

**SENATE BILL 5180**

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**State of Washington**

**52nd Legislature**

**1991 Regular Session**

**By** Senators Nelson, Vognild and Sellar.

Read first time January 23, 1991. Referred to Committee on Law & Justice.

1 AN ACT Relating to cities and towns; and adding a new section to  
2 chapter 35.80 RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.80 RCW  
5 to read as follows:

6 A city or town may authorize civil actions by private parties to  
7 seek the appointment of a receiver to manage privately owned, leased,  
8 or rented residential and multifamily real property on the grounds that  
9 the property is unfit or in violation of state or local health and  
10 safety laws. For the purposes of this section:

11 (1) Parties shall exhaust all applicable remedies provided by  
12 chapter 59.18 RCW before seeking the appointment of a receiver; and

13 (2) Before appointing a receiver, the court shall make a finding  
14 based on substantial and compelling evidence that uninhabitable  
15 conditions exist in the property at issue.

1        NEW SECTION.    **Sec. 2.**    If any provision of this act or its  
2 application to any person or circumstance is held invalid, the  
3 remainder of the act or the application of the provision to other  
4 persons or circumstances is not affected.