

Chapter 308-124A WAC
REAL ESTATE—LICENSING AND EXAMINATION

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WAC

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DISPOSITION OF SECTIONS FORMERLY CODIFIED IN THIS CHAPTER

308-124A-010 Character report. [Statutory Authority: RCW 18.85.040. WSR 87-20-091 (Order PM 683), § 308-124A-010, filed 10/7/87; WSR 78-11-052 (Order RE 125), § 308-124A-010, filed 10/23/78; Order RE 120, § 308-124A-010, filed 9/20/77; Order RE 114, § 308-124A-010, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

308-124A-020 Application for a license—Fingerprinting. [Statutory Authority: RCW 18.85.040 and chapter 18.86 RCW. WSR 97-01-027, § 308-124A-020, filed 12/10/96, effective 1/10/97. Statutory Authority: RCW 18.85.040. WSR 88-20-036 (Order PM 774), § 308-124A-020, filed 9/30/88, effective 1/1/89; WSR 87-20-091 (Order PM 683), § 308-124A-020, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-020, filed 2/10/81; Order RE 120, § 308-124A-020, filed 9/20/77; Order RE 114, § 308-124A-020, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

308-124A-025 Application process to take examination not licensed in another jurisdiction. [Statutory Authority: RCW 18.85.040(1). WSR 04-08-012, § 308-124A-025, filed 3/25/04, effective 4/25/04. Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-025, filed 1/5/95, effective 7/1/95. Statutory Authority: RCW 18.85.040. WSR 93-24-096, § 308-124A-025, filed 11/30/93, effective 1/1/94; WSR 91-23-006, § 308-124A-025, filed 11/7/91, effective 12/8/91; WSR 89-08-009 (Order PM 829), § 308-124A-025, filed 3/24/89; WSR 88-20-036 (Order PM 774), § 308-124A-025, filed 9/30/88, effective 1/1/89; WSR 87-20-091 (Order PM 683), § 308-124A-025, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-025, filed 2/10/81; Order RE 114, § 308-124A-025, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

308-124A-030 Successful applicants must apply for license. [Statutory Authority: RCW 18.85.040, 18.85.130, 18.85.090, and 18.85.095. WSR 09-16-034, § 308-124A-030, filed 7/27/09, effective 8/27/09. Statutory Authority: RCW 18.85.040. WSR 87-20-091 (Order PM 683), § 308-124A-030, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-030, filed 2/10/81; Order RE 114, § 308-124A-030, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

308-124A-040 Unsuccessful broker applicants—Loss of waiver privilege. [Statutory Authority: RCW 18.85.040. WSR 87-20-091 (Order PM 683), § 308-124A-040, filed 10/7/87; WSR 82-17-039 (Order 130), § 308-124A-040, filed 8/13/82; Order RE 114, § 308-124A-040, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

308-124A-100 Applicant for license previously licensed in another state. [Statutory Authority: RCW 18.85.040. WSR 81-05-016 (Order RE 128), § 308-124A-100, filed 2/10/81; Order RE 114, § 308-124A-100, filed 7/2/75.] Repealed by WSR 88-20-037 (Order PM 775), filed 9/30/88. Statutory Authority: RCW 18.85.040.

308-124A-110 Application for real estate examination, licensed in another jurisdiction. [Statutory Authority: RCW 18.85.040(1). WSR 04-07-153, § 308-124A-110, filed 3/23/04, effective

4/23/04; WSR 02-07-060, § 308-124A-110, filed 3/15/02, effective 4/15/02. Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-110, filed 1/5/95, effective 2/5/95. Statutory Authority: RCW 18.85.040. WSR 91-23-006, § 308-124A-110, filed 11/7/91, effective 12/8/91; WSR 88-20-037 (Order PM 775), § 308-124A-110, filed 9/30/88; WSR 87-20-091 (Order PM 683), § 308-124A-110, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-110, filed 2/10/81.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.

