

CERTIFICATION OF ENROLLMENT

**ENGROSSED SENATE BILL 6284**

Chapter 291, Laws of 1994

53rd Legislature  
1994 Regular Session

REAL ESTATE BROKER'S OR SALESPERSON'S LICENSE--REQUIREMENTS

EFFECTIVE DATE: 7/1/95

Passed by the Senate March 6, 1994  
YEAS 42 NAYS 0

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JOEL PRITCHARD  
**President of the Senate**

Passed by the House March 1, 1994  
YEAS 96 NAYS 1

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BRIAN EBERSOLE  
**Speaker of the  
House of Representatives**

Approved April 1, 1994

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MIKE LOWRY  
**Governor of the State of Washington**

CERTIFICATE

I, Marty Brown, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SENATE BILL 6284** as passed by the Senate and the House of Representatives on the dates hereon set forth.

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MARTY BROWN  
**Secretary**

FILED

April 1, 1994 - 2:39 p.m.

**Secretary of State  
State of Washington**

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ENGROSSED SENATE BILL 6284

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AS AMENDED BY THE HOUSE

State of Washington                      53rd Legislature                      1994 Regular Session

By Senators Wojahn, Amondson, Pelz, Winsley, Haugen, Quigley, Drew, Erwin, Spanel, Fraser and Ludwig

Read first time 01/18/94. Referred to Committee on Labor & Commerce.

1            AN ACT Relating to the requirements to obtain a real estate  
2 broker's or salesperson's license; amending RCW 18.85.090, 18.85.095,  
3 18.85.215, and 18.85.097; and providing an effective date.

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

5            **Sec. 1.** RCW 18.85.090 and 1985 c 162 s 1 are each amended to read  
6 as follows:

7            ~~((The commission shall be responsible for the preparation of the~~  
8 ~~examination to be submitted to applicants, and shall make and file with~~  
9 ~~the director a list, which may be signed by a majority of the members~~  
10 ~~of the commission conducting the examination, of all applicants who~~  
11 ~~successfully passed the examination and of those who failed.~~

12            ~~Any applicant who fails to pass the examination may apply again.~~

13            ~~No applicant shall be permitted to take the examination for a real~~  
14 ~~estate broker's license without first satisfying the director that the~~  
15 ~~applicant:~~

16            ~~(1) Has had a minimum of two years of actual experience as a full~~  
17 ~~time real estate salesman in this state or in another state having~~  
18 ~~comparable requirements within the five years previous to applying for~~  
19 ~~said examination or is, in the opinion of the director, otherwise and~~

1 similarly qualified, or is otherwise qualified, by reason of practical  
2 experience in a business allied with or related to real estate;

3 (2) Is eighteen years of age or older;

4 (3) Has a high school diploma or its equivalent;

5 (4) Has furnished proof, as the director may require, that the  
6 applicant has completed successfully ninety clock hours of instruction  
7 in real estate. Instruction must include one course in brokerage  
8 management and one course in real estate law. Each course must be at  
9 least thirty clock hours. Courses must be completed within five years  
10 prior to applying for the examination.

11 The requirements of subsections (1) through (4) of this section  
12 shall not apply to persons who are licensed as brokers under any real  
13 estate license law in Washington which exists prior to this law's  
14 enactment and whose license has not been subsequently revoked:  
15 PROVIDED, That requirements for brokers created by this 1972 amendatory  
16 act shall apply to any person who is licensed as a salesman on or  
17 before May 23, 1972, if such person shall apply to become a broker or  
18 associate broker after May 23, 1972.) (1) The minimum requirements for  
19 an individual to receive a broker's license are that the individual:

20 (a) Is eighteen years of age or older;

21 (b) Has a high school diploma or its equivalent;

22 (c) Has had a minimum of two years of actual experience as a full-  
23 time real estate salesperson in this state or in another state having  
24 comparable requirements within the five years previous to applying for  
25 the broker's license examination or is, in the opinion of the director,  
26 otherwise and similarly qualified, or is otherwise qualified by reason  
27 of practical experience in a business allied with or related to real  
28 estate;

29 (d) Except as provided in RCW 18.85.097, has furnished proof, as  
30 the director may require, that the applicant has successfully completed  
31 one hundred twenty hours of instruction in real estate. Instruction  
32 must include one course in brokerage management, one course in real  
33 estate law, one course in business management, and one elective course.  
34 Each course must be completed within five years prior to applying for  
35 the broker's license examination, be at least thirty clock hours, and  
36 be approved by the director. The applicant must pass a course  
37 examination, approved by the director for each course used to satisfy  
38 the broker's license requirement; and

39 (e) Has passed the broker's license examination.

1        (2) Nothing in this section applies to persons who are licensed as  
2 brokers under any real estate law in Washington that exists prior to  
3 this law's enactment, but only if their license has not been  
4 subsequently canceled or revoked.

