

**WAC 308-125-030 Examination prerequisite general classification.**

The general real estate appraiser classification applies to the appraisal of all types of real property.

(1) As a prerequisite to taking the examination for certification as a state-certified general real estate appraiser, an applicant shall present evidence satisfactory to the director that they have successfully completed not less than 308 hours in the following core modules:

- (a) Basic appraisal principles, 30 hours.
- (b) Basic appraisal procedures, 30 hours.
- (c) Valuation bias and fair housing laws and regulations, eight hours.
- (d) The National USPAP course or equivalent, 15 hours.
- (e) General appraiser market analysis and highest and best use, 30 hours.
- (f) Statistics, modeling and finance, 15 hours.
- (g) General appraiser sales comparison approach, 30 hours.
- (h) General appraiser site valuation and cost approach, 30 hours.
- (i) General appraiser income approach, 60 hours.
- (j) General appraiser report writing and case studies, 30 hours.
- (k) Appraisal subject matter electives, 30 hours.

(2) Credit towards qualifying education requirements may be obtained via the completion of a degree program in real estate from an accredited degree-granting college or university provided the college or university has had its curriculum reviewed and approved by the appraiser qualifications board.

(3) An original certification as a state-certified general real estate appraiser shall not be issued to any person who does not possess 3,000 hours of appraisal experience obtained continuously over a period of not less than 18 months in Washington or in another state having comparable certification requirements.

(4) To fulfill the experience requirement, an applicant must have at least 1,500 hours of nonresidential appraisal experience.

(5) Applicants for the certified general license must possess a bachelor's degree or higher in any field of study.

[Statutory Authority: RCW 18.140.030, 18.140.050, 18.140.080, 18.140.130, and 18.140.310. WSR 25-21-134, s 308-125-030, filed 10/21/25, effective 11/21/25. Statutory Authority: RCW 18.140.030 and 46.01.110. WSR 24-03-043, § 308-125-030, filed 1/9/24, effective 2/9/24. Statutory Authority: RCW 18.140.030 (1) and (15). WSR 16-02-008, § 308-125-030, filed 12/28/15, effective 1/28/16; WSR 13-17-002, § 308-125-030, filed 8/7/13, effective 9/7/13. Statutory Authority: RCW 18.140.030 (1), (7), (8), and (15). WSR 10-09-025, § 308-125-030, filed 4/13/10, effective 5/14/10; WSR 06-06-069, § 308-125-030, filed 2/28/06, effective 4/1/06. Statutory Authority: RCW 18.140.030(1). WSR 97-02-004, § 308-125-030, filed 12/20/96, effective 1/20/97. Statutory Authority: RCW 18.140.030(1) and 18.140.090. WSR 95-17-078, § 308-125-030, filed 8/21/95, effective 9/21/95. Statutory Authority: RCW 18.140.030(1). WSR 93-17-020, § 308-125-030, filed 8/10/93, effective 9/10/93. Statutory Authority: RCW 18.140.030 (1)(14) and chapter 18.40 RCW. WSR 92-18-018, § 308-125-030, filed 8/24/92, effective 9/24/92. Statutory Authority: RCW 18.140.030. WSR 91-04-074, § 308-125-030, filed 2/5/91, effective 3/8/91.]