- 308-124A-115 Nonresident licenses—Expiration—Renewal. [Statutory Authority: RCW 18.85.040, 18.85.140 and 18.85.190. WSR 87-17-051 (Order PM 673), § 308-124A-115, filed 8/18/87, effective 10/1/87.] Repealed by WSR 88-20-037 (Order PM 775), filed 9/30/88. Statutory Authority: RCW 18.85.040.
- 308-124A-120 Application for license—Interim license. [Statutory Authority: RCW 18.85.040. WSR 98-01-107, § 308-124A-120, filed 12/17/97, effective 1/17/98; WSR 91-23-006, § 308-124A-120, filed 11/7/91, effective 12/8/91; WSR 88-20-036 (Order PM 774), § 308-124A-120, filed 9/30/88, effective 1/1/89; WSR 87-20-091 (Order PM 683), § 308-124A-120, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-120, filed 2/10/81.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-130 Salesperson, associate brokers—Termination of services. [Statutory Authority: RCW 18.85.040(1). WSR 08-14-034, § 308-124A-130, filed 6/23/08, effective 7/24/08. Statutory Authority: RCW 18.85.040. WSR 88-06-039 (Order PM 711), § 308-124A-130, filed 3/1/88; WSR 87-20-091 (Order PM 683), § 308-124A-130, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-130, filed 2/10/81.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-200 Corporate or copartnership applicants for licenses—Proof required. [Statutory Authority: RCW 18.85.040 and the Governor's Executive Order on Regulatory Improvement 97-02. WSR 99-03-042, § 308-124A-200, filed 1/14/99, effective 2/14/99. Statutory Authority: RCW 18.85.040. WSR 98-01-107, § 308-124A-200, filed 12/17/97, effective 1/17/98; WSR 90-23-039, § 308-124A-200, filed 11/15/90, effective 12/16/90; WSR 88-20-037 (Order PM 775), § 308-124A-200, filed 9/30/88. Statutory Authority: RCW 18.85.040, 18.85.140 and 18.85.190. WSR 87-17-051 (Order PM 673), § 308-124A-200, filed 8/18/87, effective 10/1/87. Statutory Authority: RCW 18.85.040. WSR 81-05-016 (Order RE 128), § 308-124A-200, filed 2/10/81; Order RE 114, § 308-124A-200, filed 7/2/75.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-205 Corporate license renewal—Proof required. [Statutory Authority: RCW 18.85.040. WSR 98-01-107, § 308-124A-205, filed 12/17/97, effective 1/17/98; WSR 87-20-091 (Order PM 683), § 308-124A-205, filed 10/7/87.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-210 Corporate or copartnership application for land development representative—Proof required. [Order RE 120, § 308-124A-210, filed 9/20/77; Order RE 114, § 308-124A-210, filed 7/2/75.] Repealed by WSR 87-20-091 (Order PM 683), filed 10/7/87. Statutory Authority: RCW 18.85.040.
- 308-124A-310 Salesman second renewal requirements. [Order RE 114, § 308-124A-310, filed 7/2/75.] Repealed by WSR 81-05-016 (Order RE 128), filed 2/10/81. Statutory Authority: RCW 18.85.040.
- 308-124A-400 License fees—Expiration—Renewal. [Order RE 114, § 308-124A-400, filed 7/2/75.] Repealed by Order RE 120, filed 9/20/77.
- 308-124A-410 Application for broker license examination—Two years sales experience. [Statutory Authority: RCW 18.85.040. WSR 87-20-091 (Order PM 683), § 308-124A-410, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-410, filed 2/10/81.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-420 Application for broker license examination, other qualification or related experience. [Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-420, filed 1/5/95, effective 2/5/95. Statutory Authority: RCW 18.85.040. WSR 90-23-039, § 308-124A-420, filed 11/15/90, effective 12/16/90; WSR 88-20-037 (Order PM 775), § 308-124A-420, filed 9/30/88; WSR 87-20-091 (Order PM 683), § 308-124A-420, filed 10/7/87; WSR 81-05-016 (Order RE 128), § 308-124A-420, filed 2/10/81.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-422 Application for broker license examination—Clock hour requirements. [Statutory Authority: RCW 18.85.040 and chapter 18.86 RCW. WSR 97-01-027, § 308-124A-422, filed 12/10/96, effective 1/10/97. Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-422, filed 1/5/95, effective 7/1/95. Statutory Authority: RCW 18.85.040. WSR 91-23-006, § 308-124A-422, filed 11/7/91, effective 12/8/91.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-425 Substitution of clock hours. [Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-425, filed 1/5/95, effective 7/1/95. Statutory Authority: RCW 18.85.040. WSR 91-23-006, § 308-124A-425, filed 11/7/91, effective 12/8/91; WSR 88-20-037 (Order PM 775), § 308-124A-425, filed 9/30/88.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-430 Grading of examinations. [Statutory Authority: RCW 18.85.040(1). WSR 06-12-034, § 308-124A-430, filed 5/31/06, effective 7/1/06. Statutory Authority: RCW 18.85.040, [18.85].085, [18.85].090 and [18.85].095. WSR 91-07-029, § 308-124A-430, filed 3/14/91, effective 4/14/91. Statutory Authority: RCW 18.85.040. WSR 88-20-036 (Order PM 774), § 308-124A-430, filed 9/30/88, effective 1/1/89; WSR 86-11-011 (Order PM 595), § 308-124A-430, filed 5/12/86, effective 10/1/86.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-440 Reexamination. [Statutory Authority: RCW 18.85.040(1). WSR 04-08-012, § 308-124A-440, filed 3/25/04, effective 4/25/04. Statutory Authority: RCW 18.85.040. WSR 93-24-096, § 308-124A-440, filed 11/30/93, effective 1/1/94; WSR 88-20-036 (Order PM 774), § 308-124A-440, filed 9/30/88, effective 1/1/89; WSR 86-11-011 (Order PM 595), §

