

CERTIFICATION OF ENROLLMENT  
**SUBSTITUTE SENATE BILL 5795**

Chapter 96, Laws of 2015

64th Legislature  
2015 Regular Session

MUNICIPALITIES--ASSESSMENT REIMBURSEMENT AREAS--WATER OR SEWER  
FACILITIES

EFFECTIVE DATE: 7/24/2015

Passed by the Senate March 4, 2015  
Yeas 38 Nays 10

BRAD OWEN

**President of the Senate**

Passed by the House April 14, 2015  
Yeas 57 Nays 40

FRANK CHOPP

**Speaker of the House of Representatives**

Approved April 24, 2015 3:48 PM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Hunter G. Goodman, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **SUBSTITUTE SENATE BILL 5795** as passed by Senate and the House of Representatives on the dates hereon set forth.

HUNTER G. GOODMAN

**Secretary**

FILED

April 25, 2015

**Secretary of State  
State of Washington**

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**SUBSTITUTE SENATE BILL 5795**

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Passed Legislature - 2015 Regular Session

**State of Washington**

**64th Legislature**

**2015 Regular Session**

**By** Senate Government Operations & Security (originally sponsored by Senators Roach and Liiias)

READ FIRST TIME 02/20/15.

1       AN    ACT    Relating   to   authorizing   municipalities   to   create  
2   assessment reimbursement areas for the construction or improvement of  
3   water or sewer facilities; and adding a new section to chapter 35.91  
4   RCW.

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

6       NEW SECTION.   **Sec. 1.**   A new section is added to chapter 35.91  
7   RCW to read as follows:

8       (1) As an alternative to the procedures provided in RCW 35.91.020  
9   for financing the construction or improvement of water or sewer  
10   facilities, a municipality may create an assessment reimbursement  
11   area on its own initiative, without the participation of a private  
12   property owner, finance all of the costs associated with the  
13   construction or improvement, and become the sole beneficiary of  
14   reimbursements.

15       (a) A municipality may only establish an assessment reimbursement  
16   area in locations where a municipality's ordinances require water or  
17   sewer facilities to be improved or constructed as a prerequisite to  
18   further property development or redevelopment.

19       (b) The boundaries of an assessment reimbursement area must be  
20   formulated by the municipality based upon a determination of which  
21   parcels in the proposed area would require construction or

1 improvement of water or sewer facilities upon development or  
2 redevelopment, or would be allowed connection to or usage of  
3 constructed or improved water or sewer facilities.

4 (c) A preliminary determination of the assessment reimbursement  
5 area boundaries and assessments, along with a description of property  
6 owners' rights and options, must be sent by certified mail to each  
7 owner of record of real property within the proposed assessment  
8 reimbursement area. Owners of property within the proposed area may  
9 request a public hearing by submitting a written request to the  
10 municipality within twenty days of the preliminary determination's  
11 mailing. If a written request is submitted, the legislative authority  
12 of the municipality must hold a public hearing on the assessment  
13 reimbursement area. Notice of the hearing must be provided to all  
14 affected property owners. Any rulings of the legislative authority of  
15 the municipality are determinative and final, subject to judicial  
16 review.

17 (d) The final determination of the assessment reimbursement area  
18 boundaries and assessments must be recorded in the county auditor's  
19 office of the county in which the area is situated.

20 (2) A municipality may be reimbursed in accordance with this  
21 section only for the costs associated with construction or  
22 improvements that benefit property that will be connected to, and  
23 property owners who will use, the water or sewer facilities within  
24 the assessment reimbursement area. Reimbursement may only occur when  
25 a property is developed or redeveloped in a manner requiring  
26 connection to or use of the water or sewer facilities, or when a  
27 property is requesting connection to or use of the water or sewer  
28 facilities. The reimbursement assessment may be no greater than a  
29 property's pro rata share of costs associated with construction of  
30 the water or sewer facilities required to meet utility service and  
31 fire suppression standards. The municipality must determine the  
32 reimbursement share of each property owner by using a method of cost  
33 apportionment that is based on the benefit to the property owner from  
34 the project and that is consistent with the method used to determine  
35 the cost and reimbursement share under RCW 35.91.020(1) (a) and (b).  
36 However, the municipality's administrative and legal costs are not  
37 subject to reimbursement. A municipality may not receive  
38 reimbursement of costs for the portion of construction or  
39 improvements that benefit the general public, which means that

1 portion of the water or sewer facilities that only benefit property  
2 outside of the assessment reimbursement area.

3 (3) For the purposes of this section, administrative costs do not  
4 include engineering and construction management costs.

Passed by the Senate March 4, 2015.

Passed by the House April 14, 2015.

Approved by the Governor April 24, 2015.

Filed in Office of Secretary of State April 25, 2015.