



EXPEDITED RULE MAKING

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

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STATE OF WASHINGTON
FILED

DATE: August 20, 2025

TIME: 11:04 AM

WSR 25-17-097

Agency: The Department of Licensing

Title of rule and other identifying information: (describe subject) WAC 308-125-025 Application process to register as a real estate appraiser trainee; 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; WAC 308-125-070 Experience requirements; WAC 308-125-090 Continuing education required; WAC 308-125-095 Responsibilities of the appraiser supervisor; and WAC 308-125-250 Inactive licenses

Purpose of the proposal and its anticipated effects, including any changes in existing rules: The Department is conducting expedited rulemaking to align rules with HB 1797, passed during the 2023 legislative session. Which sets new fair housing training requirements beginning January 2026. Additionally, the proposed changes remove gendered language and provides additional clarity on inactive license fees.

Reasons supporting proposal: The Department is implementing new statutory requirements and providing language clarification on fees.

Statutory authority for adoption: RCW 18.140.030 Powers and duties of director; RCW 18.140.050 Fees and collection procedures; RCW 18.140.080 Education requirements; RCW 18.140.130 Expiration of certificate, license, or registration – Renewal – Inactive status; and RCW 18.140.310 Nondiscrimination and fair housing provisions and education criteria – Administrative rule amendments

Statute being implemented: RCW 18.140.300 Evaluations for financial institutions – Disclaimer; and RCW 18.140.310 Nondiscrimination and fair housing provisions and education criteria – Administrative rule amendments

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)

☐ Private
☐ Public
☒ Governmental

Name of agency personnel responsible for:

	Name	Office Location	Phone
Drafting:	Kelsey Stone	1125 Washington St SE Olympia, WA 98501	360-902-0131
Implementation:	Deb Allen-Ba	405 Black Lake Blvd SW Olympia, WA 98502	360-664-1399
Enforcement:	Bill Dutra	405 Black Lake Blvd SW Olympia, WA 98502	360-664-6510

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

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): The Department is amending language in rule that is explicitly dictated by statute and providing clarification on fees..

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) September 3, 2025 **AND RECEIVED BY** (date/time) October 21, 2025

Date: August 20, 2025

Name: Ellis Starrett

Title: Rules and Policy Manager

Signature:

