

CERTIFICATION OF ENROLLMENT

**HOUSE BILL 2242**

52nd Legislature  
1991 Special Session

Passed by the House June 28, 1991  
Yeas 84 Nays 6

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**Speaker of the  
House of Representatives**

Passed by the Senate June 28, 1991  
Yeas 35 Nays 12

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**President of the Senate**

Approved

\_\_\_\_\_  
**Governor of the State of Washington**

CERTIFICATE

I, Alan Thompson, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 2242** as passed by the House of Representatives and the Senate on the dates hereon set forth.

\_\_\_\_\_  
**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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HOUSE BILL 2242

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Passed Legislature - 1991 1st Special Session

State of Washington                      52nd Legislature    1991 1st Special Session

By Representatives Wang, Horn, Hine and Holland

Read first time June 27, 1991.

1            AN ACT Relating to delaying the phase-in of property taxes for  
2 homes for the aging; amending RCW 84.36.041; and declaring an  
3 emergency.

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

5            **Sec. 1.** RCW 84.36.041 and 1991 c 203 s 2 are each amended to read  
6 as follows:

7            (1) All real and personal property used by a nonprofit home for the  
8 aging that is reasonably necessary for the purposes of the home is  
9 exempt from taxation if the benefit of the exemption inures to the home  
10 and:

11            (a) At least fifty percent of the occupied dwelling units in the  
12 home are occupied by eligible residents; or

13            (b) The home is subsidized under a federal department of housing  
14 and urban development program. The department of revenue shall provide

1 by rule a definition of homes eligible for exemption under this  
2 subsection (b), consistent with the purposes of this section.

3 (2) A home for the aging is eligible for a partial exemption if the  
4 home does not meet the requirements of subsection (1) of this section  
5 because fewer than fifty percent of the occupied dwelling units are  
6 occupied by eligible residents. The amount of exemption shall be  
7 calculated by multiplying the assessed value of the property reasonably  
8 necessary for the purposes of the home by a fraction. The numerator of  
9 the fraction is the number of dwelling units occupied by eligible  
10 persons multiplied by two. The denominator of the fraction is the  
11 total number of occupied dwelling units. The fraction shall never  
12 exceed one.

13 (3) To be exempt under this section, the property must be used  
14 exclusively for the purposes for which the exemption is granted, except  
15 as provided in RCW 84.36.805.

16 (4) A home for the aging is exempt from taxation only if the  
17 organization operating the home is exempt from income tax under section  
18 501(c) of the federal internal revenue code as existing on January 1,  
19 1989, or such subsequent date as the director may provide by rule  
20 consistent with the purposes of this section.

21 (5) Each eligible resident of a home for the aging shall submit the  
22 form required under RCW 84.36.385 to the county assessor by July 1st of  
23 the assessment year. An eligible resident who has filed a form for a  
24 previous year need not file a new form until there is a change in  
25 status affecting the person's eligibility.

26 (6) In determining the true and fair value of a home for the aging  
27 for purposes of the partial exemption provided by subsection (2) of  
28 this section, the assessor shall apply the computation method provided  
29 by RCW 84.34.060 and shall consider only the use to which such property

1 is applied during the years for which such partial exemptions are  
2 available and shall not consider potential uses of such property.

3 (7) A home for the aging that was exempt for taxes levied for  
4 collection in 1990 and is not fully exempt under this section is  
5 entitled to partial exemptions as follows:

6 (a) For taxes levied for collection in 1991 and 1992, two-thirds of  
7 the assessed value that would otherwise be subject to tax under this  
8 section is exempt from taxation.

9 (b) For taxes levied for collection in (~~(1992)~~) 1993, one-third of  
10 the assessed value that would otherwise be subject to tax under this  
11 section is exempt from taxation.

12 (8) As used in this section:

13 (a) "Eligible resident" means a person who would be eligible for an  
14 exemption of regular property taxes under RCW 84.36.381 if the person  
15 owned a single-family dwelling. For the purposes of determining  
16 eligibility under this section, a "cotenant" as used in RCW 84.36.383  
17 means a person who resides with an eligible resident and who shares  
18 personal financial resources with the eligible resident.

19 (b) "Home for the aging" means a residential housing facility that  
20 (i) provides a housing arrangement chosen voluntarily by the resident,  
21 the resident's guardian or conservator, or another responsible person;  
22 (ii) has only residents who are at least sixty-two years of age or who  
23 have needs for care generally compatible with persons who are at least  
24 sixty-two years of age; and (iii) provides varying levels of care and  
25 supervision, as agreed to at the time of admission or as determined  
26 necessary at subsequent times of reappraisal.

27 NEW SECTION. **Sec. 2.** This act is necessary for the immediate  
28 preservation of the public peace, health, or safety, or support of the  
29 state government and its existing public institutions, and shall take

1 effect immediately.