- 308-124A-440, filed 5/12/86, effective 10/1/86.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-450 Examination procedures. [Statutory Authority: RCW 18.85.040(1). WSR 07-13-062, § 308-124A-450, filed 6/18/07, effective 7/19/07. Statutory Authority: RCW 18.85.040. WSR 93-24-096, § 308-124A-450, filed 11/30/93, effective 1/1/94; WSR 90-23-039, § 308-124A-450, filed 11/15/90, effective 12/16/90; WSR 87-20-091 (Order PM 683), § 308-124A-450, filed 10/7/87; WSR 86-11-011 (Order PM 595), § 308-124A-450, filed 5/12/86, effective 10/1/86.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-460 Real estate brokers and salespersons and land development representative fees. [Statutory Authority: RCW 18.85.040(1). WSR 05-12-057, § 308-124A-460, filed 5/26/05, effective 6/26/05. Statutory Authority: RCW 18.85.040(1), 43.24.086. WSR 02-03-057, § 308-124A-460, filed 1/10/02, effective 5/1/02. Statutory Authority: RCW 18.85.040 and the Governor's Executive Order on Regulatory Improvement 97-02. WSR 99-03-042, § 308-124A-460, filed 1/14/99, effective 7/1/99. Statutory Authority: RCW 18.85.040. WSR 93-24-096, § 308-124A-460, filed 11/30/93, effective 1/1/94; WSR 90-23-039, § 308-124A-460, filed 11/15/90, effective 12/16/90. Statutory Authority: RCW 18.85.220 and 43.24.086. WSR 90-02-048, § 308-124A-460, filed 12/29/89, effective 1/29/90. Statutory Authority: RCW 18.85.040. WSR 89-08-009 (Order PM 829), § 308-124A-460, filed 3/24/89. Statutory Authority: RCW 18.85.040, 18.85.140 and 18.85.190. WSR 87-17-051 (Order PM 673), § 308-124A-460, filed 8/18/87, effective 10/1/87.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-570 Reinstatement of a cancelled license for nonpayment of renewal fee. [Statutory Authority: RCW 18.85.040 and chapter 18.86 RCW. WSR 97-01-027, § 308-124A-570, filed 12/10/96, effective 1/10/97. Statutory Authority: RCW 18.85.040. WSR 91-23-006, § 308-124A-570, filed 11/7/91, effective 12/8/91.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-590 Salesperson first active license renewal—Post license requirements. [Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-590, filed 1/5/95, effective 7/1/95.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-595 License activation. [Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-595, filed 1/5/95, effective 7/1/95.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-600 Continuing education clock hour requirements. [Statutory Authority: RCW 18.85.040(1), 43.24.086. WSR 02-03-080, § 308-124A-600, filed 1/15/02, effective 2/15/02. Statutory Authority: RCW 18.85.040 and chapter 18.86 RCW. WSR 97-01-027, § 308-124A-600, filed 12/10/96, effective 1/10/97. Statutory Authority: RCW 18.85.040 and SB 6284. WSR 95-03-012, § 308-124A-600, filed 1/5/95, effective 2/5/95. Statutory Authority: RCW 18.85.040. WSR 91-23-006, § 308-124A-600, filed 11/7/91, effective 12/8/91.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-605 Defining prescribed core curriculum. [Statutory Authority: RCW 18.85.040(1), 43.24.086. WSR 02-03-080, § 308-124A-605, filed 1/15/02, effective 2/15/02.] Repealed by WSR 10-06-078, filed 3/1/10, effective 7/1/10. Statutory Authority: RCW 18.85.040 and 18.85.041.
- 308-124A-787 Previously licensed salesperson—First active renewal. [Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-787, filed 3/1/10, effective 7/1/10.] Repealed by WSR 14-16-054, filed 7/29/14, effective 8/29/14. Statutory Authority: RCW 18.85.041.

LICENSING PROCESSES

WAC 308-124A-700 Application for a license—Fingerprinting. (1)

New applicants applying for their first broker's license under chapter 18.85 RCW will be required to submit to a fingerprint background check with the department's authorized vendor.

(2) Applicants applying for their first managing broker's license using alternative qualifications will be required to submit to a fingerprint background check with the department's authorized vendor.

(3) Fingerprint background checks are required for every active renewal every six years. If the department background check was within the last six years, then no new background check is required to activate a license.

