**1494 AMH MACE H2196.2 - NOT FOR FLOOR USE**

**HB 1494** - H AMD **74**

By Representative MacEwen

**SCOPE AND OBJECT 02/28/2017**

Strike everything after the enacting clause and insert the following:

"NEW SECTION. **Sec.**  The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

(1) "Easement" means a nonpossessory interest in the land of another that entitles the holders of an interest in the easement to a private road for ingress and egress, embodying the right to pass across another's land.

(2) "Holders of an interest in an easement" or "holder" means those with a legal right to use the easement, including the owner of the land across which the easement passes if the owner of the land has the legal right to use the easement.

NEW SECTION. **Sec.**  (1) The holders of an interest in any easement shall maintain the easement. However, nothing in this section prohibits agreements that allow maintenance obligations, including costs, to be allocated to fewer than all holders of an interest in an easement.

(2)(a) The cost of maintaining the easement must be shared by each holder of an interest in the easement as provided in the terms of any agreement entered into by the parties for that purpose.

(b) An agreement under (a) of this subsection may be recorded in the real property records with the county auditor in the county or counties in which the easement is located. A failure to record the agreement does not affect the enforceability of the agreement among the parties to the agreement and any other person with notice of the agreement.

(3)(a) Except as provided in (b) of this subsection, in the absence of an agreement under subsection (2) of this section, the reasonable and necessary cost of maintaining the easement must be shared by each holder of an interest in the easement in proportion to the use made of the easement by each holder.

(b) Each holder of an interest in an easement is solely responsible for damage caused to the easement because of the holder's negligence or abnormal or excessive use. The holder shall repair the damage at his or her own expense.

(4)(a) Unless inconsistent with an agreement between the holders of an interest in an easement, in determining proportionate use and settling conflicts the following factors may be considered: (i) The frequency of use by the holders; (ii) the scope of use by the holders, which may be determined by dividing the distance of total usage of all holders into the distance of total usage of each holder; and (iii) the size and weight of vehicles used by the holders.

(b) Unless inappropriate, based on the factors contained in (a) of this subsection or other relevant factors, the costs for regular and routine maintenance of the easement and the costs of repair of the easement damaged by natural disasters or other events for which all holders of an interest in the easement are blameless may be shared on the basis of percentages resulting from dividing the distance of total usage of all holders into the usage distance of each holder.

NEW SECTION. **Sec.**  (1)(a) A civil action for money damages, specific performance, or contribution may be brought in a court of competent jurisdiction against a holder if:

(i) The holder fails to maintain the easement according to an agreement; or

(ii) After receiving a demand in writing sent certified mail, return receipt requested, the holder fails to pay, within sixty days of the date of the written demand, the holder's proportion of the cost for maintaining the easement as indicated under section 2 of this act.

(b) An action under this section may be brought against a holder of an interest in the easement by one or more of the other holders either jointly or severally.

(2)(a) In an action brought under this section, the court may order any equitable relief that may be just under the circumstances; and

(b) The court shall award the prevailing party all court costs, arbitration fees, and reasonable attorneys' fees.

(3) Unless the parties are subject to mandatory arbitration under chapter 7.06 RCW, any holder of an interest in an easement may apply to the court of competent jurisdiction where the easement is located and that has jurisdiction over the amount in controversy for the appointment of an impartial arbitrator to apportion the cost, and the matter may be arbitrated as provided in chapter 7.04A RCW. The application may be made before, during, or after performance of the maintenance work.

(4) Nothing in this chapter imposes a maintenance obligation on the holder of an interest in an easement based on the maintenance provisions in an instrument creating the easement if the holder is not a party to the instrument, whether the instrument is recorded or not, after the holder ceases to use the easement.

NEW SECTION. **Sec.**  (1) Except as provided in subsections (2) and (3) of this section, this chapter applies to all easements existing on or created after January 1, 2018.

(2) This chapter does not apply to any entity regulated under chapter 76.09 RCW or railroad company or affiliate, or any easement or right-of-way held by any agency or department of the state, any political subdivision of the state, any public service company as defined in either RCW 80.04.010 or 81.04.010, or any public or private utility provider.

(3) Nothing in this chapter authorizes the impairment of a maintenance agreement existing on or before January 1, 2018.

NEW SECTION. **Sec.**  (1) A city or town may not authorize the financing for the construction, reconstruction, or repair of a private roadway under this chapter unless the city or town receives a petition signed by the owners abutting the roadway, according to the records of the county within which the roadway is located, constituting an aggregate amount of the majority of the lineal frontage upon the contemplated roadway improvement.

