
SUBSTITUTE HOUSE BILL 1673

State of Washington

54th Legislature

1995 Regular Session

By House Committee on Finance (originally sponsored by Representatives Dickerson, Mason, Morris, Chappell, Wolfe, Kessler, Hatfield, Conway, Benton, Kremen, Cody and Mastin)

Read first time 03/06/95.

1 AN ACT Relating to property tax deferrals for senior citizens and
2 persons retired by reason of physical disability; and amending RCW
3 84.38.030.

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

5 **Sec. 1.** RCW 84.38.030 and 1991 c 213 s 2 are each amended to read
6 as follows:

7 A claimant may defer payment of special assessments and/or real
8 property taxes on up to eighty percent of the amount of the claimant's
9 equity value in the claimant's residence if the following conditions
10 are met:

11 (1) The claimant must meet all requirements for an exemption for
12 the residence under RCW 84.36.381, other than the age and income
13 limits.

14 (2) The claimant must be sixty years of age or older on December
15 31st of the year in which the deferral claim is filed, or must have
16 been, at the time of filing, retired from regular gainful employment by
17 reason of physical disability: PROVIDED, That any surviving spouse of
18 a person who was receiving a deferral at the time of the person's death

1 shall qualify if the surviving spouse is fifty-seven years of age or
2 older and otherwise meets the requirements of this section.

3 (3) The claimant must have a combined disposable income, as defined
4 in RCW 84.36.383, of ~~((thirty))~~ thirty-four thousand dollars or less.

5 ~~((+3))~~ (4) The claimant must have owned, at the time of filing,
6 the residence on which the special assessment and/or real property
7 taxes have been imposed. For purposes of this subsection, a residence
8 owned by a marital community or owned by cotenants shall be deemed to
9 be owned by each spouse or cotenant. A claimant who has only a share
10 ownership in cooperative housing, a life estate, a lease for life, or
11 a revocable trust does not satisfy the ownership requirement.

12 ~~((+4))~~ (5) The claimant must have and keep in force fire and
13 casualty insurance in sufficient amount to protect the interest of the
14 state in the claimant's equity value: PROVIDED, That if the claimant
15 fails to keep fire and casualty insurance in force to the extent of the
16 state's interest in the claimant's equity value, the amount deferred
17 shall not exceed one hundred percent of the claimant's equity value in
18 the land or lot only.

19 ~~((+5))~~ (6) In the case of special assessment deferral, the
20 claimant must have opted for payment of such special assessments on the
21 installment method if such method was available.

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