(4) An application submitted without the required fingerprint background check is considered incomplete.

(5) When fingerprints are rejected, the licensee or applicant must follow the authorized vendor's procedures for resubmitting fingerprints within twenty-one calendar days. Failure to follow the vendor's fingerprint procedures within twenty-one days will result in a

suspension of the real estate license until the vendor's fingerprint procedures are followed. The licensee or applicant will be responsible for any additional fees due.

[Statutory Authority: RCW 18.85.171 and 18.85.191. WSR 18-03-008, § 308-124A-700, filed 1/4/18, effective 2/4/18. Statutory Authority: RCW 18.85.171 and 18.85.041. WSR 16-05-064, § 308-124A-700, filed 2/12/16, effective 3/14/16. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-700, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-705 Application examination process. (1) Any person desiring to take an examination for a broker or a managing broker license must contact the testing service at least one business day prior to the desired test date to schedule and pay for an examination after receiving written notice that the requirements have been met.

(2) Any person desiring to take a broker or managing broker license examination who received clock hours in another jurisdiction must submit proof of education to be substituted for clock hours required under WAC 308-124A-755. After receiving written notice that the qualifications for the examination have been met, the candidate shall contact the testing service at least one business day prior to the desired test date to schedule and pay for an examination.

[Statutory Authority: RCW 18.85.041, 18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-705, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-705, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-707 Exam scheduling. (1) Candidates requesting a morning or afternoon exam will be scheduled immediately for an examination and will be provided a registration number confirming their reservation.

(2) A candidate shall be assessed the full examination fee for any examination in which the candidate fails to provide two days notice to the testing service for changing their examination date or for failing to arrive and take an examination at the time the examination is scheduled or rescheduled.

[Statutory Authority: RCW 18.85.041, 18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-707, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-707, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-710 Successful applicants must apply for a license. Examination results are valid for one year only. Any person who has passed the examination for broker or managing broker must become licensed within one year from the date of such examination. You will be required to take and pass another examination if you do not comply with this provision.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-710, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-713 Application for managing broker license examination—Other qualification or related experience. Applications for a managing broker license examination by persons who do not possess three years of actual experience as a full-time broker as required by RCW 18.85.111 who show qualification by reason of practical experience in a business allied with or related to real estate shall be submitted to the real estate program. The application shall be accompanied by a letter requesting approval of alternative qualifications or experience and indicating the basis for such approval. The letter must include a detailed personal history or work resume, with supporting documentation, which will include a certified license affidavit from the issuing agency as applicable. The following are deemed alternative qualifications or experience which may qualify in lieu of three years of full-time broker experience:

(1) Postsecondary education with major study in real estate together with one year experience as a real estate broker actively licensed in good standing in Washington or another state, U.S. possession, or foreign jurisdiction with similar licensing standards.

(2) Full-time experience as a licensed attorney at law, in good standing, with practice in real estate transactions for not less than one year.

(3) Five years' full-time experience as a licensed mortgage broker or loan originator in good standing.

(4) Five years' full-time experience as a licensed limited practice officer or escrow agent in good standing.

(5) Five years' full-time experience as a licensed or certified real property appraiser in good standing.

(6) Five years' full-time experience managing, leasing, selling, or buying real property on behalf of a third-party corporation, limited liability company, or partnership.

All experience time periods referenced in WAC 308-124A-713 shall have been completed within the six years immediately preceding the date of application.

[Statutory Authority: RCW 18.85.041 and chapter 18.85 RCW. WSR 18-23-062, § 308-124A-713, filed 11/16/18, effective 12/17/18. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-713, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-715 Unsuccessful managing broker applicants—Alternate qualifications. The managing broker applicant who is approved to take the exam based upon alternate qualifications or experience pursuant to WAC 308-124A-713 and subsequently fails the exam is not permitted to repeat the exam using alternative qualifications or experience.

[Statutory Authority: RCW 18.85.041 and chapter 18.85 RCW. WSR 18-23-062, § 308-124A-715, filed 11/16/18, effective 12/17/18. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-715, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-720 Application for real estate examination, licensed in another jurisdiction. (1) Any person applying for a broker or managing broker examination who is actively licensed in the same or

greater capacity in another jurisdiction and has maintained his or her license in good standing or who was actively licensed in the same or greater capacity in good standing within the preceding six months is only required to take the Washington law portion of the examination.

(2) Any person applying to take the examination under this section shall submit evidence of licensure in another jurisdiction by a license verification form completed by the licensure authority in such jurisdiction.

(3) After receiving notification that the qualifications for the examination have been verified by the department, the candidate shall contact the testing service at least one day prior to the desired test date to schedule and pay for an examination. Candidates requesting a morning or afternoon exam shall be scheduled immediately for an examination and will be provided with a registration number confirming their reservation.

