

WAC 296-17A-7202 Classification 7202.

7202-00 Real estate agencies

Applies to establishments engaged in buying, selling, renting, and appraising real estate for others. A real estate licensee will:

- Accompany clients to property sites to show the property;
- Assist at the closing;
- Assist in the completion of real estate documents such as real estate contracts, leases, and seller disclosure documents;
- Conduct negotiations;
- Hold open houses;
- Study property listings.

This classification includes clerical office and sales personnel. Real estate sales personnel, including brokers, are considered to be workers of the managing broker or real estate agency employing them.

This classification excludes building and/or property management services which are to be reported separately in classification 4910.

Special note: Real estate brokers are included in the industrial insurance definition of "worker" and must NOT be treated as independent contractors. (RCW 51.08.180 and 51.08.195.)

[Statutory Authority: RCW 51.04.020, 51.16.035, and 51.16.100. WSR 12-11-109, § 296-17A-7202, filed 5/22/12, effective 7/1/12. Statutory Authority: RCW 51.16.035, 51.16.100, 2008 c 70, and Title 51 RCW. WSR 08-15-132, § 296-17A-7202, filed 7/22/08, effective 10/1/08. WSR 07-01-014, recodified as § 296-17A-7202, filed 12/8/06, effective 12/8/06. Statutory Authority: RCW 51.16.035, 51.16.100. WSR 05-12-031, § 296-17-764, filed 5/24/05, effective 7/1/05. Statutory Authority: RCW 51.16.035. WSR 99-18-068, § 296-17-764, filed 8/31/99, effective 10/1/99; WSR 98-18-042, § 296-17-764, filed 8/28/98, effective 10/1/98; WSR 85-24-032 (Order 85-33), § 296-17-764, filed 11/27/85, effective 1/1/86; WSR 85-06-026 (Order 85-7), § 296-17-764, filed 2/28/85, effective 4/1/85; WSR 83-24-017 (Order 83-36), § 296-17-764, filed 11/30/83, effective 1/1/84. Statutory Authority: RCW 51.04.030 and 51.16.035. WSR 79-12-086 (Order 79-18), § 296-17-764, filed 11/30/79, effective 1/1/80.]