

CERTIFICATION OF ENROLLMENT
SUBSTITUTE HOUSE BILL 1935

55th Legislature
1997 Regular Session

Passed by the House April 23, 1997
Yeas 62 Nays 35

Speaker of the
House of Representatives

Passed by the Senate April 18, 1997
Yeas 30 Nays 19

President of the Senate

Approved

Governor of the State of Washington

CERTIFICATE

I, Timothy A. Martin, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1935** as passed by the House of Representatives and the Senate on the dates hereon set forth.

Chief Clerk

FILED

Secretary of State
State of Washington

SUBSTITUTE HOUSE BILL 1935

Passed Legislature - 1997 Regular Session

AS AMENDED BY THE SENATE

State of Washington

55th Legislature

1997 Regular Session

By House Committee on Government Reform & Land Use (originally sponsored by Representative Reams)

Read first time 03/04/97.

1 AN ACT Relating to the development of inherited property; adding a
2 new section to chapter 35.63 RCW; adding a new section to chapter
3 35A.63 RCW; adding a new section to chapter 36.70 RCW; and adding a new
4 section to chapter 36.70A RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.63 RCW
7 to read as follows:

8 (1) Notwithstanding any zoning provision pertaining to minimum lot
9 sizes, inherited property that is exempt from subdivision and platting
10 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

11 (a) The property is developed for a use that is authorized for that
12 property under current zoning laws;

13 (b) Each lot that is created contains sufficient area for a single-
14 family residence and an on-site sewage disposal system using any method
15 of on-site sewage disposal appropriate for the lot under standards that
16 exist when the lots are created, as determined by the local health
17 department with such lot and on-site sewage disposal system submitted
18 for final approval to the legislative body of the city or town within
19 five years of the date of creation of the lot;

1 (c) The people inheriting the property are immediate family members
2 of the deceased; and

3 (d) The number of parcels into which the property is divided equals
4 no more than the number of immediate family members who inherit
5 property under this section, not to exceed ten parcels.

6 (2) For purposes of this section, "immediate family members" means
7 a spouse, children, grandchildren, or parents.

8 NEW SECTION. **Sec. 2.** A new section is added to chapter 35A.63 RCW
9 to read as follows:

10 (1) Notwithstanding any zoning provision pertaining to minimum lot
11 sizes, inherited property that is exempt from subdivision and platting
12 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

13 (a) The property is developed for a use that is authorized for that
14 property under current zoning laws;

15 (b) Each lot that is created contains sufficient area for a single-
16 family residence and an on-site sewage disposal system using any method
17 of on-site sewage disposal appropriate for the lot under standards that
18 exist when the lots are created, as determined by the local health
19 department with such lot and on-site sewage disposal system submitted
20 for final approval to the legislative body of the city within five
21 years of the date of creation of the lot;

22 (c) The people inheriting the property are immediate family members
23 of the deceased; and

24 (d) The number of parcels into which the property is divided equals
25 no more than the number of immediate family members who inherit
26 property under this section, not to exceed ten parcels.

27 (2) For purposes of this section, "immediate family members" means
28 a spouse, children, grandchildren, or parents.

29 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70 RCW
30 to read as follows:

31 (1) Notwithstanding any zoning provision pertaining to minimum lot
32 sizes, inherited property that is exempt from subdivision and platting
33 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

34 (a) The property is developed for a use that is authorized for that
35 property under current zoning laws;

36 (b) Each lot that is created contains sufficient area for a single-
37 family residence and an on-site sewage disposal system using any method

1 of on-site sewage disposal appropriate for the lot under standards that
2 exist when the lots are created, as determined by the local health
3 department with such lot and on-site sewage disposal system submitted
4 for final approval to the legislative body of the county within five
5 years of the date of creation of the lot;

6 (c) The people inheriting the property are immediate family members
7 of the deceased; and

8 (d) The number of parcels into which the property is divided equals
9 no more than the number of immediate family members who inherit
10 property under this section, not to exceed ten parcels.

11 (2) For purposes of this section, "immediate family members" means
12 a spouse, children, grandchildren, or parents.

13 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70A RCW
14 to read as follows:

15 (1) Notwithstanding any zoning provision pertaining to minimum lot
16 sizes, inherited property that is exempt from subdivision and platting
17 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

18 (a) The property is developed for a use that is authorized for that
19 property under current zoning laws;

20 (b) Each lot that is created contains sufficient area for a single-
21 family residence and an on-site sewage disposal system using any method
22 of on-site sewage disposal appropriate for the lot under standards that
23 exist when the lots are created, as determined by the local health
24 department with such lot and on-site sewage disposal system submitted
25 for final approval to the legislative body of the county, city, or town
26 within five years of the date of creation of the lot;

27 (c) The people inheriting the property are immediate family members
28 of the deceased; and

29 (d) The number of parcels into which the property is divided equals
30 no more than the number of immediate family members who inherit
31 property under this section, not to exceed ten parcels.

32 (2) For purposes of this section, "immediate family members" means
33 a spouse, children, grandchildren, or parents.

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