## ENGROSSED SUBSTITUTE SENATE BILL 5886

State of Washington 63rd Legislature 2014 Regular Session

 ${\bf By}$  Senate Transportation (originally sponsored by Senators King and Eide)

READ FIRST TIME 01/30/14.

AN ACT Relating to department of transportation surplus property; amending RCW 47.12.283, 43.17.400, and 47.12.063; reenacting and amending RCW 43.84.092 and 43.84.092; adding a new section to chapter 47.12 RCW; providing a contingent effective date; and providing a contingent expiration date.

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

7 **Sec. 1.** RCW 47.12.283 and 2010 c 8 s 10006 are each amended to 8 read as follows:

9 (1) Whenever the department of transportation determines that any 10 real property owned by the state of Washington and under the 11 jurisdiction of the department is no longer required for highway 12 purposes and that it is in the public interest to do so, the department 13 may, in its discretion, sell the property under RCW 47.12.063 or under 14 subsections (2) through (6) of this section.

15 (2) Whenever the department determines to sell real property under 16 its jurisdiction at public auction, the department shall first give 17 notice thereof by ((publication on the same day of the week for two 18 consecutive weeks, with the first publication at least two weeks prior 19 to the date of the auction, in a legal newspaper of general circulation in the area where the property to be sold is located. The notice shall be-placed-in-both-the-legal-notices-section-and-the-real-estate classified section of the newspaper)) the most appropriate method as determined by the department. The notice shall contain a description of the property, the time and place of the auction, and the terms of the sale. The sale may be for cash or by real estate contract.

7 (3) The department shall sell the property at the public auction, 8 in accordance with the terms set forth in the notice, to the highest 9 and best bidder providing the bid is equal to or higher than the 10 appraised fair market value of the property.

(4) If no bids are received at the auction or if all bids are 11 12 rejected, the department may, in its discretion, enter into negotiations for the sale of the property or may list the property with 13 14 licensed real estate broker. No property shall be sold by а negotiations or through a broker for less than the property's appraised 15 fair market value. Any offer to purchase real property pursuant to 16 17 this subsection shall be in writing and may be rejected at any time prior to written acceptance by the department. 18

19 (5) ((Before-the-department-shall-approve-any-offer-for-the purchase of real property having an appraised value of more than ten 20 21 thousand-dollars,-pursuant-to-subsection-(4)-of-this-section,-the 22 department shall first publish a notice of the proposed sale in a local newspaper-of-general-circulation-in-the-area-where-the-property-is 23 24 located. The notice shall include a description of the property, the 25 selling price, the terms of the sale, including the price and interest 26 rate if sold by real estate contract, and the name and address of the 27 department employee or the real estate broker handling the transaction. 28 The notice shall further state that any person may, within ten days after the publication of the notice, deliver to the designated state 29 employee or real estate broker a written offer to purchase the property 30 31 for-not-less-than-ten-percent-more-than-the-negotiated-sale-price, subject to the same terms and conditions. A subsequent offer shall not 32 be considered unless it is accompanied by a deposit of twenty percent 33 of-the-offer-in-the-form-of-cash,-money-order,-cashiers-check,-or 34 35 certified-check-payable-to-the-Washington-state-treasurer,-to-be 36 forfeited to the state (for deposit in the motor vehicle fund) if the 37 offeror fails to complete the sale if the offeror's offer is accepted. 38 If a subsequent offer is received, the first offeror shall be informed

by registered or certified mail sent to the address stated in his or her offer. The first offeror shall then have ten days, from the date of mailing the notice of the increased offer, in which to file with the designated state employee or real estate broker a higher offer than that of the subsequent offeror. After the expiration of the ten day period, the department shall approve in writing the highest and best offer which the department then has on file.

8 (6))) All moneys received pursuant to this section, less any real 9 estate broker's commissions paid pursuant to RCW 47.12.320 <u>or revenues</u> 10 <u>deposited into the transportation facilities account created in section</u> 11 <u>3 of this act</u>, ((shall)) <u>must</u> be deposited in the motor vehicle fund.

12 **Sec. 2.** RCW 43.17.400 and 2007 c 62 s 2 are each amended to read 13 as follows:

14 (1) The definitions in this subsection apply throughout this15 section unless the context clearly requires otherwise.