(2) A petition submitted under this section must set forth the nature and territorial extent of the proposed roadway improvement and the fact that the petition signers are the owners, according to the records of the county within which the roadway is located, of a majority of the lineal frontage upon the contemplated roadway improvement. The petition must also state the financial contribution that will be provided by each of the property owners abutting the portion of the roadway improvement and a proposed timeline for completing the roadway improvement.

(3) Upon the filing of a petition under this section, the city or town must determine whether the petition is sufficient. If the city or town finds the petition to be sufficient, the city or town may adopt a resolution under section 7 of this act.

NEW SECTION. **Sec.**  A city or town may construct, reconstruct, and repair private roadways when the city or town receives a petition under section 5 of this act and adopts a resolution required under section 7 of this act. From any available funds, the city or town may either pay the entire costs of the construction, reconstruction, or repair, or contribute a portion of the funds to pay the costs of such improvements.

NEW SECTION. **Sec.**  (1) Under this chapter, a city or town may only undertake the construction, reconstruction, or repair of a private roadway pursuant to a resolution of the legislative body of the city or town. The resolution must state whether all or a specified portion of the cost of the improvements will be borne by the abutting property owners at their own cost and expense as provided in the petition under section 5 of this act. The amount of cost and expense borne by the abutting property owners, as provided in the resolution, may not exceed the amount specified in the petition under section 5 of this act. If the abutting owners are required to pay for all or a portion of the costs of the improvements and fail to pay for the costs, the city or town may perform and complete the improvements and assess the cost against the abutting owners for the portion of costs attributable to the property owners in the manner provided in the petition, but adjusted for any modifications authorized under this subsection. The city or town may not increase the total amount of funds that will be contributed by the abutting property owners in excess of the amount specified in the petition submitted under section 5 of this act, but the resolution may modify the amount contributed by each property owner to reflect a more fair allocation among the property owners.

(2) Any resolution submitted under subsection (1) of this section must include a declaration of public use that specifically identifies the significant public uses necessitating the construction, reconstruction, or repair of a private roadway.

(3) If the abutting owners are required to pay for all or a portion of the costs of the improvements as provided under subsection (1) of this section, the cost assigned to each property owner must be consistent with the allocated contribution amounts specified on the petition, but adjusted for any modifications authorized under subsection (1) of this section.

(4) The legislative body of the city or town must provide a public hearing on the resolution prior to its adoption. Notice of the public hearing on the resolution must be published in the official newspaper or regularly published official publication of the city or town for two consecutive weeks before the time of hearing. At least ten days before the date fixed for the hearing, the city or town must provide notice of the date of the hearing to each owner or reputed owner of the abutting property by mailing to the owner or reputed owner of the property a notice of the date of hearing at the address shown on the tax rolls of the county treasurer. An affidavit must be filed with the city or town before the hearing showing that notice, by publication and mailing, was made as required in this section. The hearing may be postponed to a definite date until the hearing is held. At the hearing, the legislative body of the city or town must hear persons who appear for or against the improvement and determine whether it will proceed with the improvement; whether it will make any changes to the original plan; and what the changes will be, if any. This action may be taken by motion adopted in a manner as determined by the legislative body.

NEW SECTION. **Sec.**  When all or any portion of the cost is to be assessed against abutting property owners, the city or town may create a "private roadway construction fund No. . . . ." to be numbered differently for each improvement and with warrants drawn on this fund the cost of the respective improvements may be paid. The city or town may loan the amounts necessary to pay for any costs of the improvement loan to the private roadway construction fund. If assessments are made for the improvement, then payments for the improvement must be paid into the particular private roadway improvement fund. If any funds are available over the amounts necessary to pay outstanding warrants, any advances or loans made to the fund must be repaid. If warrants are drawn on any such fund that are not paid for lack of sufficient funds, they must be stamped as such and bear interest until called and paid at a rate established by the city or town by resolution.

NEW SECTION. **Sec.**  If any portion of the costs are to be assessed against the abutting property by the city or town, an assessment roll must be prepared by the proper official of the city or town and must conform with the allocation of costs specified in the petition submitted under section 5 of this act, but adjusted for any modifications authorized under this section. The assessment roll must describe the property assessed; state the name of the owner or that the owner is unknown and fix the amount of the assessment. The assessment roll must be filed with the appropriate official of the city or town. When the assessment roll is properly filed, the city or town must, by resolution, fix a date for hearing the proposed assessment roll and direct the clerk of the city or town to give notice of the hearing and the time and place of the hearing. The notice of hearing must be mailed to the person whose name appears on the county treasurer's tax roll as the owner or reputed owner of the property at the address shown on the tax roll, and must be published before the date fixed for the hearing for two consecutive weeks in the official newspaper or regular official publication of the city. The notice must be mailed and first publication made at least ten days before the hearing date. Proof of mailing and publication must be made by affidavit and must be filed with the appropriate official of the city or town before the date fixed for the hearing. Following the hearing the city or town must by resolution affirm, modify, or reject or order recasting of the assessment roll. An appeal may be filed with the superior court from the ordinance confirming the assessment roll in the same manner as provided for appeals from the assessment roll in chapters 35.43 through 35.54 RCW.

NEW SECTION. **Sec.**  The city or town must by resolution provide whether the full amount of the assessment must be paid in one payment or whether it may be paid in installments and must prescribe the time and amount of such payments. If to be paid in installments, the city or town may by resolution provide for interest on unpaid installments and fix the rate of interest.

NEW SECTION. **Sec.**  The assessment roll, as affirmed or modified by the city or town, must be filed with the treasurer of the city or town for collection, and the amount of the assessment roll including interest, if any, becomes a lien against the property described therein from the date of the filing. Whenever any payment on any assessment or installment is delinquent and unpaid for a period of thirty days or more, the lien may be foreclosed in the same manner and with the same effect as provided in chapters 35.43 through 35.54 RCW. Whenever the deed is issued after the sale therein provided, the regularity, validity, and correctness of the proceedings relating to such improvement and the assessment therefor is final and conclusive and no action may thereafter be brought by or in behalf of any person to set aside such deed.

NEW SECTION. **Sec.**  The definitions in this section apply throughout this chapter unless the context clearly requires otherwise:

(1) "Private roadway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons. "Private roadway" does not include a road or road segment, other than a residential access road, that crosses land that meets the definition of forestland in RCW 76.09.020.

(2) "Public use" means the use of a private roadway by a governmental entity related to police or fire protection services or any other governmental service requiring the use of a private roadway as the vehicular roadway for ingress or egress by the governmental entity.

NEW SECTION. **Sec.**  (1) A code city may not authorize the financing for the construction, reconstruction, or repair of a private roadway under this chapter unless the code city receives a petition signed by the owners abutting the roadway, according to the records of the county within which the roadway is located, constituting an aggregate amount of the majority of the lineal frontage upon the contemplated roadway improvement.

(2) A petition submitted under this section must set forth the nature and territorial extent of the proposed roadway improvement and the fact that the petition signers are the owners, according to the records of the county within which the roadway is located, of a majority of the lineal frontage upon the contemplated roadway improvement. The petition must also state the financial contribution that will be provided by each of the property owners abutting the portion of the roadway improvement and a proposed timeline for completing the roadway improvement.

(3) Upon the filing of a petition under this section, the code city must determine whether the petition is sufficient. If the code city finds the petition to be sufficient, the code city may adopt a resolution under section 15 of this act.

NEW SECTION. **Sec.**  A code city may construct, reconstruct, and repair private roadways when the code city receives a petition under section 13 of this act and adopts a resolution required under section 15 of this act. From any available funds, the code city may either pay the entire costs of the construction, reconstruction, or repair; or contribute a portion of the funds to pay the costs of such improvements.

NEW SECTION. **Sec.**  (1) Under this chapter, a code city may only undertake the construction, reconstruction, or repair of a private roadway pursuant to a resolution of the legislative body of the code city. The resolution must state whether all or a specified portion of the cost of the improvements will be borne by the abutting property owners at their own cost and expense as provided in the petition under section 13 of this act. The amount of cost and expense borne by the abutting property owners, as provided in the resolution, may not exceed the amount specified in the petition under section 13 of this act. If the abutting owners are required to pay for all or a portion of the costs of the improvements and fail to pay for the costs, the code city may perform and complete the improvements and assess the cost against the abutting owners for the portion of costs attributable to the property owners in the manner provided in the petition, but adjusted for any modifications authorized under this subsection. The code city may not increase the total amount of funds that will be contributed by the abutting property owners in excess of the amount specified in the petition submitted under section 13 of this act, but the resolution may modify the amount contributed by each property owner to reflect a more fair allocation among the property owners.

(2) Any resolution submitted under subsection (1) of this section must include a declaration of public use that specifically identifies the significant public uses necessitating the construction, reconstruction, or repair of a private roadway.

