

Frequently Asked Questions about Fee Increase Rulemaking for Real Estate Licensees

Why is DOL raising Real Estate fees?

RCW 43.24.086 requires DOL to set real estate fees “at a sufficient level to defray the cost of administering that program.” We have not raised these fees since 2010. The Real Estate Account currently has a negative balance. We must raise the fees to get this account into good standing. This raise will allow us to fill vacant positions which impacted wait times for application processing and phone support. It will also allow us to continue covering the full cost of doing business.

Why aren't fees increased regularly to avoid such high new costs?

We delayed our planned fee increase for the real estate program for several years. This resulted in a larger increase this year to bring the account back into good standing. We started talking about a fee increase with the real estate commission in 2018. However, rulemaking got delayed due to the new online licensing system rollout. It was then temporarily halted during the beginning of the COVID-19 pandemic. In the future, we will better monitor the Real Estate Account. This will allow us to raise fees incrementally on a schedule, if necessary.

When will these fee increases go into effect?

The new fee increases for real estate licensees will begin in late August or early September of 2021. Once we have an exact date for implementation, it will be available on our website. We will also send it out to our licensee list serv. We will post updates on the rulemaking process at <https://www.dol.wa.gov/business/realestate/lawsrules.html>.

How much are fees being raised?

License Type	Fee Type	Current Fee	Increased By	Proposed New fee
Real Estate Broker	Application/examination	\$138.25	\$71.75	\$210.00
	Reexamination	\$138.25	\$71.75	\$210.00
	Original License	\$146.25	\$76.75	\$223.00
	License Renewal	\$146.25	\$76.75	\$223.00
	Late Renewal with Penalty	\$172.75	\$90.25	\$263.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00
Real Estate Managing Broker	Application/examination	\$138.25	\$71.75	\$210.00
	Reexamination	\$138.25	\$71.75	\$210.00
	Original License	\$210.00	\$110.00	\$320.00
	License Renewal	\$210.00	\$110.00	\$320.00
	Late Renewal with Penalty	\$236.50	\$123.50	\$360.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00

License Type	Fee Type	Current Fee	Increased By	Proposed New fee
Real Estate Firm and Assumed Name License	Original License	\$200.00	\$104.00	\$304.00
	License Renewal	\$200.00	\$104.00	\$304.00
	Late Renewal with Penalty	\$226.50	\$118.50	\$345.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
	Certification	\$26.50	\$13.50	\$40.00
Real Estate Branch	Original License	\$189.50	\$98.50	\$288.00
	License Renewal	\$189.50	\$98.50	\$288.00
	Late Renewal with Penalty	\$216.50	\$112.50	\$329.00
	Certification	\$26.50	\$13.50	\$40.00
	Duplicate License Print Fee	\$26.50	NA	\$5.00
Real Estate Education	Minimum Course Content Approval – Core Course	\$50.00	\$26.00	\$76.00
	Per Hour Course Content Approval – Core Course	\$5.00	\$2.60	\$7.60
	Minimum Course Content Approval – Other Course	\$100.00	\$52.00	\$152.00
	Per Hour Course Content Approval – Other Course	\$10.00	\$5.20	\$15.20
	60 Clock Hour Course Approval	\$300.00	\$156.00	\$456.00
	Application for School Approval	\$250	\$130.00	\$380.00
	Instructor Approval to Teach Specific Course Once	\$50	\$26.00	\$76.00
	Instructor Approval to Teach Multiple Subjects – Initial Application	\$75	\$39.00	\$114.00
	Instructor Approval to Teach Additional Subjects – After Initial Application or Renewal	\$25	\$13.00	\$38.00

What justifies these fee increases given the challenges faced with the new online licensing system?

DOL understands many licensees have faced difficulties with our new online licensing system. One of our top priorities is to ensure we make adjustments so the system becomes streamlined and efficient for users. However, working on these adjustments is time and labor intensive. They require knowledgeable staff to complete. Currently, DOL does not have enough funding to maintain necessary staffing levels. This may increase wait times if a lack of funding persists.

Does this fee increase include fees attributed to SB 5378, Real Estate Renewal Requirements/Fair House Education?

No. SB 5378 mandates new education requirements for real estate licensees. It also requires DOL to produce new curriculum. There may be a need for a much smaller, one-time fee increase in the summer of 2022. However, it is possible the Real Estate Account may be funded to an amount adequate to cover these costs. This is dependent on how many current licensees continue to renew their licenses. It's also dependent on how many new applicants DOL receives. We will continue to monitor the account through spring of 2022. We will notify licensees of any additional proposed fee increases.

If customers have further questions, who do they contact?

Call the Real Estate unit at the Department of Licensing at 360.664.6500 or realestate@dol.wa.gov.