16 (a) "Disposition" means sales, exchanges, or other actions 17 resulting in a transfer of land ownership.

18 (b) "State agencies" includes:

19 (i) The department of natural resources established in chapter 20 43.30 RCW;

21 (ii) The department of fish and wildlife established in chapter 22 43.300 RCW;

23 (iii) The department of transportation established in chapter 47.01
24 RCW;

25 (iv) The parks and recreation commission established in chapter 26 79A.05 RCW; and

(v) The department of ((general - administration)) enterprise
 <u>services</u> established in this chapter.

(2) Except as provided in subsection (3) of this section, state agencies proposing disposition of state-owned land must provide written notice of the proposed disposition to the legislative authorities of the counties, cities, and towns in which the land is located at least sixty days before entering into the disposition agreement.

34 (3) <u>The department of transportation, when proposing the</u>
 35 <u>disposition of state-owned land, must provide written notice of the</u>
 36 <u>proposed disposition to the legislative authorities of the counties,</u>

<u>cities, and towns in which the land is located at least thirty days</u>
 <u>before entering into the disposition agreement.</u>

3 <u>(4)</u> The requirements of this section are in addition and 4 supplemental to other requirements of the laws of this state.

5 <u>NEW SECTION.</u> Sec. 3. A new section is added to chapter 47.12 RCW 6 to read as follows:

7 (1) The transportation facilities account is created in the motor 8 vehicle fund. Except as otherwise provided in subsections (2) and (3) of this section, all revenues received by the department from the sale 9 of the following surplus property previously managed by the facilities 10 11 division within the department must be deposited into the account: (a) Safety rest areas, (b) pit sites, (c) capital improvements, (d) waste 12 sites, (e) quarry sites, and (f) maintenance facility sites. Moneys in 13 the account may be spent only after appropriation. 14 Revenues and 15 interest from the account may be used only for surplus property 16 expenditures and the repair and replacement of department facilities.

17 (2) Proceeds from the sale of surplus property previously managed 18 by the facilities division must first be used to reimburse the office 19 of real estate services within the department for costs related to the 20 sale. Proceeds used for cost recovery purposes under this subsection 21 may be withheld from being deposited into the account.

(3) Proceeds from the sale of surplus property may be withheld from
being deposited into the account if they will be used to fund an active
highway project in the immediate area of where the surplus property is
located.

26 **Sec. 4.** RCW 47.12.063 and 2011 c 376 s 2 are each amended to read 27 as follows:

(1) It is the intent of the legislature to continue the
department's policy giving priority consideration to abutting property
owners in agricultural areas when disposing of property through its
surplus property program under this section.

32 (2) Whenever the department determines that any real property owned 33 by the state of Washington and under the jurisdiction of the department 34 is no longer required for transportation purposes and that it is in the 35 public interest to do so, the department may sell the property ((<del>or</del> 36 exchange it in full or part consideration for land or improvements or

for construction of improvements)) at fair market value to any person through the solicitation of written bids through public advertising in the manner prescribed under RCW 47.28.050 or in the manner prescribed under RCW 47.12.283.

5 (3) The department may forego the processes prescribed by RCW 6 47.28.050 and 47.12.283 and sell the real property to any of the 7 following entities or persons at fair market value:

- 8 (a) Any other state agency;
- 9 (b) The city or county in which the property is situated;

10 (c) Any other municipal corporation;

11 (d) Regional transit authorities created under chapter 81.112 RCW;

12 (e) The former owner of the property from whom the state acquired13 title;

(f) In the case of residentially improved property, a tenant of the department who has resided thereon for not less than six months and who is not delinquent in paying rent to the state;

(g) Any abutting private owner but only after each other abutting private owner (if any), as shown in the records of the county assessor, is notified in writing of the proposed sale. If more than one abutting private owner requests in writing the right to purchase the property within fifteen days after receiving notice of the proposed sale, the property shall be sold at public auction in the manner provided in RCW 47.12.283;

(h) To any other owner of real property required for transportationpurposes;

(i) In the case of property suitable for residential use, any
nonprofit organization dedicated to providing affordable housing to
very low-income, low-income, and moderate-income households as defined
in RCW 43.63A.510 and is eligible to receive assistance through the
Washington housing trust fund created in chapter 43.185 RCW; or

31 (j) A federally recognized Indian tribe within whose reservation 32 boundary the property is located.