(3) If the abutting owners are required to pay for all or a portion of the costs of the improvements as provided under subsection (1) of this section, the cost assigned to each property owner must be consistent with the allocated contribution amounts specified on the petition, but adjusted for any modifications authorized under subsection (1) of this section.

(4) The legislative body of the code city must provide a public hearing on the resolution prior to its adoption. Notice of the public hearing on the resolution must be published in the official newspaper or regularly published official publication of the code city for two consecutive weeks before the time of hearing. At least ten days before the date fixed for the hearing, the code city must provide notice of the date of the hearing to each owner or reputed owner of the abutting property by mailing to the owner or reputed owner of the property a notice of the date of hearing at the address shown on the tax rolls of the county treasurer. An affidavit must be filed with the code city before the hearing showing that notice, by publication and mailing, was made as required in this section. The hearing may be postponed to a definite date until the hearing is held. At the hearing, the legislative body of the code city must hear persons who appear for or against the improvement and determine whether it will proceed with the improvement; whether it will make any changes to the original plan; and what the changes will be, if any. This action may be taken by motion adopted in a manner as determined by the legislative body.

NEW SECTION. **Sec.**  When all or any portion of the cost is to be assessed against abutting property owners, the code city may create a "private roadway construction fund No. . . . ." to be numbered differently for each improvement and with warrants drawn on this fund the cost of the respective improvements may be paid. The code city may loan the amounts necessary to pay for any costs of the improvement loan to the private roadway construction fund. If assessments are made for the improvement, then payments for the improvement must be paid into the particular private roadway improvement fund. If any funds are available over the amounts necessary to pay outstanding warrants, any advances or loans made to the fund must be repaid. If warrants are drawn on any such fund that are not paid for lack of sufficient funds, they must be stamped as such and bear interest until called and paid at a rate established by the code city by resolution.

NEW SECTION. **Sec.**  If any portion of the costs are to be assessed against the abutting property by the code city, an assessment roll must be prepared by the proper official of the code city and must conform with the allocation of costs specified in the petition submitted under section 13 of this act, but adjusted for any modifications authorized under this section. The assessment roll must describe the property assessed; state the name of the owner or that the owner is unknown and fix the amount of the assessment. The assessment roll must be filed with the appropriate official of the code city. When the assessment roll is properly filed, the code city must, by resolution, fix a date for hearing the proposed assessment roll and direct the clerk of the code city to give notice of the hearing and the time and place of the hearing. The notice of hearing must be mailed to the person whose name appears on the county treasurer's tax roll as the owner or reputed owner of the property at the address shown on the tax roll, and must be published before the date fixed for the hearing for two consecutive weeks in the official newspaper or regular official publication of the city. The notice must be mailed and first publication made at least ten days before the hearing date. Proof of mailing and publication must be made by affidavit and must be filed with the appropriate official of the code city before the date fixed for the hearing. Following the hearing the code city must by resolution affirm, modify, or reject the assessment roll or order recasting of the assessment roll. An appeal may be filed with the superior court from the ordinance confirming the assessment roll in the same manner as provided for appeals from the assessment roll in chapters 35.43 through 35.54 RCW.

NEW SECTION. **Sec.**  The code city must by resolution provide whether the full amount of the assessment must be paid in one payment or whether it may be paid in installments and must prescribe the time and amount of such payments. If to be paid in installments, the code city may by resolution provide for interest on unpaid installments and fix the rate of interest.

NEW SECTION. **Sec.**  The assessment roll, as affirmed or modified by the code city, must be filed with the treasurer of the code city for collection, and the amount of the assessment roll including interest, if any, becomes a lien against the property described therein from the date of the filing. Whenever any payment on any assessment or installment is delinquent and unpaid for a period of thirty days or more, the lien may be foreclosed in the same manner and with the same effect as provided in chapters 35.43 through 35.54 RCW. Whenever the deed is issued after the sale therein provided, the regularity, validity, and correctness of the proceedings relating to such improvement and the assessment therefor is final and conclusive and no action may thereafter be brought by or in behalf of any person to set aside such deed.

NEW SECTION. **Sec.**  The definitions in this section apply throughout this chapter unless the context clearly requires otherwise:

(1) "Private roadway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons. "Private roadway" does not include a road or road segment, other than a residential access road, that crosses land that meets the definition of forestland in RCW 76.09.020.

(2) "Public use" means the use of a private roadway by a governmental entity related to police or fire protection services or any other governmental service requiring the use of a private roadway as the vehicular roadway for ingress or egress by the governmental entity.

