

HOUSE BILL REPORT

HB 1971

As Reported by House Committee On:

Education

Title: An act relating to allowing state certified appraisers to appraise school district properties.

Brief Description: Allowing certified real estate appraisers to appraise school district property.

Sponsors: Representatives Quall and Talcott.

Brief History:

Committee Activity:

Education: 2/21/01, 2/22/01 [DPS].

Brief Summary of Substitute Bill

- Real estate appraisers licensed by the Department of Licensing may perform market value appraisals for the purposes of real property purchases by school districts.

HOUSE COMMITTEE ON EDUCATION

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 14 members: Representatives Quall, Democratic Co-Chair; Talcott, Republican Co-Chair; Anderson, Republican Vice Chair; Haigh, Democratic Vice Chair; Cox, Ericksen, Keiser, McDermott, Pearson, Rockefeller, Santos, Schindler, D. Schmidt and Schual-Berke.

Staff: Sydney Forrester (786-7120).

Background:

Individual school districts have exclusive control of school property and can purchase, sell, lease, receive and hold real and personal property for district purposes. Prior to the purchase and sale of real property, a district must get a market value appraisal by an appraiser who is deemed qualified by a nationally recognized real estate appraisal organization as defined in RCW 74.46.020.

The Department of Licensing Business and Professions Division licenses real estate appraisers in Washington on the basis of education, experience, and examination performance. Levels of certification include general and residential. A general appraiser is licensed to appraise all types of property. Not all state-licensed real estate appraisers necessarily seek recognition by a national real estate appraisal organization.

Substitute Bill Compared to Original Bill:

A technical correction amends the section of the chapter regulating the sale of school district real property.

Summary of the Substitute Bill:

State-licensed general real estate appraisers may conduct market value appraisals for the purpose of real property purchases and sales by a school district.

Appropriation: None.

Fiscal Note: Not Requested.

Effective Date of Substitute Bill: Ninety days after adjournment of session in which bill is passed.

Testimony For: (Original Bill) The requirements for state licensure are equally as stringent as the requirements for national recognition. Allowing state-licensed general real estate appraisers to appraise school district property makes it easier and less expensive for school districts to comply with appraisal requirements.

Testimony Against: None.

Testified: (In support) Charlie Brown, King County School Coalition; and Barbara Mertens, Washington Association of School Administrators.