(4) When selling real property pursuant to RCW 47.12.283, the department may withhold or withdraw the property from an auction when requested by one of the entities or persons listed in subsection (3) of this section and only after the receipt of a nonrefundable deposit equal to ten percent of the fair market value of the real property or five thousand dollars, whichever is less. This subsection does not

prohibit the department from exercising its discretion to withhold or withdraw the real property from an auction if the department determines that the property is no longer surplus or chooses to sell the property through one of the other means listed in subsection (2) of this section. If a transaction under this subsection is not completed within sixty days, the real property must be put back up for sale.

7 (5) Sales to purchasers may, at the department's option, be for 8 cash((7)) or by real estate contract((7-or-exchange-of-land-or 9 improvements. Transactions involving the construction of improvements 10 must be conducted pursuant to chapter 47.28 RCW and Title 39 RCW, as 11 applicable, and must comply with all other applicable laws and rules)). 12 The\_department\_may\_not\_enter\_into\_equal\_value\_land\_exchange 13 transactions.

14 (6) Conveyances made pursuant to this section shall be by deed 15 executed by the secretary of transportation and shall be duly 16 acknowledged.

(7) Unless otherwise provided, all moneys received pursuant to ((the-provisions-of)) this section, less any real estate broker commissions paid pursuant to RCW 47.12.320 ((shall)) or revenues deposited into the transportation facilities account created in section 3 of this act, must be deposited in the motor vehicle fund.

22 Sec. 5. RCW 43.84.092 and 2013 2nd sp.s. c 23 s 24 and 2013 2nd 23 sp.s. c 11 s 15 are each reenacted and amended to read as follows:

(1) All earnings of investments of surplus balances in the state
 treasury shall be deposited to the treasury income account, which
 account is hereby established in the state treasury.

27 (2) The treasury income account shall be utilized to pay or receive funds associated with federal programs as required by the federal cash 28 management improvement act of 1990. The treasury income account is 29 30 subject in all respects to chapter 43.88 RCW, but no appropriation is 31 required for refunds or allocations of interest earnings required by the cash management improvement act. Refunds of interest to the 32 federal treasury required under the cash management improvement act 33 fall under RCW 43.88.180 and shall not require appropriation. 34 The office of financial management shall determine the amounts due to or 35 36 from the federal government pursuant to the cash management improvement 37 act. The office of financial management may direct transfers of funds

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between accounts as deemed necessary to implement the provisions of the cash management improvement act, and this subsection. Refunds or allocations shall occur prior to the distributions of earnings set forth in subsection (4) of this section.

(3) Except for the provisions of RCW 43.84.160, the treasury income 5 account may be utilized for the payment of purchased banking services 6 7 on behalf of treasury funds including, but not limited to, depository, safekeeping, and disbursement functions for the state treasury and 8 affected state agencies. The treasury income account is subject in all 9 10 respects to chapter 43.88 RCW, but no appropriation is required for payments to financial institutions. Payments shall occur prior to 11 12 distribution of earnings set forth in subsection (4) of this section.

13 (4) Monthly, the state treasurer shall distribute the earnings 14 credited to the treasury income account. The state treasurer shall 15 credit the general fund with all the earnings credited to the treasury 16 income account except:

17 (a) The following accounts and funds shall receive their proportionate share of earnings based upon each account's and fund's 18 average daily balance for the period: The aeronautics account, the 19 aircraft search and rescue account, the Alaskan Way viaduct replacement 20 21 project account, the brownfield redevelopment trust fund account, the 22 budget stabilization account, the capital vessel replacement account, the capitol building construction account, the Cedar River channel 23 24 construction and operation account, the Central Washington University 25 capital projects account, the charitable, educational, penal and reformatory institutions account, the cleanup settlement account, the 26 27 Columbia river basin water supply development account, the Columbia river basin taxable bond water supply development account, the Columbia 28 river basin water supply revenue recovery account, the common school 29 construction fund, the county arterial preservation account, the county 30 31 criminal justice assistance account, the deferred compensation 32 administrative account, the deferred compensation principal account, the department of licensing services account, the department of 33 retirement systems expense account, the developmental disabilities 34 35 community trust account, the drinking water assistance account, the 36 drinking water assistance administrative account, the drinking water 37 assistance repayment account, the Eastern Washington University capital 38 projects account, the Interstate 405 express toll lanes operations

