

2 SHB 1935 - S COMM AMD
3 By Committee on Government Operations

4 ADOPTED 4/18/97

5 Strike everything after the enacting clause and insert the
6 following:

7 NEW SECTION. Sec. 1. A new section is added to chapter 35.63 RCW
8 to read as follows:

9 (1) Notwithstanding any zoning provision pertaining to minimum lot
10 sizes, inherited property that is exempt from subdivision and platting
11 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

12 (a) The property is developed for a use that is authorized for that
13 property under current zoning laws;

14 (b) Each lot that is created contains sufficient area for a single-
15 family residence and an on-site sewage disposal system using any method
16 of on-site sewage disposal appropriate for the lot under standards that
17 exist when the lots are created, as determined by the local health
18 department with such lot and on-site sewage disposal system submitted
19 for final approval to the legislative body of the city or town within
20 five years of the date of creation of the lot;

21 (c) The people inheriting the property are immediate family members
22 of the deceased; and

23 (d) The number of parcels into which the property is divided equals
24 no more than the number of immediate family members who inherit
25 property under this section, not to exceed ten parcels.

26 (2) For purposes of this section, "immediate family members" means
27 a spouse, children, grandchildren, or parents.

28 NEW SECTION. Sec. 2. A new section is added to chapter 35A.63 RCW
29 to read as follows:

30 (1) Notwithstanding any zoning provision pertaining to minimum lot
31 sizes, inherited property that is exempt from subdivision and platting
32 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

33 (a) The property is developed for a use that is authorized for that
34 property under current zoning laws;

1 (b) Each lot that is created contains sufficient area for a single-
2 family residence and an on-site sewage disposal system using any method
3 of on-site sewage disposal appropriate for the lot under standards that
4 exist when the lots are created, as determined by the local health
5 department with such lot and on-site sewage disposal system submitted
6 for final approval to the legislative body of the city within five
7 years of the date of creation of the lot;

8 (c) The people inheriting the property are immediate family members
9 of the deceased; and

10 (d) The number of parcels into which the property is divided equals
11 no more than the number of immediate family members who inherit
12 property under this section, not to exceed ten parcels.

13 (2) For purposes of this section, "immediate family members" means
14 a spouse, children, grandchildren, or parents.

15 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70 RCW
16 to read as follows:

17 (1) Notwithstanding any zoning provision pertaining to minimum lot
18 sizes, inherited property that is exempt from subdivision and platting
19 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

20 (a) The property is developed for a use that is authorized for that
21 property under current zoning laws;

22 (b) Each lot that is created contains sufficient area for a single-
23 family residence and an on-site sewage disposal system using any method
24 of on-site sewage disposal appropriate for the lot under standards that
25 exist when the lots are created, as determined by the local health
26 department with such lot and on-site sewage disposal system submitted
27 for final approval to the legislative body of the county within five
28 years of the date of creation of the lot;

29 (c) The people inheriting the property are immediate family members
30 of the deceased; and

31 (d) The number of parcels into which the property is divided equals
32 no more than the number of immediate family members who inherit
33 property under this section, not to exceed ten parcels.

34 (2) For purposes of this section, "immediate family members" means
35 a spouse, children, grandchildren, or parents.

36 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70A RCW
37 to read as follows:

1 (1) Notwithstanding any zoning provision pertaining to minimum lot
2 sizes, inherited property that is exempt from subdivision and platting
3 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

4 (a) The property is developed for a use that is authorized for that
5 property under current zoning laws;

6 (b) Each lot that is created contains sufficient area for a single-
7 family residence and an on-site sewage disposal system using any method
8 of on-site sewage disposal appropriate for the lot under standards that
9 exist when the lots are created, as determined by the local health
10 department with such lot and on-site sewage disposal system submitted
11 for final approval to the legislative body of the county, city, or town
12 within five years of the date of creation of the lot;

13 (c) The people inheriting the property are immediate family members
14 of the deceased; and

15 (d) The number of parcels into which the property is divided equals
16 no more than the number of immediate family members who inherit
17 property under this section, not to exceed ten parcels.

18 (2) For purposes of this section, "immediate family members" means
19 a spouse, children, grandchildren, or parents."

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23 On page 1, line 1 of the title, after "property;" strike the
24 remainder of the title and insert "adding a new section to chapter
25 35.63 RCW; adding a new section to chapter 35A.63 RCW; adding a new
26 section to chapter 36.70 RCW; and adding a new section to chapter
27 36.70A RCW."

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