

WAC 308-125-045 Examination prerequisite state-licensed classification. The state-licensed real estate appraiser classification applies to appraisal of noncomplex one to four residential units having a transaction value less than \$1,000,000 and complex one to four residential units having a transaction value less than \$400,000 and non-residential property having a transaction value less than \$250,000.

(1) As a prerequisite to taking the examination for certification as a state-licensed real estate appraiser, an applicant shall present evidence satisfactory to the director that he/she has successfully completed not less than 150 hours in the following core modules:

- (a) Basic appraisal principles, 30 hours.
- (b) Basic appraisal procedures, 30 hours.
- (c) The National USPAP course or equivalent, 15 hours.
- (d) Residential market analysis and highest and best use, 15 hours.
- (e) Residential appraiser site valuation and cost approach, 15 hours.
- (f) Residential sales comparison and income approaches, 30 hours.
- (g) Residential appraiser report writing and case studies, 15 hours.

(2) Credit toward 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-licensed real estate appraiser shall not be issued to any person who does not possess 1,000 hours of appraisal experience obtained continuously over a period of not less than six months in Washington or in another state having comparable certification requirements.

[Statutory Authority: RCW 18.140.030 and 46.01.110. WSR 24-03-043, § 308-125-045, filed 1/9/24, effective 2/9/24. Statutory Authority: RCW 18.140.030(1). WSR 18-24-113, § 308-125-045, filed 12/4/18, effective 1/4/19. Statutory Authority: RCW 18.140.030 (1) and (15). WSR 16-02-008, § 308-125-045, filed 12/28/15, effective 1/28/16; WSR 13-17-002, § 308-125-045, filed 8/7/13, effective 9/7/13. Statutory Authority: RCW 18.140.030 (1), (7), (8), and (15). WSR 06-06-069, § 308-125-045, filed 2/28/06, effective 4/1/06. Statutory Authority: RCW 18.140.030(1). WSR 97-02-004, § 308-125-045, filed 12/20/96, effective 1/20/97; WSR 93-17-020, § 308-125-045, filed 8/10/93, effective 9/10/93. Statutory Authority: RCW 18.140.030. WSR 91-23-007, § 308-125-045, filed 11/7/91, effective 12/8/91.]