
HOUSE BILL 3166

State of Washington 56th Legislature 2000 1 Special Session

By Representatives Thomas, Dunshee, Woods, Rockefeller, Carrell, Conway, Delvin, Linville, Crouse, Fisher, McDonald, Edwards, Huff, Romero, Mulliken, Constantine, Pennington, Keiser, Scott, Reardon, Quall, Morris, Clements, Fortunato, Carlson, Sump, Wensman, Esser, Dunn, Van Luven, Anderson, Cooper, Gombosky, Kenney, Kastama, Lantz, Ogden, Ruderman, Stensen, Hurst, Lambert, G. Chandler, Ballasiotes, Radcliff, Talcott, Haigh, Kessler, Grant, Cody, Barlean, Schoesler, Mielke, Wood, Schual-Berke, Regala, Miloscia, Edmonds, O'Brien, Wolfe, Lovick, Dickerson, Voloria, Benson, Sullivan, Alexander, Lisk, Pflug, Parlette, Koster, Campbell, Hankins and D. Schmidt

Read first time 03/21/2000. Referred to Committee on Finance.

1 AN ACT Relating to providing a five hundred dollar credit against
2 state property taxes for senior citizens and disabled persons eligible
3 for property tax exemptions, without shifting taxes; amending RCW
4 84.36.381 and 84.52.080; and creating a new section.

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

6 **Sec. 1.** RCW 84.36.381 and 1998 c 333 s 1 are each amended to read
7 as follows:

8 A person shall be exempt from any legal obligation to pay all or a
9 portion of the amount of excess and regular real property taxes due and
10 payable in the year following the year in which a claim is filed, and
11 thereafter, in accordance with the following:

12 (1) The property taxes must have been imposed upon a residence
13 which was occupied by the person claiming the exemption as a principal
14 place of residence as of the time of filing(~~(:—PROVIDED, That)~~). Any
15 person who sells, transfers, or is displaced from his or her residence
16 may transfer his or her exemption status to a replacement residence,
17 but no claimant shall receive an exemption on more than one residence
18 in any year(~~(:—PROVIDED FURTHER, That)~~). Confinement of the person to

1 a hospital or nursing home shall not disqualify the claim of exemption
2 if:

3 (a) The residence is temporarily unoccupied;

4 (b) The residence is occupied by a spouse and/or a person
5 financially dependent on the claimant for support; or

6 (c) The residence is rented for the purpose of paying nursing home
7 or hospital costs;

8 (2) The person claiming the exemption must have owned, at the time
9 of filing, in fee, as a life estate, or by contract purchase, the
10 residence on which the property taxes have been imposed or if the
11 person claiming the exemption lives in a cooperative housing
12 association, corporation, or partnership, (~~such~~) the person must own
13 a share therein representing the unit or portion of the structure in
14 which (~~he or she~~) the person resides. For purposes of this
15 subsection, a residence owned by a marital community or owned by
16 cotenants shall be deemed to be owned by each spouse or cotenant, and
17 any lease for life shall be deemed a life estate;

18 (3) The person claiming the exemption must be sixty-one years of
19 age or older on December 31st of the year in which the exemption claim
20 is filed, or must have been, at the time of filing, retired from
21 regular gainful employment by reason of physical disability(~~(+~~
22 ~~PROVIDED, That any~~)). A surviving spouse of (~~a~~) the person who was
23 receiving an exemption at the time of the person's death shall qualify
24 if the surviving spouse is fifty-seven years of age or older and
25 otherwise meets the requirements of this section;

26 (4) The amount that the person shall be exempt from an obligation
27 to pay shall be calculated on the basis of combined disposable income,
28 as defined in RCW 84.36.383. If the person claiming the exemption was
29 retired for two months or more of the assessment year, the combined
30 disposable income of (~~such~~) the person shall be calculated by
31 multiplying the average monthly combined disposable income of (~~such~~)
32 the person during the months (~~such~~) the person was retired by twelve.
33 If the income of the person claiming exemption is reduced for two or
34 more months of the assessment year by reason of the death of the
35 person's spouse, or when other substantial changes occur in disposable
36 income that are likely to continue for an indefinite period of time,
37 the combined disposable income of (~~such~~) the person shall be
38 calculated by multiplying the average monthly combined disposable
39 income of (~~such~~) the person after (~~such~~) the occurrences by twelve.

1 If it is necessary to estimate income to comply with this subsection,
2 the assessor may require confirming documentation of (~~such~~) the
3 income prior to May 31st of the year following application;

4 (5)(a) A person who otherwise qualifies under this section and has
5 a combined disposable income of thirty thousand dollars or less shall
6 be exempt from all excess property taxes; and

7 (b)(i) A person who otherwise qualifies under this section and has
8 a combined disposable income of twenty-four thousand dollars or less
9 but greater than eighteen thousand dollars shall be exempt from all
10 regular property taxes on the greater of forty thousand dollars or
11 thirty-five percent of the valuation of (~~his or her~~) the residence,
12 but not to exceed sixty thousand dollars of the valuation of (~~his or~~
13 ~~her~~) the residence; or

14 (ii) A person who otherwise qualifies under this section and has a
15 combined disposable income of eighteen thousand dollars or less shall
16 be exempt from all regular property taxes on the greater of fifty
17 thousand dollars or sixty percent of the valuation of (~~his or her~~)
18 the residence; and

19 (6)(a) For a person who otherwise qualifies under this section and
20 has a combined disposable income of thirty thousand dollars or less,
21 the valuation of the residence shall be the assessed value of the
22 residence on the later of January 1, 1995, or January 1st of the
23 assessment year the person first qualifies under this section. If the
24 person subsequently fails to qualify under this section only for one
25 year because of high income, this same valuation shall be used upon
26 requalification. If the person fails to qualify for more than one year
27 in succession because of high income or fails to qualify for any other
28 reason, the valuation upon requalification shall be the assessed value
29 on January 1st of the assessment year in which the person requalifies.
30 If the person transfers the exemption under this section to a different
31 residence, the valuation of the different residence shall be the
32 assessed value of the different residence on January 1st of the
33 assessment year in which the person transfers the exemption.

34 (b) In no event may the valuation under this subsection be greater
35 than the true and fair value of the residence on January 1st of the
36 assessment year.

37 (c) This subsection does not apply to subsequent improvements to
38 the property in the year in which the improvements are made.
39 Subsequent improvements to the property shall be added to the value

1 otherwise determined under this subsection at their true and fair value
2 in the year in which they are made.

3 (7) A taxpayer who qualifies for exemption under this section shall
4 be allowed a credit against the state levy equal to the tax imposed on
5 the assessed value of the owner-occupied residence for the state levy
6 not to exceed five hundred dollars.

7 **Sec. 2.** RCW 84.52.080 and 1989 c 378 s 16 are each amended to read
8 as follows:

9 (1) The ((county)) assessor shall extend the taxes upon the tax
10 rolls in the form herein prescribed. The rate percent necessary to
11 raise the amounts of taxes levied for state and county purposes, and
12 for purposes of taxing districts coextensive with the county, shall be
13 computed upon the assessed value of the property of the county; the
14 rate percent necessary to raise the amount of taxes levied for any
15 taxing district within the county shall be computed upon the assessed
16 value of the property of the district; all taxes assessed against any
17 property shall be added together and extended on the rolls in a column
18 headed consolidated or total tax. In extending any tax, whenever it
19 amounts to a fractional part of a cent greater than five mills it shall
20 be made one cent, and whenever it amounts to five mills or less than
21 five mills it shall be dropped. The amount of all taxes shall be
22 entered in the proper columns, as shown by entering the rate percent
23 necessary to raise the consolidated or total tax and the total tax
24 assessed against the property.

25 (2) After entering the amounts under subsection (1) of this
26 section, the assessor shall compute the amount of credit authorized
27 under RCW 84.36.381. The credit allowed on any property shall be
28 extended on the rolls in a column headed tax credit. The assessor
29 shall subtract the amount of the credit from the total tax and enter
30 this amount in a column headed tax payable.

31 (3) For the purpose of computing the rate necessary to raise the
32 amount of any excess levy in a taxing district which has classified or
33 designated forest land under chapter 84.33 RCW, other than the state,
34 the ((county)) assessor shall add the district's timber assessed value,
35 as defined in RCW 84.33.035, to the assessed value of the property(~~+~~
36 ~~PROVIDED, That~~)). For school districts maintenance and operations
37 levies only one-half of the district's timber assessed value or eighty
38 percent of the timber roll of ((such)) the district in calendar year

1 1983 as determined under chapter 84.33 RCW, whichever is greater, shall
2 be added.

3 ~~((3))~~ (4) Upon the completion of ~~((such))~~ the tax extension, it
4 shall be the duty of the ~~((county))~~ assessor to make in each assessment
5 book, tax roll or list a certificate in the following form:

6 I,, assessor of county, state of
7 Washington, do hereby certify that the foregoing is a correct list of
8 taxes levied on the real and personal property in the county of
9 for the year ~~((one))~~ two thousand ~~((nine hundred and))~~
10

11 Witness my hand this day of, ~~((19))~~. . .
12, ~~((County))~~ Assessor

13 ~~((4))~~ (5) The ~~((county))~~ assessor shall deliver said tax rolls to
14 the ~~((county))~~ treasurer, on or before the fifteenth day of January,
15 taking receipt therefor, and at the same time the ~~((county))~~ assessor
16 shall provide the ~~((county))~~ auditor with an abstract of the tax rolls
17 showing the total amount of taxes collectible in each of the taxing
18 districts.

19 NEW SECTION. **Sec. 3.** Section 1 of this act applies to taxes
20 levied for collection in 2001 and thereafter.

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