(4) The director, upon advice of the Washington state real estate commission, may consider entering into written recognition agreements with other jurisdictions which license brokers and managing brokers similarly to Washington state. The recognition agreement(s) shall require the other jurisdiction to grant the same licensing process to licensees of Washington state as is offered by Washington state to license applicants from other jurisdictions.

[Statutory Authority: RCW 18.85.041, 18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-720, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-720, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-725 Application for license or endorsement. A person who desires to be licensed as a real estate broker, managing broker or endorsed as a branch manager or designated broker, shall make application on a form approved by the director and the broker and managing broker application shall be signed by the designated broker to whom the license will be issued. The branch manager may sign for the designated broker for licenses to be issued to that branch office.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-725, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-726 Reversion from managing broker to broker license. A managing broker may apply to revert from a managing broker license to a broker license by completing the department form and paying all fees, if applicable. If the managing broker is in active status, the managing broker needs to secure the designated broker's signature acknowledging the reversion of managing broker license to a broker's license. The new broker license renewal date remains the same. To revert to a managing broker license the broker must meet all of the requirements listed in RCW 18.85.111 including taking the examination.

[Statutory Authority: RCW 18.85.041. WSR 13-14-077, § 308-124A-726, filed 7/1/13, effective 8/1/13.]

WAC 308-124A-727 Application as broker license for interim period. Applicants for a broker's license may commence working on or after the postmark date of delivery to the department of the following:

- (1) Notice of passing the examination;
- (2) License application form;
- (3) Verification that the department's authorized vendor fingerprint process was followed; and
- (4) License fees.

The completed license application form shall serve as an interim license for a period up to forty-five days unless grounds exist to take disciplinary action against the license under RCW 18.235.130 and 18.85.361.

[Statutory Authority: RCW 18.85.171 and 18.85.041. WSR 16-05-064, § 308-124A-727, filed 2/12/16, effective 3/14/16. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-727, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-730 Broker, managing brokers—Termination of services.

(1) A person licensed as a broker or managing broker may perform duties and activities only under the direction and supervision of a licensed managing broker, branch manager or designated broker and as a representative of the firm. This licensed relationship may be terminated unilaterally by either the broker, managing broker, branch manager or designated broker.

(a) All terminations shall be by written notice by the broker or managing broker, or branch manager to the designated broker or the designated broker's delegated representative; or by the designated broker to the broker, managing broker or branch manager.

(b) All notices of termination shall be given to the real estate program without delay and such notice shall be accompanied by and include the surrender of the real estate license.

(c) The managing broker, branch manager or designated broker may not condition his or her surrender of license to the real estate program upon performance of any act by the broker or managing broker.

(d) If the license cannot be surrendered because the managing broker or designated broker is conditioning the surrender of the license, the licensee shall so advise the department in writing.

(e) Upon receipt of the licensee's written statement about the conditioned release of the license, the real estate program shall process the release or license transfer.

(f) The termination date shall be the postmark date, fax date or date the license is hand delivered to the real estate program.

(2) If the license cannot be surrendered to the real estate program because the license has been lost, the licensee and the responsible managing broker, branch manager or the designated broker shall submit a letter of release. No license transfers shall be permitted unless the license is surrendered or the letter of release is submitted and filed with the real estate program.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-730, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-735 Firm licenses. Licenses issued to firms expire two years from the date of issuance.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-735, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-740 Firm license renewal. Proof required. Applicants for renewal of a firm license shall furnish proof of current master business license renewed by authority of the secretary of state.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-740, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-750 Application for managing broker license examination—Clock hour requirements. (1) Applicants for the managing broker's examination shall have successfully completed ninety clock hours of approved real estate instruction in addition to any other clock hours completed and used to satisfy requirements of chapter 18.85 RCW. Instruction must include a course in advanced real estate law, a course in real estate brokerage management, and a course in business management. All courses completed to satisfy this requirement must be approved subject matter as defined in WAC 308-124H-820 and be at least thirty clock hours in length and include a comprehensive examination. Courses must be completed within three years prior to applying for the managing broker's examination.

(2) Courses in advanced real estate law, real estate brokerage management, and business management, used to satisfy continuing education requirements within three years of applying for the managing broker's examination shall satisfy the requirements of subsection (1) of this section provided the applicant successfully completed a comprehensive examination. Licensees will be required to provide additional approved course work if they have submitted advanced real estate law, brokerage management, or business management education classes to satisfy any other continuing educational requirements.

