

WAC 458-18A-060 Deferral of special assessments and/or property taxes—Limitations of deferral—Interest. No deferral will be granted if the liens created by the deferrals of special assessments and/or real property taxes equal or exceed forty percent of the claimant's equity value in said property. Equity value will be determined as of January 1 in the year the taxes are to be deferred.

The liens include:

(1) The total amount of special assessments and/or real property taxes deferred; plus

(2) Interest on the amount deferred. The rate of interest is an average of the federal short-term rate as defined in 26 U.S.C. Sec. 1274(d) plus two percentage points. The rate set for each new year is computed by taking an arithmetical average to the nearest percentage point of the federal short-term rate, compounded annually. That average is calculated using the rates from four months: January, April, and July of the calendar year immediately preceding the new year, and October of the previous preceding year. The interest is calculated from the time it could have been paid before delinquency until such obligation is paid. In the case of a mobile home, the department of licensing will show the state's lien on the certificate of title for the mobile home. In the case of all other property, the department of revenue will file a notice of the deferral with the county recorder or auditor.

[Statutory Authority: RCW 84.37.090 and 84.38.180. WSR 13-08-030, § 458-18A-060, filed 3/27/13, effective 4/27/13. Statutory Authority: RCW 84.08.010, 84.08.070, and chapter 84.37 RCW. WSR 09-14-038, § 458-18A-060, filed 6/24/09, effective 7/25/09.]