



# PROPOSED RULE MAKING

**CR-102 (July 2022)**  
**(Implements RCW 34.05.320)**  
Do **NOT** use for expedited rule making

CODE REVISER USE ONLY

OFFICE OF THE CODE REVISER  
STATE OF WASHINGTON  
FILED

DATE: November 22, 2023

TIME: 10:18 AM

WSR 23-23-177

Agency: Department of Licensing

- Original Notice
- Supplemental Notice to WSR \_\_\_\_\_
- Continuance of WSR

- Preproposal Statement of Inquiry was filed as WSR 22-23-163 ; or
- Expedited Rule Making--Proposed notice was filed as WSR \_\_\_\_\_; or
- Proposal is exempt under RCW 34.05.310(4) or 34.05.330(1); or
- Proposal is exempt under RCW \_\_\_\_\_.

Title of rule and other identifying information: (describe subject) Chapter 308-125 WAC Real Estate Appraisers

Hearing location(s):

Date:	Time:	Location: (be specific)	Comment:
December 29, 2023	10:00 am	Join Zoom Meeting <a href="https://dol-wa.zoom.us/j/84675290380?pwd=mxXaE4GIE6MMZNnwDd3EGwzwc17zTU3.1">https://dol-wa.zoom.us/j/84675290380?pwd=mxXaE4GIE6MMZNnwDd3EGwzwc17zTU3.1</a>  <b>Meeting ID:</b> 846 7529 0380 <b>Passcode:</b> 963980  ---  One tap mobile +12532050468,,84675290380#,,,*963980# US +12532158782,,84675290380#,,,*963980# US (Tacoma)  ---  Dial by your location • +1 253 205 0468 US • +1 253 215 8782 US (Tacoma) • +1 346 248 7799 US (Houston) • +1 408 638 0968 US (San Jose) • +1 669 444 9171 US • +1 669 900 6833 US (San Jose) • +1 719 359 4580 US • +1 305 224 1968 US • +1 309 205 3325 US • +1 312 626 6799 US (Chicago) • +1 360 209 5623 US • +1 386 347 5053 US • +1 507 473 4847 US • +1 564 217 2000 US • +1 646 876 9923 US (New York) • +1 646 931 3860 US • +1 689 278 1000 US	If you are having difficulty joining the Zoom meeting at the time of the public hearing, please call 360-902-0131. An in-person option is available at the highways and licensing building located at 1125 Washington St SE, Olympia, WA 98504.

	<p>• +1 301 715 8592 US (Washington DC)</p> <p>Meeting ID: 846 7529 0380 Passcode: 963980</p> <p>Find your local number: <a href="https://dol-wa.zoom.us/j/84675290380">https://dol-wa.zoom.us/j/84675290380</a></p>
--	--

**Date of intended adoption:** December 30, 2023 (Note: This is **NOT** the effective date)

<p><b>Submit written comments to:</b></p> <p>Name: Kelsey Stone Address: 1125 Washington St. SE, Olympia WA. 98504 Email: rulescoordinator@dol.wa.gov Fax: Other: By (date) December 29, 2023</p>	<p><b>Assistance for persons with disabilities:</b></p> <p>Contact <u>Kelsey Stone</u> Phone: 360-902-0131 Fax: TTY: Email: rulescoordinator@dol.wa.gov Other: By (date) <u>December 19, 2023</u></p>
---	---

**Purpose of the proposal and its anticipated effects, including any changes in existing rules:** Aligning state rule with recognized national industry guidance for real estate appraiser qualifications, allowing an alternative pathway to appraiser licensure, and other rule changes identified during rule chapter review.

**Reasons supporting proposal:** This rulemaking benefits real estate appraisers by allowing them to pursue licensure through an alternative pathway recommended in recognized national industry guidance.

**Statutory authority for adoption:** RCW 18.140.030 Powers and duties of director; and RCW 46.01.110 Rule-making authority.

**Statute being implemented:** WAC 308-125-030 Examination prerequisite general classification; WAC 308-125-040 Examination prerequisite state-certified residential classification; WAC 308-125-045 Examination prerequisite state-licensed classification; and WAC 308-125-070 Experience requirements.

