



STATE OF WASHINGTON
DEPARTMENT OF LICENSING
PO Box 9020, Olympia, Washington 9850-9020

**Washington Administrative Code
Notice of Permanent Rules for
Appraisers**

Adoption of: Chapter 308-125 WAC

Effective date: These rule changes will become effective 31 days after filing or on January 4, 2019.

What are the agency's reasons for adopting this rule?

Changing existing rules to ensure applicants are aware of and can clearly identify the current education and experience requirements to apply for an appraiser credential.

Summary of all public comments received on this rule proposal and the agency's response to those comments:

Prior to the CR-102 hearing held on October 24, 2018, a workgroup was assembled by the Washington State Real Estate Appraiser Commission to evaluate the Appraiser Qualification Board education and experience requirements. Through public meetings and written comments in late Spring 2018, the workgroup found that a majority of the appraiser population in Washington state approved the change in education requirements, but opposed the change in experience requirements. The Real Estate Appraiser Commission held a Special Meeting on June 26, 2018, and recommended to the Department to pursue rule changes to mirror the 2018 education criteria issued by the Appraiser Qualifications Board.

Below is a summary of the comments gathered during the hearing for the proposed changes to Chapter 308-125 WAC:

Comment: Representatives from the Appraiser Coalition of Washington supported the proposed rules and stated that the changes as presented represent the collective desires of the appraiser population of the state of Washington.

Response: The Department recognizes the assistance provided by the Appraiser Coalition of Washington and looks forward to their continued assistance.

Comment: A representative from the Real Estate Valuation Advocacy Association supported the proposed rules.

Comment: Representatives from CoreLogic opposed the proposed rules, stating that the rules should incorporate the entirety of the changes as proposed by the Appraiser Qualifications Board due to advancements in appraiser training methods.

The Administrative Procedure Act (RCW 34.05.325(6)) requires agencies to complete a concise explanatory statement before filing adopted rules with the Office of the Code Reviser. This statement must be provided to anyone who gave comment about the proposed rulemaking.

The Department of Licensing appreciates your involvement in this rulemaking process. If you have any questions, please contact Damon Monroe, Agency Rules Coordinator, at (360) 902-3843 or email dmonroe@dol.wa.gov.

Response: While the Department recognizes the potential benefits of reducing experience requirements for appraisers, the proposed rules reflects the research and surveys collected by the Real Estate Appraiser Commission, which recommended maintaining the current experience requirement.

Comment: A representative the public supported the rules, adding that banking insitutions may not accept appraisals that are performed by an individual that does not hold a bachelor's degree.

Response: The Department does not have regulatory authority to mandate the appraisals accepted by banking institutions.

Comment: A representative from the public questioned the new education requirement standards and stated that the new requirements do not reflect the reality of appraisal practice.

Response: The proposed rules contain the education requirements proposed by the Appraisal Qualification Board, as recommended by the Real Estate Appraiser Commission after an independent investigation.

Changes made to the proposed WAC as a result of public comment:

None at this time. The rules pertaining to appraisers may be revisited after implementation of these changes, if the Department and the Appraiser Commission determine further modifications necessary.

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