5        **Sec. 2.** RCW 18.85.095 and 1988 c 205 s 3 are each amended to read  
6 as follows:

7        ~~((1) It is hereby established that the minimum requirements for an~~  
8 ~~individual to receive a salesperson's license are that the individual:~~

9        ~~(a) Is eighteen years of age or older;~~

10        ~~(b) Has passed a salesperson's examination; and~~

11        ~~(c) Except as provided in RCW 18.85.097, has successfully completed~~  
12 ~~a thirty clock hour course in real estate fundamentals prior to~~  
13 ~~obtaining a first real estate license.~~

14        ~~(2) Except as provided in RCW 18.85.097, no licensed salesperson~~  
15 ~~shall have his or her license renewed a second time unless he or she~~  
16 ~~furnishes proof, as the director may require, that he or she has~~  
17 ~~successfully completed an additional thirty clock hours of instruction~~  
18 ~~in real estate courses approved by the director. This subsection shall~~  
19 ~~expire January 1, 1991.~~

20        ~~Nothing in this section shall apply to persons who are licensed as~~  
21 ~~salespersons under any real estate license law in Washington which~~  
22 ~~exists prior to this law's enactment and whose license has not been~~  
23 ~~subsequently revoked.)) (1) The minimum requirements for an individual~~

24 to receive a salesperson's license are that the individual:

25        (a) Is eighteen years of age or older;

26        (b) Except as provided in RCW 18.85.087, has furnished proof, as  
27 the director may require, that the applicant has successfully completed  
28 a sixty clock-hour course, approved by the director, in real estate  
29 fundamentals. The applicant must pass a course examination approved by  
30 the director. This course must be completed within five years prior to  
31 applying for the salesperson's license examination; and

32        (c) Has passed a salesperson's license examination.

33        (2) The minimum requirements for a salesperson to be issued the  
34 first renewal of a license are that the salesperson:

35        (a) Has furnished proof, as the director may require, that the  
36 salesperson has successfully completed a thirty clock-hour course, from  
37 a prescribed curriculum approved by the director, in real estate  
38 practices. The salesperson must pass a course examination approved by

1 the director. This course shall be commenced after issuance of a first  
2 license; and

3 (b) Has furnished proof, as the director may require, that the  
4 salesperson has completed an additional thirty clock hours of  
5 continuing education in compliance with RCW 18.85.165. Courses for  
6 continuing education clock-hour credit shall be commenced after  
7 issuance of a first license.

8 (3) Nothing in this section applies to persons who are licensed as  
9 salespersons under any real estate law in Washington which exists prior  
10 to this law's enactment, but only if their license has not been  
11 subsequently canceled or revoked.

12 **Sec. 3.** RCW 18.85.215 and 1988 c 205 s 4 are each amended to read  
13 as follows:

14 (1) Any license issued under this chapter and not otherwise revoked  
15 shall be deemed "inactive" at any time it is delivered to the director.  
16 Until reissued under this chapter, the holder of an inactive license  
17 shall be deemed to be unlicensed.

18 (2) An inactive license may be renewed on the same terms and  
19 conditions as an active license, except that a person with an inactive  
20 license need not comply with the ~~((continuing))~~ education requirements  
21 of RCW 18.85.095(2)(a) or 18.85.165. Failure to renew shall result in  
22 cancellation in the same manner as an active license.

23 (3) An inactive license may be placed in an active status upon  
24 completion of an application as provided by the director and upon  
25 compliance with this chapter and the rules adopted pursuant thereto.  
26 ~~((Subject to RCW 18.85.097,))~~ If a holder has an inactive license for  
27 more than three years, the holder must show proof of successfully  
28 completing a thirty clock hour course in real estate within one year  
29 prior to the application for active status. Holders employed by the  
30 state and conducting real estate transactions on behalf of the state  
31 are exempt from this course requirement.

32 (4) The provisions of this chapter relating to the denial,  
33 suspension, and revocation of a license shall be applicable to an  
34 inactive license as well as an active license, except that when  
35 proceedings to suspend or revoke an inactive license have been  
36 initiated, the license shall remain inactive until the proceedings have  
37 been completed.

1        NEW SECTION. Sec. 4. RCW 18.85.097 and 1987 c 332 s 18 are each  
2 amended to read as follows:

3        (~~The director may waive the thirty clock hour requirements in RCW~~  
4 ~~18.85.095 and 18.85.215 if the director makes a determination that the~~  
5 ~~individual is otherwise and similarly qualified by reason of practical~~  
6 ~~experience in a business allied with or related to real estate)) The  
7 director may allow for substitution of the clock-hour requirements in  
8 RCW 18.85.090(1)(d) and RCW 18.85.095(1)(b), if the director makes a  
9 determination that the individual is otherwise and similarly qualified  
10 by reason of completion of equivalent educational coursework in any  
11 institution of higher education as defined in RCW 28B.10.016 or any  
12 degree-granting institution as defined in RCW 28B.85.010 approved by  
13 the director. The director shall establish by rule, guidelines for  
14 determining equivalent educational coursework.~~

15        NEW SECTION. Sec. 5. This act shall take effect July 1, 1995.

Passed the Senate March 6, 1994.

Passed the House March 1, 1994.

Approved by the Governor April 1, 1994.

Filed in Office of Secretary of State April 1, 1994.