

CERTIFICATION OF ENROLLMENT

**SENATE BILL 6662**

Chapter 338, Laws of 1998

55th Legislature  
1998 Regular Session

PROPERTY MANAGERS' COMPENSATION--BUSINESS AND OCCUPATION TAX  
EXEMPTION

EFFECTIVE DATE: 7/1/98

Passed by the Senate February 16, 1998  
YEAS 47 NAYS 0

BRAD OWEN

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**President of the Senate**

Passed by the House March 10, 1998  
YEAS 88 NAYS 6

CLYDE BALLARD

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**Speaker of the  
House of Representatives**

Approved April 3, 1998

GARY LOCKE

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**Governor of the State of Washington**

CERTIFICATE

I, Mike O Connell, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SENATE BILL 6662** as passed by the Senate and the House of Representatives on the dates hereon set forth.

MIKE O'CONNELL

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**Secretary**

FILED

April 3, 1998 - 3:15 p.m.

**Secretary of State  
State of Washington**

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**SENATE BILL 6662**

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Passed Legislature - 1998 Regular Session

**State of Washington                      55th Legislature                      1998 Regular Session**

**By Senators Strannigan, T. Sheldon and Schow**

Read first time 01/27/98. Referred to Committee on Ways & Means.

1            AN ACT Relating to business and occupation tax reimbursements and  
2 advances received by property management companies for the payment of  
3 wages to on-site employees; adding a new section to chapter 82.04 RCW;  
4 creating a new section; and providing an effective date.

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

6            NEW SECTION.    **Sec. 1.** The legislature finds that property owners  
7 often hire property management companies to manage their real property.  
8 Frequently, the property management companies also manage the personnel  
9 who perform the necessary services at the property location. In these  
10 cases, the property owners may pay the on-site personnel through the  
11 property management company. The property management company is merely  
12 acting as a conduit for the property owner's payment to the personnel  
13 at the property site.

14            This act is not intended to modify the taxation of amounts received  
15 by a property management company for purposes other than payment to on-  
16 site personnel.

17            NEW SECTION.    **Sec. 2.** A new section is added to chapter 82.04 RCW  
18 to read as follows:

1 (1) This chapter does not apply to amounts received by a property  
2 management company from the owner of a property for gross wages and  
3 benefits paid directly to or on behalf of on-site personnel from  
4 property management trust accounts that are required to be maintained  
5 under RCW 18.85.310.

6 (2) As used in this section, "on-site personnel" means a person who  
7 meets all of the following conditions: (a) The person works primarily  
8 at the owner's property; (b) the person's duties include leasing  
9 property units, maintaining the property, collecting rents, or similar  
10 activities; and (c) under a written property management agreement: (i)  
11 The person's compensation is the ultimate obligation of the property  
12 owner and not the property manager; (ii) the property manager is liable  
13 for payment only as agent of the owner; and (iii) the property manager  
14 is the agent of the owner with respect to the on-site personnel and  
15 that all actions, including, but not limited to, hiring, firing,  
16 compensation, and conditions of employment, taken by the property  
17 manager with respect to the on-site personnel are subject to the  
18 approval of the property owner.

19 NEW SECTION. **Sec. 3.** This act takes effect July 1, 1998.

Passed the Senate February 16, 1998.

Passed the House March 10, 1998.

Approved by the Governor April 3, 1998.

Filed in Office of Secretary of State April 3, 1998.