

# Washington

## LICENSING REQUIREMENTS

### ***Mortgage Lender***

A Consumer Loan License is not required for any person making loans “primarily for business, commercial, or agricultural purposes” unless the loan is secured by a lien on the borrower's primary dwelling.

### ***Mortgage Broker***

No general licensing requirement for are identified brokering a commercial mortgage loan for this state.

### ***Mortgage Servicer***

There is no general licensing requirement for servicing commercial mortgage loans. A license is required to act as a collection agency or out-of-state collection agency, but there is an exemption for mortgage banks and other persons whose activities are confined and are directly related to the operation of a business other than that of a collection agency. See RCW § 19.16.100(3), (5).

## STATUTORY REFERENCE

Consumer Loan Act, RCW, §§ 31.04.015 et seq.;

<http://apps.leg.wa.gov/rcw/default.aspx?cite=31.04>

Mortgage Broker Practices Act, RCW §§ 19.146.005 et seq.;

<http://app.leg.wa.gov/RCW/default.aspx?cite=19.146>

Collection Agencies, RCW §§ 19.16.100 et seq.; <http://app.leg.wa.gov/rcw/default.aspx?cite=19.16>

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For more information, visit [mba.org](http://mba.org)  
or call (202) 557-2700.

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MORTGAGE BANKERS ASSOCIATION

**CONTACT INFORMATION****Department of Financial Institutions**

Division of Consumer Services

150 Israel Road, SW

Tumwater, WA 98501

Phone: (360) 902-8700

Email: [DCS@dfi.wa.gov](mailto:DCS@dfi.wa.gov)Website: <https://dfi.wa.gov/>Consumer loan companies licensing page: <https://dfi.wa.gov/consumer-loan-companies/licensing>Consumer loan companies licensing cost sheet; <https://dfi.wa.gov/documents/consumer-loan-companies/cost-sheet.pdf>**Business Licensing Service**

PO Box 9034

Olympia, WA 98507-9034

Email: [BLS@dor.wa.gov](mailto:BLS@dor.wa.gov)

Call: 1 (800) 451-7985

Contacts page: <http://bls.dor.wa.gov/contact/>Collection agencies page: <http://bls.dor.wa.gov/collicense.aspx>**ADDITIONAL INFORMATION/COMMENTS**

Requires general business license with the State of Washington Business Licensing Service.

<https://bls.dor.wa.gov/>

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