account, the education construction fund, the education legacy trust 1 2 account, the election account, the energy freedom account, the energy recovery act account, the essential rail assistance account, The 3 Evergreen State College capital projects account, the federal forest 4 5 revolving account, the ferry bond retirement fund, the freight mobility investment account, the freight mobility multimodal account, the grade б 7 crossing protective fund, the public health services account, the high account, 8 capacity transportation the state higher education construction account, the higher education construction account, the 9 highway bond retirement fund, the highway infrastructure account, the 10 highway safety fund, the high occupancy toll lanes operations account, 11 12 the hospital safety net assessment fund, the industrial insurance premium refund account, the judges' retirement account, the judicial 13 14 retirement administrative account, the judicial retirement principal account, the local leasehold excise tax account, the local real estate 15 excise tax account, the local sales and use tax account, the marine 16 17 resources stewardship trust account, the medical aid account, the mobile home park relocation fund, the motor vehicle fund, the 18 motorcycle safety education account, the multimodal transportation 19 account, the multiuse roadway safety account, the municipal criminal 20 21 justice assistance account, the natural resources deposit account, the 22 oyster reserve land account, the pension funding stabilization account, the perpetual surveillance and maintenance account, the public 23 24 employees' retirement system plan 1 account, the public employees' 25 retirement system combined plan 2 and plan 3 account, the public facilities construction loan revolving account beginning July 1, 2004, 26 27 the public health supplemental account, the public works assistance account, the Puget Sound capital construction account, the Puget Sound 28 ferry operations account, the real estate appraiser commission account, 29 the recreational vehicle account, the regional mobility grant program 30 31 account, the resource management cost account, the rural arterial trust 32 account, the rural mobility grant program account, the rural Washington loan fund, the site closure account, the skilled nursing facility 33 safety net trust fund, the small city pavement and sidewalk account, 34 the special category C account, the special wildlife account, the state 35 employees' insurance account, the state employees' insurance reserve 36 37 account, the state investment board expense account, the state 38 investment board commingled trust fund accounts, the state patrol

highway account, the state route number 520 civil penalties account, 1 2 the state route number 520 corridor account, the state wildlife account, the supplemental pension account, the Tacoma Narrows toll 3 bridge account, the teachers' retirement system plan 1 account, the 4 5 teachers' retirement system combined plan 2 and plan 3 account, the tobacco prevention and control account, the tobacco settlement account, б 7 the toll facility bond retirement account, the transportation 2003 account (nickel account), the transportation equipment fund, 8 the 9 transportation facilities account, the transportation fund, the 10 transportation improvement account, the transportation improvement board bond retirement account, the transportation infrastructure 11 12 account, the transportation partnership account, the traumatic brain 13 injury account, the tuition recovery trust fund, the University of 14 Washington bond retirement fund, the University of Washington building account, the volunteer firefighters' and reserve officers' relief and 15 pension principal fund, the volunteer firefighters' and reserve 16 officers' administrative fund, the Washington judicial retirement 17 system account, the Washington law enforcement officers' and 18 firefighters' system plan 1 retirement account, the Washington law 19 enforcement officers' and firefighters' system plan 2 retirement 20 21 account, the Washington public safety employees' plan 2 retirement 22 account, the Washington school employees' retirement system combined plan 2 and 3 account, the Washington state economic development 23 24 commission account, the Washington state health insurance pool account, 25 the Washington state patrol retirement account, the Washington State 26 University building account, the Washington State University bond 27 retirement fund, the water pollution control revolving administration account, the water pollution control revolving fund, the Western 28 Washington University capital projects account, the Yakima integrated 29 plan implementation account, the Yakima integrated plan implementation 30 31 revenue recovery account, and the Yakima integrated plan implementation 32 taxable bond account. Earnings derived from investing balances of the agricultural permanent fund, the normal school permanent fund, the 33 permanent common school fund, the scientific permanent fund, the state 34 35 university permanent fund, and the state reclamation revolving account 36 shall be allocated to their respective beneficiary accounts.

