SENATE BILL REPORT
SB 6257

As of January 29, 2026

Title: An act relating to trainee real estate appraisers.

Brief Description: Regarding trainee real estate appraisers.

Sponsors: Senators Liias, Kauffman and Nobles.

Brief History:
Committee Activity: Business, Trade & Economic Development: 1/29/26.

Brief Summary of Bill

- Allows illness or other extenuating circumstances to toll the time required to complete a trainee real estate appraiser license.

SENATE COMMITTEE ON BUSINESS, TRADE & ECONOMIC DEVELOPMENT

Staff: William Bridges (786-7312)

Background: Washington Certified Real Estate Appraiser Act. Real estate appraisers estimate the value of real property. Under the Washington Certified Real Estate Appraiser Act (Act), the Department of Licensing (DOL) certifies and licenses real estate appraisers. The Act prohibits a person from receiving compensation for appraisal services unless certified or licensed by the state.

Among other things, to become a real estate appraiser in Washington State, you must first complete specific education requirements and register as a trainee. The initial trainee license is valid for two years, during which the trainee must complete specified training. The license may be renewed up to two times if requirements are met, but all the requirements must be completed within seven years from the original date of registration. This period may be tolled for service in the armed forces of the United States.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill: Allowing Illness or Other Extenuating Circumstances to Toll the Time Required to Complete a Trainee Real Estate Appraiser License. In addition to service in the Armed Forces, illness or other extenuating circumstances, confirmed by a health care provider or a provider of health-related services, may toll the time for a trainee real estate appraiser to renew their license or complete their training. DOL may create a confirmation form.

Defining Terms. Health care provider or provider means persons regulated by the state to practice health or health-related services acting within the scope of their employment.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: PRO: This bill addresses a problem experienced by a constituent. While going through the process of becoming a real estate appraiser, the constituent suffered a significant medical emergency requiring lifesaving surgery. Months spent in the hospital used up time in the licensing timelines, which required the constituent to spend additional money and time. Folks that serve in the military absolutely deserve grace, and folks who survive medical miracles should also be entitled to the same.

Persons Testifying: PRO: Senator Marko Liias, Prime Sponsor.

Persons Signed In To Testify But Not Testifying: No one.