
HOUSE BILL 2381

State of Washington

63rd Legislature

2014 Regular Session

By Representatives Hurst and Dahlquist

Read first time 01/16/14. Referred to Committee on Business & Financial Services.

1 AN ACT Relating to creating an inactive certification, license, or
2 registration status for real estate appraisers; amending RCW
3 18.140.160; and adding a new section to chapter 18.140 RCW.

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

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

7 (1) A holder of a valid certification, license, or registration may
8 place his or her certification, license, or registration on inactive
9 status. The holder of an inactive certification, license, or
10 registration may not act as a state-certified real estate appraiser,
11 state-licensed real estate appraiser, or state-registered appraiser
12 trainee in this state without first activating the certification,
13 license, or registration. The director shall establish rules governing
14 inactive certifications, licenses, or registrations, and their
15 maintenance and reactivation.

16 (2) The director shall establish an inactive renewal fee. Failure
17 to renew an inactive certification, license, or registration results in
18 cancellation of the certification, license, or registration.

1 (3) An inactive certification, license, or registration may be
2 placed on an active status upon compliance with the rules established
3 by the director.

4 (4) No holder of an inactive certification, license, or
5 registration may maintain his or her certification, license, or
6 registration on inactive status for a period exceeding two years.

7 (5) The provisions relating to the denial, suspension, and
8 revocation of active certifications, licenses, and registrations and
9 the discipline of its holder apply to inactive certifications,
10 licenses, and registrations and their holders.

11 **Sec. 2.** RCW 18.140.160 and 2007 c 256 s 1 are each amended to read
12 as follows:

13 In addition to the unprofessional conduct described in RCW
14 18.235.130, the director may take disciplinary action for the following
15 conduct, acts, or conditions:

16 (1) Failing to meet the minimum qualifications for state
17 certification, licensure, or registration established by or pursuant to
18 this chapter;

19 (2) Paying money other than the fees provided for by this chapter
20 to any employee of the director or the commission to procure state
21 certification, licensure, or registration under this chapter;

22 (3) Continuing to act as a state-certified real estate appraiser,
23 state-licensed real estate appraiser, or state-registered appraiser
24 trainee when his or her certificate, license, or registration is on an
25 expired or inactive status;

26 (4) Violating any provision of this chapter or any lawful rule made
27 by the director pursuant thereto;

28 (5) Issuing an appraisal report on any real property in which the
29 appraiser has an interest unless his or her interest is clearly stated
30 in the appraisal report;

31 (6) Being affiliated as an employer, independent contractor, or
32 supervisory appraiser of a state-certified real estate appraiser,
33 state-licensed real estate appraiser, or state-registered appraiser
34 trainee whose certification, license, or registration is currently in
35 a suspended or revoked status;

36 (7) Failure or refusal without good cause to exercise reasonable

1 diligence in performing an appraisal practice under this chapter,
2 including preparing an oral or written report to communicate
3 information concerning an appraisal practice; and

4 (8) Negligence or incompetence in performing an appraisal practice
5 under this chapter, including preparing an oral or written report to
6 communicate information concerning an appraisal practice.

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