

CERTIFICATION OF ENROLLMENT

HOUSE BILL 1431

Chapter 150, Laws of 2015

64th Legislature
2015 Regular Session

REAL ESTATE APPRAISALS--PUBLIC RECORDS--EXEMPTIONS

EFFECTIVE DATE: 7/24/2015

Passed by the House March 4, 2015
Yeas 78 Nays 20

FRANK CHOPP

Speaker of the House of Representatives

Passed by the Senate April 14, 2015
Yeas 47 Nays 1

BRAD OWEN

President of the Senate

Approved May 1, 2015 10:07 AM

JAY INSLEE

Governor of the State of Washington

CERTIFICATE

I, Barbara Baker, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 1431** as passed by House of Representatives and the Senate on the dates hereon set forth.

BARBARA BAKER

Chief Clerk

FILED

May 1, 2015

**Secretary of State
State of Washington**

HOUSE BILL 1431

Passed Legislature - 2015 Regular Session

State of Washington

64th Legislature

2015 Regular Session

By Representatives Bergquist, Holy, and S. Hunt

Read first time 01/20/15. Referred to Committee on State Government.

1 AN ACT Relating to modifying exemptions relating to real estate
2 appraisals; and amending RCW 42.56.260.

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

4 **Sec. 1.** RCW 42.56.260 and 2005 c 274 s 406 are each amended to
5 read as follows:

6 (1) Subject to the time limitations in subsection (2) of this
7 section, the following documents relating to an agency's real estate
8 transactions are exempt from public inspection and copying under this
9 chapter:

10 (a) Except as provided by chapter 8.26 RCW, the contents of real
11 estate appraisals, made for or by any agency relative to the
12 acquisition or sale of property(, until the project or prospective
13 sale is abandoned or until such time as all of the property has been
14 acquired or the property to which the sale appraisal relates is sold,
15 are exempt from disclosure under this chapter. In no event may
16 disclosure be denied for more than three years after the appraisal));

17 (b) Documents prepared for the purpose of considering the
18 selection of a site or the acquisition of real estate by lease or
19 purchase when public knowledge regarding such consideration would
20 cause a likelihood of increased price, including records prepared for
21 executive session pursuant to RCW 42.30.110(1)(b); and

1 (c) Documents prepared for the purpose of considering the minimum
2 price of real estate that will be offered for sale or lease when
3 public knowledge regarding such consideration would cause a
4 likelihood of decreased price, including records prepared for
5 executive session pursuant to RCW 42.30.110(1)(c).
6 (2) The exemptions in this section do not apply when disclosure
7 is mandated by another statute or after the project or prospective
8 project is abandoned or all properties that are part of the project
9 have been purchased, sold, or leased. No appraisal may be withheld
10 for more than three years.

Passed by the House March 4, 2015.
Passed by the Senate April 14, 2015.
Approved by the Governor May 1, 2015.
Filed in Office of Secretary of State May 1, 2015.

--- END ---