

AMENDATORY SECTION (Amending WSR 10-06-078, filed 3/1/10, effective 7/1/10)

WAC 308-124A-785 Broker first active license renewal. The minimum requirements for a broker to be issued the first renewal of an active license are: The broker has furnished proof of successful completion of ~~((ninety))~~ 90 clock hours ~~((commenced))~~ started after the date first licensed, from ~~((a))~~ prescribed ~~((curriculum))~~ curricula approved by the real estate program, including real estate law, advanced practices and ~~((thirty))~~ 30 hours in approved continuing education, including the core curriculum and Washington real estate fair housing.

AMENDATORY SECTION (Amending WSR 14-16-054, filed 7/29/14, effective 8/29/14)

WAC 308-124A-790 Continuing education clock hour requirements. A licensee ~~((shall submit))~~ must attest to the department ~~((evidence of))~~ satisfactory completion of clock hours, pursuant to RCW 18.85.211, in the manner ~~((and on forms))~~ prescribed by the department.

(1) A licensee applying for renewal of an active license ~~((shall submit evidence of))~~ must attest to the completion of at least ~~((thirty))~~ 30 clock hours of instruction in a course(s) approved by the real estate program and ~~((commenced))~~ started within ~~((forty-eight))~~ 48 months of a licensee's renewal date. The clock hours of instruction attested to are subject to audit by the department.

(a) A minimum of ~~((fifteen))~~ 15 clock hours must be completed within ~~((twenty-four))~~ 24 months of the licensee's current renewal date, and a portion of that ~~((fifteen))~~ 15 must include three hours of the prescribed core curriculum defined in WAC 308-124A-800 and requisite hours of the prescribed Washington real estate fair housing curriculum defined in WAC 308-124A-802.

(b) Up to ~~((fifteen))~~ 15 clock hours of instruction beyond the ~~((thirty))~~ 30 clock hours submitted for a previous renewal date may be carried forward to the following renewal date. ~~((Failure to report successful completion of the prescribed core curriculum clock hours shall result in denial of license renewal.))~~

(c) If Washington real estate fair housing education was not completed during initial qualification for licensure, renewing licensees must take the six-hour Washington real estate fair housing education.

(d) Failure to attest to the successful completion of the prescribed core and Washington real estate fair housing curricula clock hours shall result in denial of license renewal.

(2) The ~~((thirty))~~ 30 clock hours ~~((shall))~~ must be satisfied by ~~((evidence of))~~ completion of approved real estate courses as defined in WAC 308-124H-820. ~~((A))~~ Portions of the ~~((thirty))~~ 30 clock hours of continuing education must include three clock hours of prescribed core curriculum defined in WAC 308-124A-800 and three clock hours of prescribed Washington real estate fair housing curriculum as defined in WAC 308-124A-802.

(3) Courses for continuing education clock hour credits ~~((shall be commenced))~~ must be started after issuance of a first license.

(4) A licensee (~~shall~~) must not place a license on inactive status to avoid the continuing education requirement or the post-licensing requirements. If a licensee (~~shall submit evidence of~~) is inactive less than one year, they must attest to the completion of continuing education clock hours to activate ((a)) the license ((if activation occurs within one year after the license had been placed on inactive status and the last renewal of the license had been as an inactive license)). A licensee (~~shall submit evidence of completing~~) must attest to the post-licensing requirements if not previously satisfied upon returning to active status. The clock hours of instruction or post-licensing requirements attested to are subject to audit by the department.

(5) Approved courses may be repeated for continuing education credit in subsequent renewal periods.

(6) Clock hour credits_u for continuing education shall not be accepted if:

(a) The course is not approved pursuant to chapter 308-124H WAC and chapter 18.85 RCW;

(b) Course(s) was taken to activate an inactive license pursuant to RCW 18.85.265(3);

(c) Course(s) submitted to satisfy the requirements of RCW 18.85.101 (1)(c), broker's license, RCW 18.85.211, 18.85.111, managing broker's license and WAC 308-124A-780, reinstatement.

(7) Instructors shall not receive clock hour credit for teaching or course development.

NEW SECTION

WAC 308-124A-802 Defining prescribed Washington real estate fair housing curriculum. Washington real estate fair housing curriculum is a specific course of study approved by the director. The purpose of this course is to introduce real estate brokers and managing brokers to the federal Fair Housing Act (42 U.S.C. 3601 et seq.) and the Washington law against discrimination (chapter 49.60 RCW) as it relates to real estate transactions. The department shall prescribe the curriculum outline to use in developing the curriculum for approval.