

**RCW 18.85**  
**Frequently Asked Questions**

**1) *When is the new law effective?***

The new real estate licensing law will be effective July 1, 2010.

**2) *Why is the licensing law changing?***

The changes are due to an industry sponsored bill that was approved by the Legislature.

**3) *How can I find out about the changes and new requirements?***

Information is available from the Department of Licensing at [www.dol.wa.gov/business/realestate](http://www.dol.wa.gov/business/realestate) . A link to the Real Estate Licensee Update (newsletter) is provided at <http://www.do.wa.gov/business/realestate/resourcespublications.html>. You can also subscribe to [listserv.wa.gov](http://listserv.wa.gov) to receive updates.

**4) *Will I need to take more classes to maintain my license?***

There will be a transition course required for all licensees renewing on active status after July 1, 2010. This course will count towards your continuing education credits.

**5) *Are there any changes to education, or educational requirements?***

Yes. The required education for pre-licensing and renewals has changed for salespersons and brokers. An applicant for the sales test (now a broker test,) will need to complete a 60 hour fundamentals class and a 30 hour practices class to qualify for the broker exam. The educational requirement for the first renewal for a salesperson (now a broker) has changed from the 30 hour practices course to the 30 hour advanced practices, a 30 hour real estate law course and 30 hours of continuing education.

The educational changes for the broker applicant (now a managing broker) are in the pre-licensing. Currently 120 hours are required with proof of 2 years of active licensure. 90 hours will be required after July 1, 2010. These three classes, brokerage management, business management, and advanced real estate law will be required along with proof of 3 years of active licensure.

**6) *My license is inactive. Will I need to provide additional education to activate my license after July 1, 2010?***

Reactivation requirements regarding education will not change after July 1, 2010. For example, a 30 clock hour course will be required to activate a license that has been inactive for 3 years or more.

**7) *What will be required to become a new “Broker” after July 1, 2010?***

- a. Must be at least 18 years of age
- b. High school diploma or equivalent
- c. 90 hours of education completed within 2 years of taking the exam to include:
  - Real Estate Fundamentals
  - Real Estate Practices

- d. Pass the Real Estate Broker examination
- e. If not already on file, complete a fingerprint background check through the Washington State Patrol and the FBI
- f. Submit completed application and fees

**8) *What will be required to become a new Managing Broker?***

- a. Must be at least 18 years of age
- b. High school diploma or equivalent
- c. 3 years full time experience as an active real estate Broker
- d. 90 hours of education completed within 3 years of taking the Managing Broker examination to include:
  - Real Estate Broker Management
  - Business Management
  - Advanced Real Estate Law
- e. Pass the Managing Broker licensing examination
- f. If not already on file, complete a fingerprint background check through the Washington State Patrol and the FBI
- g. Submit completed application and fees

**9) *Will a Designated Broker have the authority to be licensed to more than one firm at a time?***

Yes, the Designated Broker will have the ability to be licensed to multiple firms as the Designated Broker only. A Managing Broker for a firm must be registered to that firm as its Designated Broker if that managing broker accepts endorsements from other firms as their Designated Broker.

Currently the Designated Broker and the firm are issued one license. Beginning July 1, 2010 the designated broker and firm will be issued two separate licenses.

**10) *When will the separate licenses be issued?***

When you renew the firm/designated broker license, you will be sent two separate licenses. The licenses will be renewed separately every two years.

**Please contact the Real Estate Licensing Section at (360) 664-6500 if you have any additional questions.**