

WAC 308-125-090 Continuing education required. (1) As a prerequisite to renewal of an active or inactive certification, licensure, or registration, the holder of a certificate, license, or registration shall present evidence satisfactory to the director of successful completion of the continuing education requirements of this section.

(2) The continuing education requirements for renewal of an active or inactive certification, licensure, or registration shall be the completion by the applicant of 28 hours of instruction in courses or seminars which have received the approval of the director. Courses must be completed within the term of certification, licensure, or registration immediately preceding renewal. An applicant shall not receive credit in consecutive renewals for courses that have the same or very similar content and are deemed comparable by the department. The holder of a certificate, license, or registration will present evidence of successful completion of the seven-hour National USPAP update course or its equivalent.

(3) In order for courses or seminars to be accepted under subsection (2) of this section, the course or seminar must be a minimum of two hours in length and be directly related to real estate appraising. However, a maximum of one-half of the continuing education hours required for renewal can be in two-hour seminars or courses.

(4) An examination is not required for courses or seminars taken for continuing education classroom hours.

(5) Up to one-half of the requirement under subsection (2) of this section may be met by participation other than as a student in educational process and programs approved by the director including teaching, program development, and authorship of textbooks and other written instructional materials. A licensee or certificate holder may receive continuing education credit for teaching an approved real estate appraisal course. Once a licensee or certificate holder has received credit for teaching an approved real estate appraiser course, the credential holder shall not receive credit for teaching that course or any substantially similar course on any subsequent occasion, with the exception of the Uniform Standards of Professional Appraisal Practice, USPAP, seven-hour update, and valuation bias and fair housing laws and regulations course.

(a) The first time an appraiser completes the continuing education requirement for valuation bias and fair housing laws and regulations course, the course length must be seven hours. If an appraiser successfully completed a seven-hour course (plus a one-hour exam) as part of their qualifying education, they have met this requirement.

(b) Every two calendar years afterward, the valuation bias and fair housing laws and regulations course length must be at least four hours.

(6) Courses or seminars taken to satisfy the continuing education requirement for real estate appraisers, should include coverage of real estate appraisal related topics, such as:

(a) Ad valorem taxation.

(b) Appraisal and consulting report writing.

(c) Arbitrations, dispute resolution.

(d) Business courses related to practice of real estate appraisal and consulting.

(e) Construction estimating.

(f) Developing opinions of real property value in appraisals that also include personal property and/or business value.

(g) Ethics and standards of professional practice, USPAP.

(h) Green buildings.

- (i) Land use planning, zoning, and taxation.
- (j) Management, leasing, brokerage, timesharing.
- (k) Property development, partial interests.
- (l) Real estate appraisal (valuations/evaluations).
- (m) Real estate financing and investment.
- (n) Real estate law, easements and legal interests.
- (o) Real estate litigation, damages and condemnation.
- (p) Real estate related computer applications.
- (q) Real estate securities and syndication.
- (r) Real property exchange.
- (s) Seller concessions.
- (t) Valuation bias and fair housing laws and regulations.
- (u) Such other presentations approved by the director.

(7) The director may approve continuing education credit for attendance at one real estate appraiser commission meeting of no more than seven hours.

(8) The director may defer completion of continuing education for the holder of a certificate, license, or registration returning from military service active duty and place the registration, license, or certificate in an active status for a period of 90 days pending completion of education. If the holder of a certificate, license, or registration fails to comply with the continuing education requirement within said 90 days, the registration, license, or certificate will revert to an expired status.

(9) A licensee or certificate holder may receive continuing education credit for teaching an approved real estate appraisal course. One hour of education credit for each hour of teaching an approved real estate appraisal course shall be given. Once a licensee or certificate holder has received credit for teaching an approved real estate appraisal course, the credential holder shall not receive credit for teaching that course or any substantially similar course on any subsequent occasion.

[Statutory Authority: RCW 18.140.030, 18.140.050, 18.140.080, 18.140.130, and 18.140.310. WSR 25-21-134, s 308-125-090, filed 10/21/25, effective 11/21/25. Statutory Authority: RCW 18.140.030 (1) and (15). WSR 20-18-024, § 308-125-090, filed 8/26/20, effective 9/26/20; WSR 13-17-002, § 308-125-090, filed 8/7/13, effective 9/7/13. Statutory Authority: RCW 18.140.030 (1), (7), (8), and (15). WSR 10-09-024, § 308-125-090, filed 4/13/10, effective 5/14/10; WSR 07-23-079, § 308-125-090, filed 11/19/07, effective 1/1/08; WSR 06-06-069, § 308-125-090, filed 2/28/06, effective 4/1/06. Statutory Authority: RCW 18.140.030(8). WSR 03-14-091, § 308-125-090, filed 6/30/03, effective 7/31/03; WSR 99-11-039, § 308-125-090, filed 5/14/99, effective 6/14/99. Statutory Authority: RCW 18.140.030(1). WSR 97-02-004, § 308-125-090, filed 12/20/96, effective 1/20/97; WSR 93-17-020, § 308-125-090, filed 8/10/93, effective 9/10/93. Statutory Authority: RCW 18.140.030. WSR 91-04-074, § 308-125-090, filed 2/5/91, effective 3/8/91.]