeting certain requirements and are subject to audit.

Citation of rules affected by this order:

- New: WAC 308-124A-802 Defining prescribed Washington real estate fair housing curriculum
- Repealed:
- Amended: WAC 308-124A-785 Broker first active renewal; WAC 308-124A-790 Continuing education clock hour requirements; 308-124H-810 Course titles reserved for prescribed curriculum courses; 308-124H-820 General requirements for course approval; 308-124H-825 Secondary education provider course content approval application.
- Suspended:

Statutory authority for adoption: RCW 18.85.041

Other authority:

PERMANENT RULE (Including Expedited Rule Making)

Adopted under notice filed as WSR 22-10-101 on May 4, 2022 (date).
Describe any changes other than editing from proposed to adopted version: Various WACs: changed "will" back to "shall" or "must"; WAC 308-124A-790: removed redundant language and moved language about attestation to a new subsection (d) for clarification; WAC 308-124A-802: amended the definition of fair housing curriculum to align more with statute and what the final fair housing curriculum outline says; WAC 308-124H-810: changed "wanting" to "seeking," added clarifying language, and clarified that it is "business management" not "real estate business management" as it broader than a specific real estate focus; WAC 308-124H-825: added clarifying language.

If a preliminary cost-benefit analysis was prepared under RCW 34.05.328, a final cost-benefit analysis is available by contacting:

- Name:
- Address:
- Phone:
- Fax:
- TTY:
- Email:
- Web site:
- Other:

**Note: If any category is left blank, it will be calculated as zero.
No descriptive text.**

**Count by whole WAC sections only, from the WAC number through the history note.
A section may be counted in more than one category.**

The number of sections adopted in order to comply with:

Federal statute:	New	___	Amended	___	Repealed	___
Federal rules or standards:	New	___	Amended	___	Repealed	___
Recently enacted state statutes:	New	<u>1</u>	Amended	<u>5</u>	Repealed	___

The number of sections adopted at the request of a nongovernmental entity:

New	___	Amended	___	Repealed	___
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The number of sections adopted on the agency's own initiative:

New	<u>1</u>	Amended	5	Repealed	___
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The number of sections adopted in order to clarify, streamline, or reform agency procedures:

New	___	Amended	___	Repealed	___
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The number of sections adopted using:

Negotiated rule making:	New	___	Amended	___	Repealed	___
Pilot rule making:	New	___	Amended	___	Repealed	___
Other alternative rule making:	New	<u>1</u>	Amended	<u>5</u>	Repealed	___

Date Adopted: July 6, 2022
Name: Ellis Starrett
Title: Rules and Policy Manager

Signature:

