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**SUBSTITUTE SENATE BILL 6576**

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**State of Washington**

**53rd Legislature**

**1994 Regular Session**

**By** Senate Committee on Labor & Commerce (originally sponsored by Senator Moore)

Read first time 02/04/94.

1 AN ACT Relating to real estate appraisers; amending RCW 18.140.005,  
2 18.140.010, 18.140.020, 18.140.030, 18.140.060, 18.140.110, 18.140.120,  
3 18.140.140, 18.140.150, 18.140.155, 18.140.160, 18.140.170, and  
4 18.140.180; adding a new section to chapter 50.04 RCW; adding new  
5 sections to chapter 18.140 RCW; adding a new chapter to Title 60 RCW;  
6 and providing an effective date.

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

8 **Sec. 1.** RCW 18.140.005 and 1993 c 30 s 1 are each amended to read  
9 as follows:

10 (1) It is the intent of the legislature that only individuals who  
11 meet and maintain minimum standards of competence and conduct ((may  
12 provide)) established under this chapter and sections 14 through 17 of  
13 this act for certified or licensed real estate appraisers may provide  
14 real estate appraisal services to the public.

15 (2) It is the further intent of the legislature to provide for a  
16 continuing supply of real estate appraisers by encouraging the proper  
17 training of new entrants to the profession through the implementation  
18 of the trainee real property appraiser classification according to this

1 set of appraiser qualification criteria as promulgated by the appraiser  
2 qualifications board of the appraisal foundation.

3 **Sec. 2.** RCW 18.140.010 and 1993 c 30 s 2 are each amended to read  
4 as follows:

5 As used in this chapter, the following terms have the meanings  
6 indicated unless the context clearly requires otherwise.

7 (1) "Appraisal" or "real estate appraisal" means an analysis,  
8 opinion, or conclusion relating to the nature, quality, value, or  
9 utility of specified interests in, or aspects of, identified real  
10 estate, for or in expectation of compensation. An appraisal may be  
11 classified by subject matter into either a valuation or an analysis.  
12 A "valuation" is an estimate of the value of real estate or real  
13 property. An "analysis" is a study of real estate or real property  
14 other than estimating value.

15 (2) "Appraisal report" means any communication, written or oral, of  
16 an appraisal, except that all appraisal reports in federally related  
17 transactions are required to be written reports.

18 (3) "Appraisal assignment" means an engagement for which an  
19 appraiser is employed or retained to act, or would be perceived by  
20 third parties or the public as acting, as a disinterested third party  
21 in rendering an unbiased analysis, opinion, or conclusion relating to  
22 the nature, quality, value, or utility of specified interests in, or  
23 aspects of, identified real estate. The term "appraisal assignment"  
24 may apply to valuation work and analysis work.

25 (4) "Certified appraisal" means an appraisal prepared or signed by  
26 a state-certified real estate appraiser. A certified appraisal  
27 represents to the public that it meets the appraisal standards defined  
28 in this chapter.

29 (5) "Committee" means the real estate appraiser advisory committee  
30 of the state of Washington.

31 (6) "Department" means the department of licensing.

32 (7) "Director" means the director of the department of licensing.

33 (8) "Licensed appraisal" means an appraisal prepared or signed by  
34 a state-licensed real estate appraiser. A licensed appraisal  
35 represents to the public that it meets the appraisal standards defined  
36 in this chapter.

37 (9) "Real estate" means an identified parcel or tract of land,  
38 including improvements, if any.

1 (10) "Real property" means one or more defined interests, benefits,  
2 or rights inherent in the ownership of real estate.

3 (11) "Specialized appraisal services" means all appraisal services  
4 which do not fall within the definition of appraisal assignment. The  
5 term "specialized appraisal service" may apply to valuation work and to  
6 analysis work. Regardless of the intention of the client or employer,  
7 if the appraiser would be perceived by third parties or the public as  
8 acting as a disinterested third party in rendering an unbiased  
9 analysis, opinion, or conclusion, the work is classified as an  
10 appraisal assignment and not a specialized appraisal service.

11 (12) "State-certified general real estate appraiser" means a person  
12 certified by the director to develop and communicate real estate  
13 appraisals of all types of property. A state-certified general real  
14 estate appraiser may designate or identify an appraisal rendered by him  
15 or her as a "certified appraisal."

16 (13) "State-certified residential real estate appraiser" means a  
17 person certified by the director to develop and communicate real estate  
18 appraisals of all types of residential property of one to four units  
19 without regard to transaction value or complexity and nonresidential  
20 property having a transaction value as specified in rules adopted by  
21 the director. A state certified residential real estate appraiser may  
22 designate or identify an appraisal rendered by him or her as a  
23 "certified appraisal."

24 (14) "State-licensed real estate appraiser" means a person licensed  
25 by the director to develop and communicate real estate appraisals of  
26 noncomplex one to four residential units and complex one to four  
27 residential units and nonresidential property having transaction values  
28 as specified in rules adopted by the director.

29 (15) "Supervising appraiser" means either a state-certified  
30 general real estate appraiser or a state-certified residential real  
31 estate appraiser providing direct supervision to another appraiser  
32 certified, licensed, or permitted under this chapter.

33 (16) "Trainee real property appraiser" means a person who is not  
34 certified or licensed under this chapter but is permitted by the  
35 director, prior to the commencement of such activity, to assist in the  
36 development and communication of real estate appraisals for the purpose  
37 of gaining experience consistent with the purpose of this chapter  
38 concerning those types of properties that the supervising appraiser is  
39 permitted to appraise.

1       (17) "Financial institutions" means any person doing business under  
2 the laws of this state or the United States relating to banks, bank  
3 holding companies, savings banks, trust companies, savings and loan  
4 associations, credit unions, consumer loan companies, insurance  
5 companies, or real estate investment trusts as defined in 26 U.S.C.  
6 Sec. 856 and mortgage brokers licensed under chapter 19.146 RCW and the  
7 affiliates, subsidiaries, and service corporations thereof.

8       **Sec. 3.** RCW 18.140.020 and 1993 c 30 s 3 are each amended to read  
9 as follows:

10       (1) No person other than a state-certified or state-licensed real  
11 estate appraiser may receive compensation of any form for a real estate  
12 appraisal or an appraisal review, except that trainee real property  
13 appraisers may receive compensation from supervisory appraisers. This  
14 subsection shall only apply to appraisal assignments subject to the  
15 uniform standards of professional appraisal practice.

16       (2) No person, other than a state-certified or state-licensed real  
17 estate appraiser, may assume or use that title or any title,  
18 designation, or abbreviation likely to create the impression of  
19 certification or licensure as a real estate appraiser by this state.

20       (3) A person who is not certified or licensed under this chapter  
21 shall not ~~((describe or refer to))~~ prepare any appraisal of real estate  
22 located in this state ~~((by the term "certified" or "licensed."))~~,  
23 except as provided by subsection (1) of this section.

24       ~~((+2))~~ (4) This section does not preclude a person who is ~~((not))~~  
25 certified or licensed as a state-certified or state-licensed real  
26 estate appraiser by another state or territory from appraising real  
27 estate in this state for compensation~~((, except))~~ in federally related  
28 transactions requiring licensure or certification to perform appraisal  
29 services according to 12 U.S.C. 3351(a) or RCW 18.140.155.

30       (5) No person, other than a person holding a currently valid permit  
31 as a trainee real property appraiser issued by the director may assume  
32 or use that title or any title, designation, or abbreviation likely to  
33 create the impression of trainee status as a real estate appraiser by  
34 this state.

35       (6) A person who is not permitted as a trainee real property  
36 appraiser under this chapter shall not indicate participation in the  
37 preparation of or prepare any appraisal of real estate located in this  
38 state.

1       **Sec. 4.** RCW 18.140.030 and 1993 c 30 s 4 are each amended to read  
2 as follows:

3       The director shall have the following powers and duties:

4       (1) To adopt rules in accordance with chapter 34.05 RCW necessary  
5 to implement this chapter;

6       (2) To receive and approve or deny applications for certification  
7 or licensure as a state-certified or state-licensed real estate  
8 appraiser under this chapter; to establish appropriate administrative  
9 procedures for the processing of such applications; to issue  
10 certificates or licenses to qualified applicants pursuant to the  
11 provisions of this chapter; and to maintain a register of the names and  
12 addresses of individuals who are currently certified or licensed under  
13 this chapter;

14       (3) To establish, provide administrative assistance, and appoint  
15 the members for the real estate appraiser advisory committee to enable  
16 the committee to act in an advisory capacity to the director;

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

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

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

25       (7) To consider recommendations by the real estate appraiser  
26 advisory committee relating to the experience, education, and  
27 examination requirements for each classification of state-certified  
28 appraiser and for licensure;

29       (8) To impose continuing education requirements as a prerequisite  
30 to renewal of certification or licensure;

31       (9) To consider recommendations by the real estate appraiser  
32 advisory committee relating to standards of professional appraisal  
33 practice in the enforcement of this chapter;

34       (10) To investigate all complaints or reports of unprofessional  
35 conduct as defined in this chapter and to hold hearings as provided in  
36 this chapter;

37       (11) To establish appropriate administrative procedures for  
38 disciplinary proceedings conducted pursuant to the provisions of this  
39 chapter;

1 (12) To compel the attendance of witnesses and production of books,  
2 documents, records, and other papers; to administer oaths; and to take  
3 testimony and receive evidence concerning all matters within their  
4 jurisdiction. These powers may be exercised directly by the director  
5 or the director's authorized representatives acting by authority of  
6 law;

7 (13) To take emergency action ordering summary suspension of a  
8 license or certification pending proceedings by the director;

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

12 (15) To establish forms necessary to administer this chapter;

13 (16) To adopt standards of professional conduct or practice;  
14 ((and))

15 (17) To do all other things necessary to carry out the provisions  
16 of this chapter and minimally meet the requirements of federal  
17 guidelines regarding state certification or licensure of appraisers  
18 that the director determines are appropriate for state-certified and  
19 state-licensed appraisers in this state; and

20 (18) To receive and approve or deny applications for permits as a  
21 trainee real property appraiser under this chapter, to establish  
22 appropriate administrative procedures for the processing of such  
23 applications; to issue permits to qualified applicants pursuant to the  
24 provisions of this chapter; and to maintain a register of the names and  
25 addresses of individuals who currently hold valid permits under this  
26 chapter.

27 **Sec. 5.** RCW 18.140.060 and 1993 c 30 s 6 are each amended to read  
28 as follows:

29 (1) Applications for examinations, original certification ((~~or~~)),  
30 licensure, permitting, and renewal certification or licensure shall be  
31 made in writing to the department on forms approved by the director.  
32 Applications for original and renewal certification ((~~or~~)),  
33 or a permit shall include a statement confirming that the applicant  
34 shall comply with applicable rules and regulations and that the  
35 applicant understands the penalties for misconduct.

36 (2) The appropriate fees shall accompany all applications for  
37 examination, reexamination, original certification or licensure,  
38 ((and)) renewal certification ((~~or~~)), licensure, or permitting.

1       **Sec. 6.** RCW 18.140.110 and 1993 c 30 s 11 are each amended to read  
2 as follows:

3       Every applicant for licensing ~~((or))~~, certification, or permitting  
4 who is not a resident of this state shall submit, with the application  
5 for licensing ~~((or))~~, certification, or permitting, an irrevocable  
6 consent that service of process upon him or her may be made by service  
7 on the director if, in an action against the applicant in a court of  
8 this state arising out of the applicant's activities as a state-  
9 licensed or state-certified real estate or trainee real property  
10 appraiser, the plaintiff cannot, in the exercise of due diligence,  
11 obtain personal service upon the applicant.

12       **Sec. 7.** RCW 18.140.120 and 1993 c 30 s 12 are each amended to read  
13 as follow

14       An applicant for licensure ~~((or))~~, certification, or permitting who  
15 is currently licensed ~~((or))~~, certified, or permitted and in good  
16 standing under the laws of another state may obtain ~~((a))~~ an equivalent  
17 license ~~((or))~~, certificate, or permit as a Washington state-licensed  
18 or state-certified real estate or trainee real property appraiser  
19 without being required to satisfy the examination requirements of this  
20 chapter if: The director determines that the licensure ~~((or))~~,  
21 certification, or permitting requirements are substantially similar to  
22 those found in Washington state; and that the other state has a written  
23 reciprocal agreement to provide similar treatment to holders of  
24 Washington state licenses ~~((and/or))~~, certificates, and/or permits.

25       **Sec. 8.** RCW 18.140.140 and 1993 c 30 s 14 are each amended to read  
26 as follows:

27       (1) A license ~~((or))~~, certificate, or permit issued under this  
28 chapter shall bear the signature or facsimile signature of the director  
29 and a license ~~((or))~~, certificate, or permit number assigned by the  
30 director.

31       (2) Each state-licensed or state-certified real estate appraiser  
32 shall place his or her certificate number adjacent to or immediately  
33 below the title "state-licensed real estate appraiser," "state-  
34 certified residential real estate appraiser," or "state-certified  
35 general real estate appraiser" when used in an appraisal report or in  
36 a contract or other instrument used by the licensee ~~((or))~~, certificate

1 holder, or permit holder in conducting real property appraisal  
2 activities.

3 **Sec. 9.** RCW 18.140.150 and 1993 c 30 s 15 are each amended to read  
4 as follows:

5 (1) The term "state-licensed," ~~((or))~~ "state-certified real estate  
6 appraiser," or "trainee real property appraiser" may only be used to  
7 refer to individuals who hold the license ~~((or))~~, certificate, or  
8 permit and may not be used following or immediately in connection with  
9 the name or signature of a firm, partnership, corporation, or group, or  
10 in such manner that it might be interpreted as referring to a firm,  
11 partnership, corporation, group, or anyone other than an individual  
12 holder of the license ~~((or))~~, certificate, or permit.

13 (2) No license ~~((or))~~, certificate, or permit may be issued under  
14 this chapter to a corporation, partnership, firm, or group. This shall  
15 not be construed to prevent a state-licensed or state-certified  
16 appraiser from signing an appraisal report on behalf of a corporation,  
17 partnership, firm, or group practice.

18 **Sec. 10.** RCW 18.140.155 and 1993 c 30 s 16 are each amended to  
19 read as follows:

20 (1) A real estate appraiser from another state who is licensed or  
21 certified by another state may apply for registration to receive  
22 temporary licensing or certification in Washington by paying a fee and  
23 filing a notarized application with the department on a form provided  
24 by the department.

25 (2) Licensing and certification privileges granted under the  
26 provisions of this section shall expire ninety days from issuance.  
27 Licensing or certification shall not be renewed, nor shall an applicant  
28 receive more than two registrations within any twelve-month period.

29 (3) Persons granted temporary licensing ~~((or))~~, certificate, or  
30 permitting privileges under this section shall not advertise or  
31 otherwise hold themselves out as being licensed ~~((or))~~, certified, or  
32 permitted by the state of Washington.

33 (4) Persons granted temporary licensure ~~((or))~~, certificate, or  
34 permitting are subject to all provisions under this chapter.

35 **Sec. 11.** RCW 18.140.160 and 1993 c 30 s 17 are each amended to  
36 read as follows:



1 An application for licensure ((~~or~~)), certification, or permitting  
2 may be denied. The director may impose any one or more of the  
3 following sanctions against state-licensed or state-certified or  
4 trainee appraisers: Suspend, revoke, or levy a fine not to exceed one  
5 thousand dollars for each offense and/or otherwise discipline in  
6 accordance with the provisions of this chapter, for any of the  
7 following acts or omissions:

8 (1) Failing to meet the minimum qualifications for state licensure  
9 ((~~or~~)), certification, or permitting established by or pursuant to this  
10 chapter;

11 (2) Procuring or attempting to procure state licensure ((~~or~~)),  
12 certification, or permitting under this chapter by knowingly making a  
13 false statement, knowingly submitting false information, or knowingly  
14 making a material misrepresentation on any application filed with the  
15 director;

16 (3) Paying money other than the fees provided for by this chapter  
17 to any employee of the director or the committee to procure state  
18 licensure ((~~or~~)), certification, or permitting under this chapter;

19 (4) Obtaining a license ((~~or~~)), certification, or permit through  
20 the mistake or inadvertence of the director;

21 (5) Conviction of any gross misdemeanor or felony or the commission  
22 of any act involving moral turpitude, dishonesty, or corruption whether  
23 or not the act constitutes a crime. If the act constitutes a crime,  
24 conviction in a criminal proceeding is not a condition precedent to  
25 disciplinary action. Upon such a conviction, however, the judgment and  
26 sentence is conclusive evidence at the ensuing disciplinary hearing of  
27 the guilt of the license ((~~or~~)), certificate, or permit holder or  
28 applicant of the crime described in the indictment or information, and  
29 of the person's violation of the statute on which it is based. For the  
30 purposes of this section, conviction includes all instances in which a  
31 plea of guilty or nolo contendere is the basis for the conviction and  
32 all proceedings in which the sentence has been deferred or suspended.  
33 Nothing in this section abrogates rights guaranteed under chapter 9.96A  
34 RCW;

35 (6) Failure or refusal without good cause to exercise reasonable  
36 diligence in developing an appraisal, preparing an appraisal report, or  
37 communicating an appraisal;

38 (7) Negligence or incompetence in developing an appraisal,  
39 preparing an appraisal report, or communicating an appraisal;

1 (8) Continuing to act as a state-licensed or state-certified real  
2 estate or trainee real property appraiser when his or her license or  
3 certificate is on an expired status;

4 (9) Failing, upon demand, to disclose any information within his or  
5 her knowledge to, or to produce any document, book, or record in his or  
6 her possession for inspection of the director or the director's  
7 authorized representatives acting by authority of law;

8 (10) Violating any provision of this chapter or any lawful rule or  
9 regulation made by the director pursuant thereto;

10 (11) Advertising in a false, fraudulent, or misleading manner;

11 (12) Suspension, revocation, or restriction of the individual's  
12 license (~~(or)~~), certification, or permit to practice the profession by  
13 competent authority in any state, federal, or foreign jurisdiction,  
14 with a certified copy of the order, stipulation, or agreement being  
15 conclusive evidence of the revocation, suspension, or restriction;

16 (13) Failing to comply with an order issued by the director;

17 (14) Committing any act of fraudulent or dishonest dealing or a  
18 crime involving moral turpitude, with a certified copy of the final  
19 holding of any court of competent jurisdiction in such matter being  
20 conclusive evidence in any hearing under this chapter; and

21 (15) Issuing an appraisal report on any real property in which the  
22 appraiser has an interest unless his or her interest is clearly stated  
23 in the appraisal report.

24 **Sec. 12.** RCW 18.140.170 and 1993 c 30 s 18 are each amended to  
25 read as follows:

26 The director may investigate the actions of a state-licensed or  
27 state-certified real estate or trainee real property appraiser or an  
28 applicant for licensure (~~(or)~~), certification, or permitting or  
29 relicensure or recertification. Upon receipt of information indicating  
30 that a state-licensed or state-certified real estate or trainee real  
31 property appraiser under this chapter may have violated this chapter,  
32 the director shall cause one or more of the staff investigators to make  
33 an investigation of the facts to determine whether or not there is  
34 admissible evidence of any such violation. If technical assistance is  
35 required, a staff investigator may consult with one or more of the  
36 members of the committee.

37 In any investigation made by the director's investigative staff,  
38 the director shall have the power to compel the attendance of witnesses

1 and the production of books, documents, records, and other papers, to  
2 administer oaths, and to take testimony and receive evidence concerning  
3 all matters within the director's jurisdiction.

4 If the director determines, upon investigation, that a state-  
5 licensed or state-certified real estate or trainee real property  
6 appraiser under this chapter has violated this chapter, a statement of  
7 charges shall be prepared and served upon the state-licensed or state-  
8 certified real estate or trainee real property appraiser. This  
9 statement of charges shall require the accused party to file an answer  
10 to the statement of charges within twenty days of the date of service.

11 In responding to a statement of charges, the accused party may  
12 admit to the allegations, deny the allegations, or otherwise plead.  
13 Failure to make a timely response shall be deemed an admission of the  
14 allegations contained in the statement of charges and will result in a  
15 default whereupon the director may enter an order under RCW 34.05.440.  
16 If a hearing is requested, the time of the hearing shall be scheduled  
17 but the hearing shall not be held earlier than thirty days after  
18 service of the charges upon the accused. A notice of hearing shall be  
19 issued at least twenty days prior to the hearing, specifying the time,  
20 date, and place of hearing.

21 **Sec. 13.** RCW 18.140.180 and 1993 c 30 s 20 are each amended to  
22 read as follows:

23 The administrative hearing on the allegations in the statement of  
24 charges may be heard by an administrative law judge appointed under  
25 chapter 34.12 RCW at the time and place prescribed by the director and  
26 in accordance with the provisions of the Administrative Procedure Act,  
27 chapter 34.05 RCW. If the administrative law judge determines that a  
28 state-licensed or state-certified real estate or trainee real property  
29 appraiser is guilty of a violation of any of the provisions of this  
30 chapter, a formal decision shall be prepared that contains findings of  
31 fact and recommendations to the director concerning the appropriate  
32 disciplinary action to be taken.

33 In such event the director shall enter an order to that effect and  
34 shall file the same in his or her office and immediately mail a copy  
35 thereof to the affected party at the addresses of record with the  
36 department. Such order shall not be operative for a period of ten days  
37 from the date thereof. Any party aggrieved by a final decision by the  
38 director in an adjudicative proceeding whether such decision is

1 affirmative or negative in form, is entitled to a judicial review in  
2 the superior court under the provisions of the Administrative Procedure  
3 Act, chapter 34.05 RCW.

4 NEW SECTION. **Sec. 14.** A new section is added to chapter 50.04 RCW  
5 to read as follows:

6 The term "employment" does not include services performed by an  
7 appraisal practitioner certified, licensed, or permitted under chapter  
8 18.140 RCW in an appraisal business if the use of the business  
9 facilities is contingent upon compensation to the owner of the business  
10 facilities and the person receives no compensation from the owner for  
11 the services performed.

12 NEW SECTION. **Sec. 15.** A real estate appraiser certified or  
13 licensed under chapter 18.140 RCW has a lien for compensation, whether  
14 specially agreed upon or implied, as follows: (1) Upon money in his or  
15 her hands belonging to the client; and (2) upon other real and personal  
16 property belonging to the client to the extent of the value of any  
17 services performed by him or her, or if the services were rendered  
18 under a special agreement, for the sum due under such agreement, from  
19 the time of filing notice of such lien or claim with the clerk of the  
20 court in which such papers, money, and property is located, showing  
21 name of claimant, amount claimed, and date of filing notice. Financial  
22 institutions are not subject to any lien pursuant to this section.

23 NEW SECTION. **Sec. 16.** When an appraiser refuses to deliver over  
24 money, papers, or property to a person from or for whom he or she has  
25 received them in the course of professional employment, he or she may  
26 be required by an order of any judge of a court of record, to do so  
27 within a specified time, or show cause why he or she should not be  
28 punished for a contempt.

29 NEW SECTION. **Sec. 17.** If the appraiser claims a lien, upon the  
30 money, papers, or property, the court or judge may: (1) Impose as a  
31 condition of making the order, that the client give security in a form  
32 and amount to be directed, to satisfy the lien, when determined in an  
33 action; (2) inquire into the facts on which the claim of a lien is  
34 founded and make a determination; or (3) refer it and make a  
35 determination based upon the report.

1        NEW SECTION.    **Sec. 18.**    (1) A trainee real property appraiser may  
2 not provide appraisal services other than through and under the direct  
3 supervision of a state-certified general real estate appraiser or a  
4 state-certified residential real estate appraiser.

5        (2) A person may be issued only one permit to be valid for a term  
6 not exceeding five years as a trainee real property appraiser during a  
7 period of not less than ten years from the date of issuance unless  
8 either such period is interrupted by service in the armed forces of the  
9 United States of America.

10       NEW SECTION.    **Sec. 19.**    (1) There shall be one category of trainee  
11 real property appraiser. The scope of practice for the trainee shall  
12 be the appraisal of those properties which the supervising appraiser is  
13 permitted to appraise.

14       (2) The trainee real property appraiser shall be subject to the  
15 uniform standards of professional appraisal practice.

16       (3) The trainee real property appraiser shall be entitled to obtain  
17 copies of the appraisal report he or she prepared. The supervising  
18 appraiser shall keep copies of appraisal reports for a period of at  
19 least five years or at least two years after final disposition of any  
20 judicial proceeding in which testimony was given or such other time as  
21 the director may prescribe, whichever period expires last.

22       NEW SECTION.    **Sec. 20.**    (1) Whether or not an examination is  
23 required for permitting as a trainee real property appraiser, an  
24 applicant shall present evidence satisfactory to the director that he  
25 or she has successfully completed the education requirements adopted by  
26 the director.

27       (2) The director shall adopt in rule education requirements which  
28 are not less than those promulgated by the appraiser qualification  
29 board of the appraisal foundation in its criteria for the trainee real  
30 property appraiser classification.

31       NEW SECTION.    **Sec. 21.**    (1) The director may elect to prescribe an  
32 examination for permitting as a trainee real property appraiser whether  
33 or not an examination is a requirement of the trainee real property  
34 appraiser classification criteria promulgated by the appraiser  
35 qualification board of the appraisal foundation.

1           (2) The examination shall be not less stringent than one endorsed  
2 by the appraiser qualification board.

3           NEW SECTION.   **Sec. 22.**   Sections 15 through 17 of this act  
4 constitute a new chapter in Title 60 RCW.

5           NEW SECTION.   **Sec. 23.**   Sections 18 through 21 of this act are each  
6 added to chapter 18.140 RCW.

7           NEW SECTION.   **Sec. 24.**   This act takes effect July 1, 1995.

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