[Statutory Authority: RCW 18.85.041, 18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-750, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-750, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-755 Substitution of clock hours. (1) The director may allow for substitution of the clock hour requirements in RCW 18.85.141 and 18.85.111 if the individual is qualified by completing equivalent educational course work in any institution of higher education or degree granting institution.

(2) Individuals requesting approval for real estate equivalent educational course work shall submit a transcript of course work completed from an institution of higher education or a degree granting institution together with an application for the license examination. The department may also require certification from an authorized representative of the institution of higher education or degree granting

institution that the course work satisfies the department's prescribed course content or curriculum for a given course(s).

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-755, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-760 Grading of examinations. (1) To pass the broker examination a minimum scaled score of 70 is required on each portion. The broker examination shall consist of two portions:

(a) The national portion consisting of questions that test general real estate practices; and

(b) The state portion consisting of questions that test on Washington laws and regulations related to real estate licensing.

(2) To pass the managing broker examination a minimum scaled score of 75 is required on each portion. The managing broker examination shall consist of two portions:

(a) The national portion consisting of simulation examination questions that test general real estate brokerage practices which include information gathering and decision-making aspects. A candidate must achieve a minimum scaled score of 75 on each aspect to pass the entire portion; and

(b) The state portion consisting of simulation examination questions that test on Washington laws and regulations related to real estate licensing, and the closing/settlement process.

(3) A passing score for a portion of an examination is valid for a period of six months.

[Statutory Authority: RCW 18.85.041. WSR 18-02-091, § 308-124A-760, filed 1/3/18, effective 2/3/18; WSR 13-14-077, § 308-124A-760, filed 7/1/13, effective 8/1/13. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-760, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-765 Reexamination. An applicant who failed the examination or failed to appear for a scheduled examination may apply for reexamination by contacting the testing service to schedule and pay for an examination. Managing broker exam applicants who applied using alternate qualifications and failed the examination must comply with the provisions of WAC 308-124A-750.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-765, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-770 Examination procedures. (1) Each applicant will be required to present one piece of valid government issued photo-bearing identification. Failure to produce the required identification will result in the applicant being refused admission to the examination.

(2) Applicants are prohibited from:

(a) Talking to other examinees during the examination unless specifically directed or permitted to do so by a test monitor.

(b) Attempting to communicate or record any information.

(c) Using unauthorized materials during any portion of the examination.

(d) Removing test materials and/or notes from the testing room.

(e) Disruptive behavior.

(3) Applicants who participate in any activity listed in subsection (2) of this section will be required to turn in their test materials to the test monitor and leave the examination site. Their opportunity to sit for the examination will be forfeited. Their answer sheet will be voided. A voided answer sheet will not be scored and the examination fee will not be refunded. A candidate must then reapply to take the examination.

(4) Any applicant who was removed from the testing site for any of the reasons listed in subsection (2) of this section will be required to submit a letter to the department requesting permission to retest and stating the circumstances of the event. After receipt of the applicant's letter, the department will review the proctor's report and the applicant's letter and may deny testing for up to one year.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-770, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-775 Real estate fees. These fees are applicable to all original licenses, examination services, and fee generating services issued or performed on or after September 1, 2021, and all renewals for existing licenses with expiration date on or after September 1, 2021. The fees for an original license and renewal include a ten dollar fee which is assessed for the real estate research center for the real estate broker and the real estate managing broker licenses. The following fees shall be charged by the department of licensing:

Title of Fee	Fee
Real estate broker:	
Application/examination	\$210.00
Reexamination	210.00
Original license	223.00
License renewal	223.00
Late renewal with penalty	263.00
License print fee	5.00
Certification	40.00
Name or address change, transfer or license activation	0.00
Real estate managing broker:	
Application/examination	\$210.00
Reexamination	210.00
Original license	320.00
License renewal	320.00
Late renewal with penalty	360.00
License print fee	5.00
Certification	40.00
Name or address change, transfer or license activation	0.00
Real estate firm and assumed name license:	
Original license	\$304.00

Title of Fee	Fee
License renewal	304.00
Late renewal with penalty	345.00
Name or address change	0.00
License print fee	5.00
Certification	40.00
Real estate branch:	
Original license	\$288.00
License renewal	288.00
Late renewal with penalty	329.00
Certification	40.00
License print fee	5.00
Name or address change, transfer or license activation	0.00
Fingerprint processing	per vendor schedule
Subsequent fingerprint processing	per vendor schedule
Fingerprints rejected by the department, Washington state patrol or FBI may necessitate subsequent fingerprint processing fees.	
Fingerprint rolling fee per vendor schedule.	

