
SUBSTITUTE SENATE BILL 5187

State of Washington

60th Legislature

2007 Regular Session

By Senate Committee on Ways & Means (originally sponsored by Senators Haugen, Oemig, Kline, Marr, Kauffman, Keiser, Kilmer, Pridemore, Spanel, Jacobsen and Rasmussen)

READ FIRST TIME 03/05/07.

1 AN ACT Relating to exempting a portion of the valuation of
2 residential property from property taxation; amending RCW 84.48.010;
3 adding a new section to chapter 84.36 RCW; creating a new section; and
4 providing a contingent effective date.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 84.36 RCW
7 to read as follows:

8 (1) As used in this section, "homestead exemption" means an
9 exemption under this section.

10 (2) A portion of the assessed value of a residence is exempt from
11 property taxes imposed for state purposes. The exemption from property
12 taxation is equal to:

13 (a) The first seventy-five thousand dollars of valuation of each
14 residential tax parcel consisting of less than three dwelling units;
15 and

16 (b) The first seventy-five thousand dollars of valuation of each
17 residential unit in a multiunit residential dwelling wherein each unit
18 is owned and taxed separately.

1 (3) The term "residence" means a single-family dwelling unit
2 whether such unit be separate or part of a multiunit dwelling,
3 including the land on which such dwelling stands. The term shall also
4 include a single-family dwelling situated upon lands the fee of which
5 is vested in the United States or any instrumentality thereof including
6 an Indian tribe or in the state of Washington, and notwithstanding the
7 provisions of RCW 84.04.080 and 84.04.090, such a residence shall be
8 deemed real property.

9 (4) The term "residence" shall also include a mobile home which has
10 substantially lost its identity as a mobile unit by virtue of its being
11 fixed in location upon land owned or leased by the owner of the mobile
12 home and placed on a foundation (posts or blocks) with fixed pipe,
13 connections with sewer, water, or other utilities.

14 (5) If the assessor finds that the residence does not meet the
15 qualifications for a homestead exemption, the exemption shall be denied
16 but such denial shall be subject to appeal under the provisions of RCW
17 84.48.010 and in accordance with the provisions of RCW 84.40.038.

18 (6) The director of the department of revenue shall adopt such
19 rules and regulations and prescribe such forms as may be necessary and
20 appropriate to implement and administer this act subject to chapter
21 34.05 RCW, the administrative procedure act.

22 **Sec. 2.** RCW 84.48.010 and 2001 c 187 s 22 are each amended to read
23 as follows:

24 Prior to July 15th, the county legislative authority shall form a
25 board for the equalization of the assessment of the property of the
26 county. The members of said board shall receive a per diem amount as
27 set by the county legislative authority for each day of actual
28 attendance of the meeting of the board of equalization to be paid out
29 of the current expense fund of the county: PROVIDED, That when the
30 county legislative authority constitute the board they shall only
31 receive their compensation as members of the county legislative
32 authority. The board of equalization shall meet in open session for
33 this purpose annually on the 15th day of July and, having each taken an
34 oath fairly and impartially to perform their duties as members of such
35 board, they shall examine and compare the returns of the assessment of
36 the property of the county and proceed to equalize the same, so that
37 each tract or lot of real property and each article or class of

1 personal property shall be entered on the assessment list at its true
2 and fair value, according to the measure of value used by the county
3 assessor in such assessment year, which is presumed to be correct under
4 RCW 84.40.0301, and subject to the following rules:

5 First. They shall raise the valuation of each tract or lot or item
6 of real property which is returned below its true and fair value to
7 such price or sum as to be the true and fair value thereof, after at
8 least five days' notice shall have been given in writing to the owner
9 or agent.

10 Second. They shall reduce the valuation of each tract or lot or
11 item which is returned above its true and fair value to such price or
12 sum as to be the true and fair value thereof.

13 Third. They shall raise the valuation of each class of personal
14 property which is returned below its true and fair value to such price
15 or sum as to be the true and fair value thereof, and they shall raise
16 the aggregate value of the personal property of each individual
17 whenever the aggregate value is less than the true valuation of the
18 taxable personal property possessed by such individual, to such sum or
19 amount as to be the true value thereof, after at least five days'
20 notice shall have been given in writing to the owner or agent thereof.

21 Fourth. They shall reduce the valuation of each class of personal
22 property enumerated on the detail and assessment list of the current
23 year, which is returned above its true and fair value, to such price or
24 sum as to be the true and fair value thereof; and they shall reduce the
25 aggregate valuation of the personal property of such individual who has
26 been assessed at too large a sum to such sum or amount as was the true
27 and fair value of the personal property.

28 Fifth. The board may review all claims for either real or personal
29 property tax exemption, or homestead exemptions under section 1 of this
30 act, as determined by the county assessor, and shall consider any
31 taxpayer appeals from the decision of the assessor thereon to determine
32 (1) if the taxpayer is entitled to an exemption, and (2) if so, the
33 amount thereof.

34 The clerk of the board shall keep an accurate journal or record of
35 the proceedings and orders of said board showing the facts and evidence
36 upon which their action is based, and the said record shall be
37 published the same as other proceedings of county legislative
38 authority, and shall make a true record of the changes of the

1 descriptions and assessed values ordered by the county board of
2 equalization. The assessor shall correct the real and personal
3 assessment rolls in accordance with the changes made by the said county
4 board of equalization, and the assessor shall make duplicate abstracts
5 of such corrected values, one copy of which shall be retained in the
6 office, and one copy forwarded to the department of revenue on or
7 before the eighteenth day of August next following the meeting of the
8 county board of equalization.

9 The county board of equalization shall meet on the 15th day of July
10 and may continue in session and adjourn from time to time during a
11 period not to exceed four weeks, but shall remain in session not less
12 than three days: PROVIDED, That the county board of equalization with
13 the approval of the county legislative authority may convene at any
14 time when petitions filed exceed twenty-five, or ten percent of the
15 number of appeals filed in the preceding year, whichever is greater.

16 No taxes, except special taxes, shall be extended upon the tax
17 rolls until the property valuations are equalized by the department of
18 revenue for the purpose of raising the state revenue.

19 County legislative authorities as such shall at no time have any
20 authority to change the valuation of the property of any person or to
21 release or commute in whole or in part the taxes due on the property of
22 any person.

23 NEW SECTION. **Sec. 3.** This act applies to taxes levied for
24 collection in 2009 and thereafter.

25 NEW SECTION. **Sec. 4.** This act shall take effect if the proposed
26 amendment to Article VII of the state Constitution, providing for a
27 homestead exemption, is validly submitted to and is approved and
28 ratified by the voters at the next general election. If the proposed
29 amendment is not approved and ratified, this act is void in its
30 entirety.

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