37 (b) Any state agency that has independent authority over accounts38 or funds not statutorily required to be held in the state treasury that

deposits funds into a fund or account in the state treasury pursuant to an agreement with the office of the state treasurer shall receive its proportionate share of earnings based upon each account's or fund's average daily balance for the period.

5 (5) In conformance with Article II, section 37 of the state 6 Constitution, no treasury accounts or funds shall be allocated earnings 7 without the specific affirmative directive of this section.

8 Sec. 6. RCW 43.84.092 and 2013 2nd sp.s. c 23 s 25 and 2013 2nd 9 sp.s. c 11 s 16 are each reenacted and amended to read as follows:

10 (1) All earnings of investments of surplus balances in the state 11 treasury shall be deposited to the treasury income account, which 12 account is hereby established in the state treasury.

13 (2) The treasury income account shall be utilized to pay or receive funds associated with federal programs as required by the federal cash 14 management improvement act of 1990. The treasury income account is 15 16 subject in all respects to chapter 43.88 RCW, but no appropriation is 17 required for refunds or allocations of interest earnings required by the cash management improvement act. Refunds of interest to the 18 federal treasury required under the cash management improvement act 19 20 fall under RCW 43.88.180 and shall not require appropriation. The 21 office of financial management shall determine the amounts due to or from the federal government pursuant to the cash management improvement 22 23 act. The office of financial management may direct transfers of funds 24 between accounts as deemed necessary to implement the provisions of the cash management improvement act, and this subsection. 25 Refunds or 26 allocations shall occur prior to the distributions of earnings set forth in subsection (4) of this section. 27

(3) Except for the provisions of RCW 43.84.160, the treasury income 28 account may be utilized for the payment of purchased banking services 29 on behalf of treasury funds including, but not limited to, depository, 30 31 safekeeping, and disbursement functions for the state treasury and affected state agencies. The treasury income account is subject in all 32 33 respects to chapter 43.88 RCW, but no appropriation is required for 34 payments to financial institutions. Payments shall occur prior to 35 distribution of earnings set forth in subsection (4) of this section.

36 (4) Monthly, the state treasurer shall distribute the earnings

1 credited to the treasury income account. The state treasurer shall 2 credit the general fund with all the earnings credited to the treasury 3 income account except:

The following accounts and funds shall receive their 4 (a) 5 proportionate share of earnings based upon each account's and fund's average daily balance for the period: The aeronautics account, the 6 7 aircraft search and rescue account, the Alaskan Way viaduct replacement project account, the brownfield redevelopment trust fund account, the 8 budget stabilization account, the capital vessel replacement account, 9 10 the capitol building construction account, the Cedar River channel construction and operation account, the Central Washington University 11 12 capital projects account, the charitable, educational, penal and 13 reformatory institutions account, the cleanup settlement account, the 14 Columbia river basin water supply development account, the Columbia river basin taxable bond water supply development account, the Columbia 15 16 river basin water supply revenue recovery account, the Columbia river 17 crossing project account, the common school construction fund, the county arterial preservation account, the county criminal justice 18 assistance account, the deferred compensation administrative account, 19 the deferred compensation principal account, the department of 20 21 licensing services account, the department of retirement systems 22 expense account, the developmental disabilities community trust account, the drinking water assistance account, the drinking water 23 24 assistance administrative account, the drinking water assistance 25 repayment account, the Eastern Washington University capital projects 26 account, the Interstate 405 express toll lanes operations account, the 27 education construction fund, the education legacy trust account, the election account, the energy freedom account, the energy recovery act 28 account, the essential rail assistance account, The Evergreen State 29 College capital projects account, the federal forest revolving account, 30 31 the ferry bond retirement fund, the freight mobility investment 32 account, the freight mobility multimodal account, the grade crossing protective fund, the public health services account, the high capacity 33 34 transportation account, the state higher education construction account, the higher education construction account, the highway bond 35 retirement fund, the highway infrastructure account, the highway safety 36 37 fund, the high occupancy toll lanes operations account, the hospital 38 safety net assessment fund, the industrial insurance premium refund

