



EXPEDITED RULE MAKING

CR-105 (June 2024) (Implements RCW 34.05.353)

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STATE OF WASHINGTON
FILED

DATE: June 18, 2025

TIME: 8:50 AM

WSR 25-13-106

Agency: Department of Licensing

Title of rule and other identifying information: (describe subject) WAC 308-124A-775 Real estate fees

Purpose of the proposal and its anticipated effects, including any changes in existing rules: This rulemaking is increasing the current fee assessed on original and renewal real estate broker and managing broker licenses from \$10 to \$20 to fund the Real Estate Research Center per HB 1552 passed during the 2025 legislative session.

Reasons supporting proposal: HB 1552 passed during the 2025 legislative session increased the current fees assessed on real estate broker and managing broker licenses, and DOL's proposed rulemaking will reflect those changes in our WACs concerning real estate fees.

Statutory authority for adoption: RCW 18.85.041 Director – General powers and duties; RCW 18.85.061 License fees – Real estate commission account; RCW 18.85.101 Broker's license – Requirements – Renewal; RCW 18.85.111 Managing broker's license – Requirements – Renewal; RCW 18.85.191 License fees – Expiration – Renewal – Identification cards – Background checks; RCW 18.85.451 Fee assessed; RCW 18.85.461 Washington real estate research account – Creation; and RCW 43.24.086 Fee policy for professions, occupations, and businesses – Determination by rule

Statute being implemented: RCW 18.85.451 Fee assessed; and HB 1552 passed during the 2025 legislative session

Is rule necessary because of a:

Federal Law?

☐ Yes ☒ No

Federal Court Decision?

☐ Yes ☒ No

State Court Decision?

☐ Yes ☒ No

If yes, CITATION:

Name of proponent: (person or organization) Department of Licensing

☐ Private

☐ Public

☒ Governmental

Name of agency personnel responsible for:

	Name	Office Location	Phone
Drafting:	Kelsey Stone	1125 Washington St SE Olympia, WA 98504	360-902-0131
Implementation:	Deb Allen-Ba	405 Black Lake Blvd SW Olympia, WA 98502	360-664-1399
Enforcement:	Sarah Gretza	405 Black Lake Blvd SW Olympia, WA 98502	564-233-4313

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

Expedited Adoption - Which of the following criteria was used by the agency to file this notice:

- ☐ Relates only to internal governmental operations that are not subject to violation by a person;
- ☒ Adopts or incorporates by reference without material change federal statutes or regulations, Washington state statutes, rules of other Washington state agencies, shoreline master programs other than those programs governing shorelines of statewide significance, or, as referenced by Washington state law, national consensus codes that generally establish industry standards, if the material adopted or incorporated regulates the same subject matter and conduct as the adopting or incorporating rule;
- ☐ Corrects typographical errors, make address or name changes, or clarify language of a rule without changing its effect;
- ☒ Content is explicitly and specifically dictated by statute;
- ☐ Have been the subject of negotiated rule making, pilot rule making, or some other process that involved substantial participation by interested parties before the development of the proposed rule; or
- ☐ Is being amended after a review under RCW 34.05.328.

Expedited Repeal - Which of the following criteria was used by the agency to file notice:

- ☐ The statute on which the rule is based has been repealed and has not been replaced by another statute providing statutory authority for the rule;
- ☐ The statute on which the rule is based has been declared unconstitutional by a court with jurisdiction, there is a final judgment, and no statute has been enacted to replace the unconstitutional statute;
- ☐ The rule is no longer necessary because of changed circumstances; or
- ☐ Other rules of the agency or of another agency govern the same activity as the rule, making the rule redundant.

Explanation of the reason the agency believes the expedited rule-making process is appropriate pursuant to RCW 34.05.353(4): This rule change increases the fee that is currently assessed on real estate broker and managing broker licenses. This fee rate is currently set by the Washington State Legislature in statute and was increased by passage of HB 1552 during the legislative session. DOL's proposed rulemaking simply reflects the changes already made in law.

NOTICE

THIS RULE IS BEING PROPOSED UNDER AN EXPEDITED RULE-MAKING PROCESS THAT WILL ELIMINATE THE NEED FOR THE AGENCY TO HOLD PUBLIC HEARINGS, PREPARE A SMALL BUSINESS ECONOMIC IMPACT STATEMENT, OR PROVIDE RESPONSES TO THE CRITERIA FOR A SIGNIFICANT LEGISLATIVE RULE. IF YOU OBJECT TO THIS USE OF THE EXPEDITED RULE-MAKING PROCESS, YOU MUST EXPRESS YOUR OBJECTIONS IN WRITING AND THEY MUST BE SENT TO

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Agency: Department of Licensing

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Other:

BEGINNING (date/time) June 18, 2025 **AND RECEIVED BY** (date/time) August 19, 2025

Date: June 18, 2025

Name: Ellis Starrett

Title: Rules and Policy Manager

Signature:

