

SENATE BILL REPORT

SB 6639

As Reported By Senate Committee On:
Government Operations, February 2, 1996

Title: An act relating to notice to county assessors of local land use changes that allow assessors to revalue the property.

Brief Description: Requiring notice to assessors of land use change and allowing valuation change after the notice.

Sponsors: Senators Winsley, Haugen, Sheldon, Hale, Wood and Long.

Brief History:

Committee Activity: Government Operations: 1/24/96, 2/2/96 [DPS].

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Majority Report: That Substitute Senate Bill No. 6639 be substituted therefor, and the substitute bill do pass.

Signed by Senators Haugen, Chair; Sheldon, Vice Chair; Goings, Hale, Heavey and Winsley.

Staff: Rod McAulay (786-7754)

Background: In 1995, the Legislature enacted elaborate provisions regarding local project reviews to provide a coordinated process for evaluating and approving permit requests within the requirements of the Growth Management Act (GMA), the Shorelines Management Act, the state Environmental Protection Act and other measures governing land use. The local evaluation process for a permit application is concluded with the issuance of a notice of decision. The notice must be provided to the permit applicant and any other person requesting a copy. There is no requirement that a notice of decision be provided to the county assessor.

The county assessor is required to maintain an active and systematic program of revaluation so that every parcel in the county is reviewed at least once every four years. There is no authority to otherwise interrupt this process and reevaluate a property upon the receipt of a notice of decision on a permit application.

There is no requirement that a local government planning under GMA provide copies of its comprehensive plan or development regulations to the county assessor.

Summary of Substitute Bill: When issuing a notice of decision on a local project review, a local government must provide a copy to the county assessor's office of the county or counties in which the property is located. The county assessor is authorized, notwithstanding any existing program of revaluation, to change a valuation of a parcel, as appropriate, upon receipt of a notice of decision pertaining to the value of the property. A local government

planning under the GMA must provide the county assessor with a copy of the comprehensive plan and development regulations in effect on July 1 of each year, beginning on July 1, 1997.

Substitute Bill Compared to Original Bill: The substitute requires that only amendments to comprehensive plans and development regulations need to be transmitted annually after 1997. The substitute adds a requirement that state permit agencies transmit to county assessors notice of final determination on permits. Requirements for cities are codified in the titles governing cities.

Appropriation: None.

Fiscal Note: Not requested.

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

Testimony For: This will facilitate accurate assessments.

Testimony Against: None.

Testified: Dick Ducharme; Mike Ryherd; Bob Hart; Dave Williams.