account, the judges' retirement account, the judicial retirement 1 2 administrative account, the judicial retirement principal account, the local leasehold excise tax account, the local real estate excise tax 3 account, the local sales and use tax account, the marine resources 4 5 stewardship trust account, the medical aid account, the mobile home park relocation fund, the motor vehicle fund, the motorcycle safety б 7 education account, the multimodal transportation account, the multiuse roadway safety account, the municipal criminal justice assistance 8 9 account, the natural resources deposit account, the oyster reserve land 10 account, the pension funding stabilization account, the perpetual surveillance and maintenance account, the public employees' retirement 11 system plan 1 account, the public employees' retirement system combined 12 plan 2 and plan 3 account, the public facilities construction loan 13 14 revolving account beginning July 1, 2004, the public health supplemental account, the public works assistance account, the Puget 15 Sound capital construction account, the Puget Sound ferry operations 16 17 account, the real estate appraiser commission account, the recreational vehicle account, the regional mobility grant program account, the 18 resource management cost account, the rural arterial trust account, the 19 20 rural mobility grant program account, the rural Washington loan fund, 21 the site closure account, the skilled nursing facility safety net trust 22 fund, the small city pavement and sidewalk account, the special category C account, the special wildlife account, the state employees' 23 24 insurance account, the state employees' insurance reserve account, the 25 state investment board expense account, the state investment board commingled trust fund accounts, the state patrol highway account, the 26 27 state route number 520 civil penalties account, the state route number 520 corridor account, the state wildlife account, the supplemental 28 pension account, the Tacoma Narrows toll bridge account, the teachers' 29 retirement system plan 1 account, the teachers' retirement system 30 combined plan 2 and plan 3 account, the tobacco prevention and control 31 32 account, the tobacco settlement account, the toll facility bond retirement account, the transportation 2003 account (nickel account), 33 the transportation equipment fund, the transportation facilities 34 account, the transportation fund, the transportation improvement 35 account, the transportation improvement board bond retirement account, 36 37 transportation infrastructure account, the transportation the 38 partnership account, the traumatic brain injury account, the tuition

recovery trust fund, the University of Washington bond retirement fund, 1 2 the University of Washington building account, the volunteer firefighters' and reserve officers' relief and pension principal fund, 3 the volunteer firefighters' and reserve officers' administrative fund, 4 5 the Washington judicial retirement system account, the Washington law enforcement officers' and firefighters' system plan 1 retirement 6 account, the Washington law enforcement officers' and firefighters' 7 system plan 2 retirement account, the Washington public safety 8 employees' plan 2 retirement account, the Washington school employees' 9 10 retirement system combined plan 2 and 3 account, the Washington state economic development commission account, the Washington state health 11 12 insurance pool account, the Washington state patrol retirement account, 13 the Washington State University building account, the Washington State 14 University bond retirement fund, the water pollution control revolving administration account, the water pollution control revolving fund, the 15 Western Washington University capital projects account, the Yakima 16 17 integrated plan implementation account, the Yakima integrated plan implementation revenue recovery account, and the Yakima integrated plan 18 implementation taxable bond account. Earnings derived from investing 19 balances of the agricultural permanent fund, the normal school 20 21 permanent fund, the permanent common school fund, the scientific 22 permanent fund, the state university permanent fund, and the state reclamation revolving account shall be allocated to their respective 23 24 beneficiary accounts.

(b) Any state agency that has independent authority over accounts or funds not statutorily required to be held in the state treasury that deposits funds into a fund or account in the state treasury pursuant to an agreement with the office of the state treasurer shall receive its proportionate share of earnings based upon each account's or fund's average daily balance for the period.

(5) In conformance with Article II, section 37 of the state
 Constitution, no treasury accounts or funds shall be allocated earnings
 without the specific affirmative directive of this section.

34 <u>NEW SECTION.</u> **Sec. 7.** Section 5 of this act expires on the date 35 the requirements set out in section 7, chapter 36, Laws of 2012 are 36 met. <u>NEW SECTION.</u> Sec. 8. Section 6 of this act takes effect on the
 date the requirements set out in section 7, chapter 36, Laws of 2012
 are met.

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