**Is rule necessary because of a:**

Federal Law?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Federal Court Decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
State Court Decision?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If yes, CITATION:

**Agency comments or recommendations, if any, as to statutory language, implementation, enforcement, and fiscal matters:** N/A

**Type of proponent:**  Private  Public  Governmental  
**Name of proponent:** (person or organization) Department of Licensing

**Name of agency personnel responsible for:**

	Name	Office Location	Phone
Drafting:	Kelsey Stone	1125 Washington St. SE, Olympia WA 98504	360-902-0131
Implementation:	Tanya Hessler	405 Black Lake Boulevard S.W., Olympia, WA 98502	360-664-6504
Enforcement:	Tanya Hessler	405 Black Lake Boulevard S.W., Olympia, WA 98502	360-664-6504

**Is a school district fiscal impact statement required under [RCW 28A.305.135](#)?**  Yes  No  
 If yes, insert statement here:

The public may obtain a copy of the school district fiscal impact statement by contacting:

Name:  
Address:  
Phone:  
Fax:  
TTY:  
Email:  
Other:

**Is a cost-benefit analysis required under [RCW 34.05.328](#)?**

Yes: A preliminary cost-benefit analysis may be obtained by contacting:

Name:  
Address:  
Phone:  
Fax:  
TTY:  
Email:  
Other:

No: Please explain: These rule changes ease requirements and offer applicants an alternative pathway to licensure by aligning state requirements with national standards. This does not pose additional costs to licensees because it is providing them a new option.

**Regulatory Fairness Act and Small Business Economic Impact Statement**

Note: The [Governor's Office for Regulatory Innovation and Assistance \(ORIA\)](#) provides support in completing this part.

**(1) Identification of exemptions:**

This rule proposal, or portions of the proposal, **may be exempt** from requirements of the Regulatory Fairness Act (see [chapter 19.85 RCW](#)). For additional information on exemptions, consult the [exemption guide published by ORIA](#). Please check the box for any applicable exemption(s):

This rule proposal, or portions of the proposal, is exempt under [RCW 19.85.061](#) because this rule making is being adopted solely to conform and/or comply with federal statute or regulations. Please cite the specific federal statute or regulation this rule is being adopted to conform or comply with, and describe the consequences to the state if the rule is not adopted.

Citation and description:

This rule proposal, or portions of the proposal, is exempt because the agency has completed the pilot rule process defined by [RCW 34.05.313](#) before filing the notice of this proposed rule.

This rule proposal, or portions of the proposal, is exempt under the provisions of [RCW 15.65.570](#)(2) because it was adopted by a referendum.

This rule proposal, or portions of the proposal, is exempt under [RCW 19.85.025](#)(3). Check all that apply:

- |   |  |
|---|--|
| <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(b)<br>(Internal government operations) | <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(e)<br>(Dictated by statute)   |
| <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(c)<br>(Incorporation by reference)     | <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(f)<br>(Set or adjust fees)  |
| <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(d)<br>(Correct or clarify language)    | <input type="checkbox"/> <a href="#">RCW 34.05.310</a> (4)(g)<br>((i) Relating to agency hearings; or (ii) process requirements for applying to an agency for a license or permit) |

This rule proposal, or portions of the proposal, is exempt under [RCW 19.85.025](#)(4) (does not affect small businesses).

This rule proposal, or portions of the proposal, is exempt under RCW \_\_\_\_\_.

Explanation of how the above exemption(s) applies to the proposed rule: These rule changes ease requirements and offer applicants an alternative pathway to licensure by aligning state requirements with national standards. This does not pose additional costs to small businesses because it is providing applicants a new option.

**(2) Scope of exemptions: Check one.**

The rule proposal is fully exempt (*skip section 3*). Exemptions identified above apply to all portions of the rule proposal.

The rule proposal is partially exempt (*complete section 3*). The exemptions identified above apply to portions of the rule proposal, but less than the entire rule proposal. Provide details here (consider using [this template from ORIA](#)):

The rule proposal is not exempt (*complete section 3*). No exemptions were identified above.

**(3) Small business economic impact statement: Complete this section if any portion is not exempt.**

If any portion of the proposed rule is **not exempt**, does it impose more-than-minor costs (as defined by RCW 19.85.020(2)) on businesses?

No Briefly summarize the agency's minor cost analysis and how the agency determined the proposed rule did not impose more-than-minor costs.

Yes Calculations show the rule proposal likely imposes more-than-minor cost to businesses and a small business economic impact statement is required. Insert the required small business economic impact statement here:

The public may obtain a copy of the small business economic impact statement or the detailed cost calculations by contacting:

Name:

Address:

Phone:

Fax:

TTY:

Email:

Other:

**Date:** November 22, 2023

**Name:** Ellis Starrett

**Title:** Rules and Policy Manager

**Signature:**