[Statutory Authority: RCW 43.24.086. WSR 21-16-080, § 308-124A-775, filed 8/2/21, effective 9/1/21. Statutory Authority: RCW 18.85.171 and 18.85.041. WSR 16-05-064, § 308-124A-775, filed 2/12/16, effective 3/14/16. Statutory Authority: RCW 18.85.061 and 18.85.451. WSR 10-15-055, § 308-124A-775, filed 7/15/10, effective 8/15/10. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-775, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-780 Reinstatement of a canceled license for nonpayment of renewal fee. Any person desiring to be reinstated as a real estate licensee within two years of cancellation may have their license reinstated by satisfying either of the following options:

- (1) Submission of an application to the director providing proof of the following:
 - (a) Successful completion of sixty clock hours of approved real estate course work completed within one year preceding the application for reinstatement. A minimum of thirty clock hours must include real estate law;
 - (b) Payment of all back renewal fees with penalty at the current rate; and
 - (c) Payment of a reinstatement penalty fine of one hundred dollars; or
- (2) Satisfy the procedures and qualifications for initial licensing, including the following:
 - (a) Successful completion of any applicable licensing examinations; and
 - (b) Successful completion of required courses pursuant to RCW 18.85.101 and/or 18.85.111, whichever is applicable, within three years preceding the application for reinstatement.

(3) Former licensees canceled for nonpayment of fees for periods in excess of two years will be required to satisfy the requirements of subsection (2) of this section.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-780, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-785 Broker first active license renewal. The minimum requirements for a broker to be issued the first renewal of an active license are: The broker has furnished proof of successful completion of 90 clock hours started after the date first licensed, from prescribed curricula approved by the real estate program, including real estate law, advanced practices and 30 hours in approved continuing education, including the core curriculum and Washington real estate fair housing.

[Statutory Authority: RCW 18.85.041. WSR 22-15-003, § 308-124A-785, filed 7/6/22, effective 8/6/22. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-785, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-788 License activation. (1) An inactive license may be placed on active status pursuant to RCW 18.85.265.

(2) A broker may use a thirty clock hour course from a curriculum approved by the director, in advanced real estate practices or real estate law for both activation of a license that has been inactive for three or more years and for first renewal of an active license as required in WAC 308-124A-785.

[Statutory Authority: RCW 18.85.041. WSR 13-14-077, § 308-124A-788, filed 7/1/13, effective 8/1/13.]

WAC 308-124A-790 Continuing education clock hour requirements. A licensee must attest to the department satisfactory completion of clock hours, pursuant to RCW 18.85.211, in the manner prescribed by the department.

(1) A licensee applying for renewal of an active license must attest to the completion of at least 30 clock hours of instruction in a course(s) approved by the real estate program and started within 48 months of a licensee's renewal date. The clock hours of instruction attested to are subject to audit by the department.

(a) A minimum of 15 clock hours must be completed within 24 months of the licensee's current renewal date, and a portion of that 15 must include three hours of the prescribed core curriculum defined in WAC 308-124A-800 and requisite hours of the prescribed Washington real estate fair housing curriculum defined in WAC 308-124A-802.

(b) Up to 15 clock hours of instruction beyond the 30 clock hours submitted for a previous renewal date may be carried forward to the following renewal date.

(c) If Washington real estate fair housing education was not completed during initial qualification for licensure, renewing licensees must take the six-hour Washington real estate fair housing education.

(d) Failure to attest to the successful completion of the prescribed core and Washington real estate fair housing curricula clock hours shall result in denial of license renewal.

(2) The 30 clock hours must be satisfied by completion of approved real estate courses as defined in WAC 308-124H-820. Portions of the 30 clock hours of continuing education must include three clock hours of prescribed core curriculum defined in WAC 308-124A-800 and three clock hours of prescribed Washington real estate fair housing curriculum as defined in WAC 308-124A-802.

(3) Courses for continuing education clock hour credits must be started after issuance of a first license.

(4) A licensee must not place a license on inactive status to avoid the continuing education requirement or the post-licensing requirements. If a licensee is inactive less than one year, they must attest to the completion of continuing education clock hours to activate the license. A licensee must attest to the post-licensing requirements if not previously satisfied upon returning to active status. The clock hours of instruction or post-licensing requirements attested to are subject to audit by the department.

(5) Approved courses may be repeated for continuing education credit in subsequent renewal periods.

(6) Clock hour credits for continuing education shall not be accepted if:

(a) The course is not approved pursuant to chapter 308-124H WAC and chapter 18.85 RCW;

(b) Course(s) was taken to activate an inactive license pursuant to RCW 18.85.265(3);

(c) Course(s) submitted to satisfy the requirements of RCW 18.85.101 (1)(c), broker's license, RCW 18.85.211, 18.85.111, managing broker's license and WAC 308-124A-780, reinstatement.

(7) Instructors shall not receive clock hour credit for teaching or course development.

