



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

Washington Administrative Code
Notice of Permanent Rules for
Real Estate Appraiser

Adoption of: WAC 308-125-095(1)(h)(i), Responsibilities of the appraiser supervisor

Effective date: These rule changes will become effective 31 days after filing or on December 31, 2017.

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

Amendment in the current rule to allow more flexibility in the training and supervision of Appraiser Trainees by giving Supervisory Appraisers. Specifically the amendment provides latitude to Supervisory Appraisers to determine when a trainee is competent to inspect subject properties in accordance with the national standards. Rule change suggested by the Appraisal Subcommittee and recommended to the Director by the Washington State Real Estate Appraiser Commission.

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

Mark Schiffman of REVVA stated that on behalf of REVVA members for WA State, they would like to see Appraisal Management Companies help play a role in training Appraiser Trainees.

Bill Genschow offered an alternative to the proposed language to require appraiser trainees commit to two (2) years of continuous employment with their supervisory appraiser and supervisory appraisers determine when a trainee is competent to conduct inspections.

Bill Ritzdorg indicated that while regulations are necessary for Supervisory Appraisers, it may be more beneficial to concentrate on regulations pertaining to prohibiting Appraisal Management Companies from hiding the true cost of Appraisal assignments.

Ross Thysens stated he does not believe that making training easier will produce more appraisers; and that the problem is that Appraisal Management Companies won't accept Appraisals if the Supervisory Appraiser did not accompany the trainee during the inspection no matter how competent the Supervisor believes the trainee to be.

Carl Munson is in support of the proposed amendment and offered that trainees may be served better by being required to take the qualifying education to become a trainee after they begin their work experience.

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.

Randy Berg wrote in support of the proposed amendment.

Sue Toy indicated she is opposed to the elimination of a set number of appraisals that a trainee is required to inspect. Ms. Toy proposed that there should remain a set number of inspections where the supervisory appraiser is required to accompany the appraiser trainee.

Oral testimony was heard at the hearing:

Theresa Blake testified on behalf of the Real Estate Appraiser Commission in support of the proposed amendment to this rule.

Stan Sidor testified as neutral on the proposed amendment. Mr. Sidor explained that the Uniform Standards of Professional Appraisal Practice indicate that Supervisory Appraisers and Appraiser Trainees need to be responsible and recognize the hurdles that are in place and believes that this will help in that regard. However, Mr. Sidor expressed concern that Supervisory Appraisers may not take the time necessary to ensure the Appraiser Trainees are adequately trained to conduct inspections.

Robert Hartnett testified that he would like to see the level of competence of Appraiser Trainees progress and not just be able to perform 25 inspections. He proposed the Department consider some kind of evaluation at varying points during an appraiser trainees work experience to determine if they are on track to gaining competency.

Agency response:

The bulk of these comments are outside the scope of the proposed amendment to WAC 308-125-095 (1)(h)(i), and appear to be in response to a perception the Department is attempting to increase the population of appraisers which is outside the scope of the proposed change. With respect to the opposition, the proposed language removes the language that supervisors are only required to accompany trainees on 25 interior inspections and the new language requires supervisors to personally inspect each appraised property with the trainee until the supervisor determines the trainee is competent to inspect the property, in accordance with the Competency Rule of USPAP for the property type.

During Washington's 2016 Compliance Review conducted by the Appraisal Subcommittee (ASC) the current language in WAC 308-125-095 (1)(h)(i) was discussed. The ASC suggested clarified language in this chapter would serve to clarify the role of Supervisory Appraisers requirements when training appraiser trainees. In August 2016, a workgroup consisting of members from the Washington State Real Estate Appraiser Commission and employees of the Department of Licensing developed language consistent with the Appraiser Qualifications Board which was approved by the Real Estate Appraiser Commission and later recommended to the Director.

In response to concerns and proposals to monitor the progress of Appraiser Trainees, the Department is considering the options and resources available to reach that goal.

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

There are no differences between the text of the proposed rule as published in the register and the text to the rule as adopted.

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