
SUBSTITUTE HOUSE BILL 1695

State of Washington

58th Legislature

2003 Regular Session

By House Committee on Local Government (originally sponsored by Representatives Quall, Morris and Edwards)

READ FIRST TIME 03/04/03.

1 AN ACT Relating to tax incentives for certain multiple-unit
2 dwellings in urban centers; and amending RCW 84.14.010.

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

4 **Sec. 1.** RCW 84.14.010 and 2002 c 146 s 1 are each amended to read
5 as follows:

6 Unless the context clearly requires otherwise, the definitions in
7 this section apply throughout this chapter.

8 (1) "City" means either (a) a city or town with a population of at
9 least (~~(thirty)~~) fifteen thousand or (b) the largest city or town, if
10 there is no city or town with a population of at least (~~(thirty)~~)
11 fifteen thousand, located in a county planning under the growth
12 management act.

13 (2) "Governing authority" means the local legislative authority of
14 a city having jurisdiction over the property for which an exemption may
15 be applied for under this chapter.

16 (3) "Growth management act" means chapter 36.70A RCW.

17 (4) "Multiple-unit housing" means a building having four or more
18 dwelling units not designed or used as transient accommodations and not

1 including hotels and motels. Multifamily units may result from new
2 construction or rehabilitated or conversion of vacant, underutilized,
3 or substandard buildings to multifamily housing.

4 (5) "Owner" means the property owner of record.

5 (6) "Permanent residential occupancy" means multiunit housing that
6 provides either rental or owner occupancy on a nontransient basis.
7 This includes owner-occupied or rental accommodation that is leased for
8 a period of at least one month. This excludes hotels and motels that
9 predominately offer rental accommodation on a daily or weekly basis.

10 (7) "Rehabilitation improvements" means modifications to existing
11 structures, that are vacant for twelve months or longer, that are made
12 to achieve a condition of substantial compliance with existing building
13 codes or modification to existing occupied structures which increase
14 the number of multifamily housing units.

15 (8) "Residential targeted area" means an area within an urban
16 center that has been designated by the governing authority as a
17 residential targeted area in accordance with this chapter.

18 (9) "Substantial compliance" means compliance with local building
19 or housing code requirements that are typically required for
20 rehabilitation as opposed to new construction.

21 (10) "Urban center" means a compact identifiable district where
22 urban residents may obtain a variety of products and services. An
23 urban center must contain:

24 (a) Several existing or previous, or both, business establishments
25 that may include but are not limited to shops, offices, banks,
26 restaurants, governmental agencies;

27 (b) Adequate public facilities including streets, sidewalks,
28 lighting, transit, domestic water, and sanitary sewer systems; and

29 (c) A mixture of uses and activities that may include housing,
30 recreation, and cultural activities in association with either
31 commercial or office, or both, use.

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