NEW SECTION. **Sec.**  (1) A county may not authorize the financing for the construction, reconstruction, or repair of a private roadway under this chapter unless the county receives a petition signed by the owners abutting the roadway, according to the records of the county within which the roadway is located, constituting an aggregate amount of the majority of the lineal frontage upon the contemplated roadway improvement.

(2) A petition submitted under this section must set forth the nature and territorial extent of the proposed roadway improvement and the fact that the petition signers are the owners, according to the records of the county within which the roadway is located, of a majority of the lineal frontage upon the contemplated roadway improvement. The petition must also state the financial contribution that will be provided by each of the property owners abutting the portion of the roadway improvement and a proposed timeline for completing the roadway improvement.

(3) Upon the filing of a petition under this section, the county must determine whether the petition is sufficient. If the county finds the petition to be sufficient, the county may adopt a resolution under section 23 of this act.

NEW SECTION. **Sec.**  A county may construct, reconstruct, and repair private roadways when the county receives a petition under section 21 of this act and adopts a resolution required under section 23 of this act. From any available funds, the county may either pay the entire costs of the construction, reconstruction, or repair; or contribute a portion of the funds to pay the costs of such improvements.

NEW SECTION. **Sec.**  (1) Under this chapter, a county may only undertake the construction, reconstruction, or repair of a private roadway pursuant to a resolution of the legislative body of the county. The resolution must state whether all or a specified portion of the cost of the improvements will be borne by the abutting property owners at their own cost and expense as provided in the petition under section 21 of this act. The amount of cost and expense borne by the abutting property owners, as provided in the resolution, may not exceed the amount specified in the petition under section 21 of this act. If the abutting owners are required to pay for all or a portion of the costs of the improvements and fail to pay for the costs, the county may perform and complete the improvements and assess the cost against the abutting owners for the portion of costs attributable to the property owners in the manner provided in the petition, but adjusted for any modifications authorized under this subsection. The county may not increase the total amount of funds that will be contributed by the abutting property owners in excess of the amount specified in the petition submitted under section 21 of this act, but the resolution may modify the amount contributed by each property owner to reflect a more fair allocation among the property owners.

(2) Any resolution submitted under subsection (1) of this section must include a declaration of public use that specifically identifies the significant public uses necessitating the construction, reconstruction, or repair of a private roadway.

(3) If the abutting owners are required to pay for all or a portion of the costs of the improvements as provided under subsection (1) of this section, the cost assigned to each property owner must be consistent with the allocated contribution amounts specified on the petition, but adjusted for any modifications authorized under subsection (1) of this section.

(4) The legislative body of the county must provide a public hearing on the resolution prior to its adoption. Notice of the public hearing on the resolution must be published in the official newspaper or regularly published official publication of the county for two consecutive weeks before the time of hearing. At least ten days before the date fixed for the hearing, the county must provide notice of the date of the hearing to each owner or reputed owner of the abutting property by mailing to the owner or reputed owner of the property a notice of the date of hearing at the address shown on the tax rolls of the county treasurer. An affidavit must be filed with the county before the hearing showing that notice, by publication and mailing, was made as required in this section. The hearing may be postponed to a definite date until the hearing is held. At the hearing, the legislative body of the county must hear persons who appear for or against the improvement and determine whether it will proceed with the improvement; whether it will make any changes to the original plan; and what the changes will be, if any. This action may be taken by motion adopted in a manner as determined by the legislative body.

NEW SECTION. **Sec.**  When all or any portion of the cost is to be assessed against abutting property owners, the county may create a "private roadway construction fund No. . . . ." to be numbered differently for each improvement; and with warrants drawn on this fund the cost of the respective improvements may be paid. The county may loan the amounts necessary to pay for any costs of the improvement loan to the private roadway construction fund. If assessments are made for the improvement, then payments for the improvement must be paid into the particular private roadway improvement fund. If any funds are available over the amounts necessary to pay outstanding warrants, any advances or loans made to the fund must be repaid. If warrants are drawn on any such fund that are not paid for lack of sufficient funds, they must be stamped as such and bear interest until called and paid at a rate established by the county by resolution.

