

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE SENATE BILL 5378**

67th Legislature  
2021 Regular Session

Passed by the Senate April 15, 2021  
Yeas 36 Nays 12

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**President of the Senate**

Passed by the House April 10, 2021  
Yeas 85 Nays 12

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**Speaker of the House of  
Representatives**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Brad Hendrickson, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5378** as passed by the Senate and the House of Representatives on the dates hereon set forth.

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**Secretary**

FILED

**Secretary of State  
State of Washington**

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**SUBSTITUTE SENATE BILL 5378**

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AS AMENDED BY THE HOUSE

Passed Legislature - 2021 Regular Session

**State of Washington**

**67th Legislature**

**2021 Regular Session**

**By** Senate Business, Financial Services & Trade (originally sponsored by Senators Das, Nobles, Hasegawa, Lovelett, Randall, Saldaña, and Wilson, C.)

READ FIRST TIME 02/12/21.

1       AN ACT Relating to real estate brokers and managing brokers  
2 license renewal requirements; amending RCW 18.85.211 and 18.85.101;  
3 and providing an effective date.

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

5       **Sec. 1.** RCW 18.85.211 and 2008 c 23 s 22 are each amended to  
6 read as follows:

7       (1) All real estate brokers and managing brokers shall furnish  
8 proof as prescribed by rule of the director that they have  
9 successfully completed at least the required minimum number of  
10 (~~thirty~~) 30 clock hours of instruction every two years in real  
11 estate courses approved by the director to renew their licenses. The  
12 director may adopt rules to limit the number of hours of distance  
13 education courses that may be used for license renewal. Up to  
14 (~~fifteen~~) 15 clock hours of instruction in excess of the required  
15 (~~thirty~~) 30 clock hours acquired within the immediately preceding  
16 two-year period may be carried forward for credit in a subsequent  
17 two-year period. Examinations shall not be required to fulfill any  
18 part of the education requirement in this section.

19       (2) For active license renewals, three hours of the required 30  
20 hours of instruction in subsection (1) of this section must be  
21 focused on fair housing education and prevention of unfair practices

1 with respect to real estate transactions, facilities, or services as  
2 specified in RCW 49.60.222. However, active license renewal  
3 applicants who did not complete fair housing and consumer protection  
4 training as part of the instruction required by RCW 18.85.101 must  
5 complete six hours of the required 30 hours of instruction in  
6 subsection (1) of this section focused on fair housing education and  
7 prevention of unfair practices with respect to real estate  
8 transactions, facilities, or services as specified in RCW 49.60.222  
9 only for the renewal cycle immediately following June 1, 2022.

10 (3) The department shall provide more specific training concepts  
11 within fair housing education by the requirements specified in  
12 subsection (2) of this section with the input of associations that  
13 represent real estate brokers and agents, the Washington state  
14 commission on African American affairs, the Washington state  
15 commission on Hispanic affairs, the governor's office of Indian  
16 affairs, the Washington state commission on Asian Pacific American  
17 affairs, the Washington state human rights commission, the governor's  
18 committee on disability issues and employment, the Washington state  
19 LGBTQ commission, and the Washington state housing finance  
20 commission.

21 **Sec. 2.** RCW 18.85.101 and 2008 c 23 s 11 are each amended to  
22 read as follows:

23 (1) The minimum requirements for an individual to receive a  
24 broker's license are that the individual:

- 25 (a) Is (~~eighteen~~) 18 years of age or older;
- 26 (b) Has a high school diploma or its equivalent;
- 27 (c) Except as provided in RCW 18.85.141, has furnished proof, as  
28 the director may require, that the applicant has successfully  
29 completed (~~ninety~~) 90 hours of instruction in real estate.  
30 Instruction must include courses as prescribed by the director  
31 including fundamentals, which shall include three hours of  
32 instruction on fair housing and consumer protection issues, and  
33 practices. Each course must be completed within two years before  
34 applying for the broker's license examination and be approved by the  
35 director. The applicant must pass a course examination, approved by  
36 the director for each course used to satisfy the broker's license  
37 requirement; and
- 38 (d) Has passed the broker's license examination.

1           (2) The broker's license may be renewed upon completion of  
2 continuing education courses and payment of the renewal fee as  
3 prescribed by the director. The education requirements for the first  
4 renewal of the broker's license must include (~~ninety~~) 90 hours of  
5 courses as prescribed by the director, including real estate law,  
6 which shall include three hours of instruction on fair housing and  
7 consumer protection issues, advance practices, and continuing  
8 education.

9           (3) The broker is licensed to one firm at a time and is  
10 supervised by a designated or managing broker.

11           NEW SECTION.   **Sec. 3.** This act takes effect June 1, 2022.

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