
HOUSE BILL 1797

State of Washington

68th Legislature

2023 Regular Session

By Representatives Cheney, Goodman, Hutchins, and Graham

Read first time 02/08/23. Referred to Committee on Consumer Protection & Business.

1 AN ACT Relating to residential real estate appraisers being
2 allowed to complete real property evaluations; amending RCW
3 18.140.030; and adding a new section to chapter 18.140 RCW.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 18.140
6 RCW to read as follows:

7 (1) A state-licensed appraiser or state-certified appraiser may
8 perform evaluations for financial institutions. An appraiser
9 performing evaluations is not engaged in real estate appraisal
10 activity when the appraiser includes a disclaimer as described in
11 subsection (2) of this section and is not subject to the jurisdiction
12 of the department or commission. The appraiser may choose to comply
13 with the uniform standards of professional appraisal practice.

14 (2) A state-licensed appraiser or state-certified appraiser
15 engaged to perform an evaluation is not engaged in real estate
16 appraisal activity if the evaluation includes a disclaimer that: (a)
17 Is located immediately above the appraiser's signature; and (b)
18 includes the following language in at least 10-point boldface type:
19 "I am a state-licensed appraiser or a state-certified appraiser. This
20 evaluation was not prepared in my capacity as a real estate appraiser

1 and might not comply with the uniform standards of professional
2 appraisal practice."

3 (3) As used in this section, "evaluation" means an opinion of the
4 market value of real property or real estate provided to a financial
5 institution in conformance with the interagency appraisal and
6 evaluation guidelines adopted jointly by the federal financial
7 institution's regulatory agencies for use in real estate-related
8 financial transactions that do not require an appraisal.

9 **Sec. 2.** RCW 18.140.030 and 2005 c 339 s 4 are each amended to
10 read as follows:

11 The director shall have the following powers and duties:

12 (1) To adopt rules in accordance with chapter 34.05 RCW necessary
13 to implement this chapter and chapter 18.235 RCW, with the advice and
14 approval of the commission;

15 (2) To receive and approve or deny applications for certification
16 or licensure as a state-certified or state-licensed real estate
17 appraiser and for registration as a state-registered appraiser
18 trainee under this chapter; to establish appropriate administrative
19 procedures for the processing of such applications; to issue
20 certificates, licenses, or registrations to qualified applicants
21 pursuant to the provisions of this chapter; and to maintain a roster
22 of the names and addresses of individuals who are currently
23 certified, licensed, or registered under this chapter;

24 (3) To provide administrative assistance to the members of and to
25 keep records for the real estate appraiser commission;

26 (4) To solicit bids and enter into contracts with educational
27 testing services or organizations for the preparation of questions
28 and answers for certification or licensure examinations;

29 (5) To administer or contract for administration of certification
30 or licensure examinations at locations and times as may be required
31 to carry out the responsibilities under this chapter;

32 (6) To enter into contracts for professional services determined
33 to be necessary for adequate enforcement of this chapter;

34 (7) To consider recommendations by the real estate appraiser
35 commission relating to the experience, education, and examination
36 requirements for each classification of state-certified appraiser and
37 for licensure;

1 (8) To consider recommendations by the real estate appraiser
2 commission relating to the educational requirements for the state-
3 registered appraiser trainee classification;

4 (9) To consider recommendations by the real estate appraiser
5 commission relating to the maximum number of state-registered
6 appraiser trainees that each supervisory appraiser will be permitted
7 to supervise;

8 (10) To consider recommendations by the real estate appraiser
9 commission relating to continuing education requirements as a
10 prerequisite to renewal of certification or licensure;

11 (11) To consider recommendations by the real estate appraiser
12 commission relating to standards of professional appraisal conduct or
13 practice in the enforcement of this chapter;

14 (12) To employ such professional, clerical, and technical
15 assistance as may be necessary to properly administer the work of the
16 director;

17 (13) To establish forms necessary to administer this chapter;

18 (14) To establish an expert review appraiser roster comprised of
19 state-certified or licensed real estate appraisers whose purpose is
20 to assist the director by applying their individual expertise by
21 reviewing real estate appraisals for compliance with this chapter.
22 Qualifications to act as an expert review appraiser shall be
23 established by the director with the advice of the commission. An
24 application to serve as an expert review appraiser shall be submitted
25 to the real estate appraiser program, and the roster of accepted
26 expert review appraisers shall be maintained by the department. An
27 expert review appraiser may be added to or deleted from that roster
28 by the director. The expert review appraiser shall be reimbursed for
29 expenses in the same manner as the department reimburses the
30 commission; and

31 (15) To do all other things necessary to carry out the provisions
32 of this chapter and minimally meet the requirements of federal
33 guidelines regarding state certification or licensure of appraisers
34 and registration of state-registered appraiser trainees that the
35 director determines are appropriate for state-certified and state-
36 licensed appraisers and state-registered appraiser trainees in this
37 state, except as provided for in section 1 of this act.

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