[Statutory Authority: RCW 18.85.041. WSR 22-15-003, § 308-124A-790, filed 7/6/22, effective 8/6/22; WSR 14-16-054, § 308-124A-790, filed 7/29/14, effective 8/29/14; WSR 13-14-077, § 308-124A-790, filed 7/1/13, effective 8/1/13. Statutory Authority: RCW 18.85.041, 18.85.101, and 18.85.181. WSR 11-09-009, § 308-124A-790, filed 4/8/11, effective 5/9/11. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-790, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-800 Defining prescribed core curriculum. A licensee shall submit to the department evidence of satisfactory completion of at least three clock hours of core curriculum continuing education approved by the director. Core curriculum continuing education is a specific course of study, recommended by the real estate commission for approval by the director that provides practical information on contemporary issues relating to the practices of real estate. The commission may recommend multiple core curricula to address residential, commercial, and property management disciplines or may recommend approval of the same core curriculum if appropriate. Core curriculum may be developed in a separate three clock-hour course or may be three clock hours contained within an approved thirty or less clock-hour course. Core curriculum must be completed within twenty-four months of the licensee's renewal date. Core curriculum commenced within thirty-six months but more than twenty-four months prior to the licensee's

renewal date, may not count towards the core curriculum requirement, but may apply as regular continuing education credit for renewal.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-800, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-802 Defining prescribed Washington real estate fair housing curriculum. Washington real estate fair housing curriculum is a specific course of study approved by the director. The purpose of this course is to introduce real estate brokers and managing brokers to the federal Fair Housing Act (42 U.S.C. 3601 et seq.) and the Washington law against discrimination (chapter 49.60 RCW) as it relates to real estate transactions. The department shall prescribe the curriculum outline to use in developing the curriculum for approval.

[Statutory Authority: RCW 18.85.041. WSR 22-15-003, § 308-124A-802, filed 7/6/22, effective 8/6/22.]

WAC 308-124A-805 Address on designated broker's endorsement. The address on the designated broker's endorsement will be the location where the designated broker is the managing broker.

The real estate program will register each firm's address where the designated broker accepts endorsement from other firms.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-805, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-815 Prohibited firm and assumed names. (1) The department can deny, suspend, or reject a firm name or assumed name if it:

(a) Is derogatory;
(b) Is similar or the same as another licensed firm name;
(c) Implies that the firm is a public agency or part of government;

(d) Implies the firm is a not-for-profit organization;
(e) Implies it is a research organization.

(2) The following are nonexclusive examples of language that are deemed to be similar when used individually or in combination:

(a) The use of a different corporate designator, for example, Corp., Co., Inc., Ltd., and the like.

(b) The addition or deletion of an article or conjunction from the name, such as "the," "a," or "and."

(c) The use of a plural.

(d) The use of a geographic designator after the association's name. In the case of affiliates using the same name with a geographic or other designator, written consent will be required from the parent or affiliate.

(e) The abbreviation of a word in the same name.

(f) The substitution of a symbol for a word or vice versa.

(g) The use of the terms "realty," "real estate," "group," "realtors," or "firm."

(3) A real estate firm shall not advertise in any manner using a name which has not been licensed by the department. A bona fide fran-

chisee may be licensed using the name of the franchisor with the firm name of the franchisee.

[Statutory Authority: RCW 18.85.041 and chapter 18.85 RCW. WSR 18-23-063, § 308-124A-815, filed 11/16/18, effective 12/17/18. Statutory Authority: RCW 18.85.041. WSR 13-14-077, § 308-124A-815, filed 7/1/13, effective 8/1/13. Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-815, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-825 Change of designated broker. Submit a statement signed by both the outgoing designated broker and the incoming designated broker, listing all outstanding client trust liabilities, pending transactions, and certifying sufficient funds are in trust to meet client trust liabilities.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-825, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-830 Firm closing—Designated broker responsibility. Designated brokers will be responsible for providing the department a closing firm affidavit when closing the firm.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-830, filed 3/1/10, effective 7/1/10.]

WAC 308-124A-835 Courses completed in other jurisdictions. A course completed in another jurisdiction may be approved for clock hour credit if:

(1) The course was offered by a tax-supported, public technical or community college, or any other institution of higher learning, and the director determines that the course substantially satisfies the general requirements for course approval consistent with the intent of this chapter;

(2) The course was approved to satisfy an education requirement for real estate licensing or renewal and offered by an entity approved to offer the course by the real estate licensing agency in that jurisdiction; or

(3) If the director determines that the course substantially satisfies the general requirements for course approval consistent with the intent of this chapter.

[Statutory Authority: RCW 18.85.040 and 18.85.041. WSR 10-06-078, § 308-124A-835, filed 3/1/10, effective 7/1/10.]