

**HB 1244** - H AMD 425

By Representative Couture

**NOT CONSIDERED 01/02/2024**

1 On page 3, after line 29, insert the following:

2

3 "Sec. 2. RCW 84.36.381 and 2019 c 453 s 1 are each amended to  
4 read as follows:

5 A person is exempt from any legal obligation to pay all or a  
6 portion of the amount of excess and regular real property taxes due  
7 and payable in the year following the year in which a claim is  
8 filed, and thereafter, in accordance with the following:

9 (1)(a) The property taxes must have been imposed upon a  
10 residence which was occupied by the person claiming the exemption as  
11 a principal place of residence as of the time of filing. However,  
12 any person who sells, transfers, or is displaced from his or her  
13 residence may transfer his or her exemption status to a replacement  
14 residence, but no claimant may receive an exemption on more than one  
15 residence in any year. Moreover, confinement of the person to a  
16 hospital, nursing home, assisted living facility, adult family home,  
17 or home of a relative for the purpose of long-term care does not  
18 disqualify the claim of exemption if:

19 (i) The residence is temporarily unoccupied;

20 (ii) The residence is occupied by a spouse or a domestic partner  
21 and/or a person financially dependent on the claimant for support; or

22 (iii) The residence is rented for the purpose of paying nursing  
23 home, hospital, assisted living facility, or adult family home costs.

24 (b) For the purpose of this subsection (1), "relative" means any  
25 individual related to the claimant by blood, marriage, or adoption;

26 (2) The person claiming the exemption must have owned, at the  
27 time of filing, in fee, as a life estate, or by contract purchase,

1 the residence on which the property taxes have been imposed or if  
2 the person claiming the exemption lives in a cooperative housing  
3 association, corporation, or partnership, such person must own a  
4 share therein representing the unit or portion of the structure in  
5 which he or she resides. For purposes of this subsection, a  
6 residence owned by a marital community or state registered domestic  
7 partnership or owned by cotenants is deemed to be owned by each  
8 spouse or each domestic partner or each cotenant, and any lease for  
9 life is deemed a life estate;

10 (3)(a) The person claiming the exemption must be:

11 (i) Sixty-one years of age or older on December 31st of the year  
12 in which the exemption claim is filed, or must have been, at the  
13 time of filing, retired from regular gainful employment by reason of  
14 disability; or

15 (ii) A veteran of the armed forces of the United States entitled  
16 to and receiving compensation from the United States department of  
17 veterans affairs at:

18 (A) A combined service-connected evaluation rating of eighty  
19 percent or higher; or

20 (B) A total disability rating for a service-connected disability  
21 without regard to evaluation percent.

22 (b) However, any surviving spouse or surviving domestic partner  
23 of a person who was receiving an exemption at the time of the  
24 person's death will qualify if the surviving spouse or surviving  
25 domestic partner is fifty-seven years of age or older and otherwise  
26 meets the requirements of this section;

27 (4) The amount that the person is exempt from an obligation to  
28 pay is calculated on the basis of combined disposable income, as  
29 defined in RCW 84.36.383. If the person claiming the exemption was  
30 retired for two months or more of the assessment year, the combined  
31 disposable income of such person must be calculated by multiplying  
32 the average monthly combined disposable income of such person during  
33 the months such person was retired by twelve. If the income of the  
34 person claiming exemption is reduced for two or more months of the

1 assessment year by reason of the death of the person's spouse or the  
2 person's domestic partner, or when other substantial changes occur  
3 in disposable income that are likely to continue for an indefinite  
4 period of time, the combined disposable income of such person must  
5 be calculated by multiplying the average monthly combined disposable  
6 income of such person after such occurrences by twelve. If it is  
7 necessary to estimate income to comply with this subsection, the  
8 assessor may require confirming documentation of such income prior  
9 to May 31 of the year following application;

10 (5)(a) A person who otherwise qualifies under this section and  
11 has a combined disposable income equal [to] or less than income  
12 threshold 3 is exempt from all excess property taxes, including the  
13 increased school district enrichment levies authorized in section 1  
14 of this act, the additional state property tax imposed under RCW  
15 84.52.065(2), and the portion of the regular property taxes  
16 authorized pursuant to RCW 84.55.050 and approved by the voters, if  
17 the legislative authority of the county or city imposing the  
18 additional regular property taxes identified this exemption in the  
19 ordinance placing the RCW 84.55.050 measure on the ballot; and

20 (b)(i) A person who otherwise qualifies under this section and  
21 has a combined disposable income equal to or less than income  
22 threshold 2 but greater than income threshold 1 is exempt from all  
23 regular property taxes on the greater of fifty thousand dollars or  
24 thirty-five percent of the valuation of his or her residence, but  
25 not to exceed seventy thousand dollars of the valuation of his or  
26 her residence; or

27 (ii) A person who otherwise qualifies under this section and has  
28 a combined disposable income equal to or less than income threshold  
29 1 is exempt from all regular property taxes on the greater of sixty  
30 thousand dollars or sixty percent of the valuation of his or her  
31 residence;

32 (6)(a) For a person who otherwise qualifies under this section  
33 and has a combined disposable income equal [to] or less than income  
34 threshold 3, the valuation of the residence is the assessed value of

1 the residence on the later of January 1, 1995, or January 1st of the  
2 assessment year the person first qualifies under this section. If  
3 the person subsequently fails to qualify under this section only for  
4 one year because of high income, this same valuation must be used  
5 upon requalification. If the person fails to qualify for more than  
6 one year in succession because of high income or fails to qualify  
7 for any other reason, the valuation upon requalification is the  
8 assessed value on January 1st of the assessment year in which the  
9 person requalifies. If the person transfers the exemption under this  
10 section to a different residence, the valuation of the different  
11 residence is the assessed value of the different residence on  
12 January 1st of the assessment year in which the person transfers the  
13 exemption.

14 (b) In no event may the valuation under this subsection be  
15 greater than the true and fair value of the residence on January 1st  
16 of the assessment year.

17 (c) This subsection does not apply to subsequent improvements to  
18 the property in the year in which the improvements are made.  
19 Subsequent improvements to the property must be added to the value  
20 otherwise determined under this subsection at their true and fair  
21 value in the year in which they are made."

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23 Renumber the remaining sections consecutively and correct  
24 internal references accordingly.

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26 Correct the title.

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EFFECT: Expressly exempts low-income senior citizens and  
disabled veterans from paying the increased enrichment levies  
collected under the bill.

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