NEW SECTION. **Sec.**  If any portion of the costs are to be assessed against the abutting property by the county, an assessment roll must be prepared by the proper official of the county and must conform with the allocation of costs specified in the petition submitted under section 21 of this act, but adjusted for any modifications authorized under this section. The assessment roll must describe the property assessed; state the name of the owner or that the owner is unknown and fix the amount of the assessment. The assessment roll must be filed with the appropriate official of the county. When the assessment roll is properly filed, the county must, by resolution, fix a date for hearing the proposed assessment roll and direct the clerk of the county to give notice of the hearing and the time and place of the hearing. The notice of hearing must be mailed to the person whose name appears on the county treasurer's tax roll as the owner or reputed owner of the property at the address shown on the tax roll, and must be published before the date fixed for the hearing for two consecutive weeks in the official newspaper or regular official publication of the city. The notice must be mailed and first publication made at least ten days before the hearing date. Proof of mailing and publication must be made by affidavit and must be filed with the appropriate official of the county before the date fixed for the hearing. Following the hearing the county must by resolution affirm, modify, or reject the assessment roll or order recasting of the assessment roll. An appeal may be filed with the superior court from the ordinance confirming the assessment roll in the same manner as provided for appeals from the assessment roll in chapters 35.43 through 35.54 RCW.

NEW SECTION. **Sec.**  The county must by resolution provide whether the full amount of the assessment must be paid in one payment or whether it may be paid in installments and must prescribe the time and amount of such payments. If to be paid in installments, the county may by resolution provide for interest on unpaid installments and fix the rate of interest.

NEW SECTION. **Sec.**  The assessment roll, as affirmed or modified by the county, must be filed with the treasurer of the county for collection, and the amount of the assessment roll including interest, if any, becomes a lien against the property described therein from the date of the filing. Whenever any payment on any assessment or installment is delinquent and unpaid for a period of thirty days or more, the lien may be foreclosed in the same manner and with the same effect as provided in chapters 35.43 through 35.54 RCW. Whenever the deed is issued after the sale therein provided, the regularity, validity, and correctness of the proceedings relating to such improvement and the assessment therefor is final and conclusive and no action may thereafter be brought by or in behalf of any person to set aside such deed.

NEW SECTION. **Sec.**  The definitions in this section apply throughout this chapter unless the context clearly requires otherwise:

(1) "Private roadway" means every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons. "Private roadway" does not include a road or road segment, other than a residential access road, that crosses land that meets the definition of forestland in RCW 76.09.020.

(2) "Public use" means the use of a private roadway by a governmental entity related to police or fire protection services or any other governmental service requiring the use of a private roadway as the vehicular roadway for ingress or egress by the governmental entity.

NEW SECTION. **Sec.**  Sections 1 through 4 of this act constitute a new chapter in Title 64 RCW.

NEW SECTION. **Sec.**  Sections 5 through 12 of this act constitute a new chapter in Title 35 RCW.

NEW SECTION. **Sec.**  Sections 13 through 20 of this act constitute a new chapter in Title 35A RCW.

NEW SECTION. **Sec.**  Sections 21 through 28 of this act constitute a new chapter in Title 36 RCW.

NEW SECTION. **Sec.**  If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

NEW SECTION. **Sec.**  Sections 1 through 4 of this act take effect January 1, 2018."

Correct the title.

EFFECT: (1) Requires easement holders to share the reasonable and necessary costs of maintaining an easement to a private road for ingress and egress in proportion to each holder's use of the easement, if the holders have not entered into a maintenance agreement.

(2) Provides a civil cause of action in the event that an easement holder breaches a maintenance agreement or fails to pay his or her portion of the maintenance costs.

(3) Authorizes counties, cities, and towns to construct and repair a private roadway after receiving a signed petition from property owners abutting the roadway and adopting a resolution concerning the improvement of a roadway.

(4) Requires the petition to state: (a) The nature of the proposed roadway improvement; (b) the fact that the petition signers are the true property owners of the property next to the roadway; (c) the financial contribution that will be provided by each property owner; and (d) a proposed timeline for completing the roadway improvement.

(5) Requires the resolution to: (a) Include a declaration identifying the significant public uses necessitating the roadway improvement; and (b) state how the roadway improvement will be financed.

(6) Authorizes local jurisdictions to pay the entire cost, contribute to a portion of the cost, or assess the cost against the property owners for their proportionate share of the roadway improvement.

(7) Defines "private roadway" to mean every way or place in private ownership and used for travel of vehicles by the owner or those having express or implied permission from the owner, but not by other persons. Excludes a road or road segment, other than a residential access road, that crosses land that meets the definition of forestland from the definition of "private roadway."

(8) Defines "public use" to mean the use of a private roadway by a governmental entity related to police or fire protection services or any other governmental service requiring the use of a private roadway as the vehicular roadway for ingress or egress by the governmental entity.