

CERTIFICATION OF ENROLLMENT  
**SUBSTITUTE HOUSE BILL 1301**

Chapter 218, Laws of 1991

52nd Legislature  
1991 Regular Session

STUDY OF PROPERTY TAX ADMINISTRATION SYSTEM

EFFECTIVE DATE: 5/16/91 - Except Section 3 which becomes effective on 7/1/92.

Passed by the House April 28, 1991  
Yeas 97 Nays 0

JOE KING  
Speaker of the  
House of Representatives

Passed by the Senate April 28, 1991  
Yeas 39 Nays 9

JOEL PRITCHARD  
President of the Senate

Approved May 16, 1991

BOOTH GARDNER  
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 **SUBSTITUTE HOUSE BILL 1301** as passed by the House of Representatives and the Senate on the dates hereon set forth.

ALAN THOMPSON  
Chief Clerk

FILED

May 16, 1991 - 10:40 a.m.

Secretary of State  
State of Washington



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**SUBSTITUTE HOUSE BILL 1301**

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AS AMENDED BY THE SENATE

Passed Legislature - 1991 Regular Session

**State of Washington**

**52nd Legislature**

**1991 Regular Session**

**By** House Committee on Revenue (originally sponsored by Representatives Wang, Holland, Fraser, Horn, Rust, Brumsickle, Leonard, Ballard, Nelson, Heavey, Haugen, Winsley, Jacobsen, May, Morris, Ferguson, Appelwick, Phillips, H. Sommers, Belcher, Locke, Pruitt, Franklin, Spanel, Van Luven, Cooper, Wineberry, H. Myers, Bray, Scott and Anderson).

Read first time January 29, 1991.

1       AN ACT Relating to improving property tax administrative practices;  
2 requiring annual updating of assessed values; providing more complete  
3 information about property tax administration; modifying qualification  
4 requirements for property tax appraisers; requiring a study; amending  
5 RCW 36.21.015 and 36.21.100; adding a new section to chapter 84.08 RCW;  
6 creating a new section; providing an effective date; and declaring an  
7 emergency.

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

9       NEW SECTION.   **Sec. 1.**       (1) The department of revenue shall  
10 study the administration of the property tax system. The study shall  
11 include examination of and recommendations regarding the following  
12 issues:

13       (a) Annual revaluations:

1 (i) Whether the property tax system would be improved by revaluing  
2 all property annually, and if annual revaluations would be an  
3 improvement, the extent of the improvement.

4 (ii) The cost of increasing the frequency of revaluations,  
5 including the increased burden on smaller counties.

6 (iii) Whether any move to annual revaluations should be phased in  
7 over a period of years.

8 (iv) Whether the state should assist in meeting any increased costs  
9 of annual revaluations.

10 (v) What assistance the department can provide in helping counties  
11 achieve annual revaluations.

12 (b) General property tax administration:

13 (i) The adequacy of information and tools relating to property  
14 location and value, including items such as maps, property data, sales  
15 data, geographic information systems, and computer systems.

16 (ii) The proper role and the effectiveness of county boards of  
17 equalization.

18 (iii) The adequacy of auditing procedures for property tax relief  
19 programs.

20 (iv) Any other property tax administration problems that the  
21 department determines warrant study and recommendations to the  
22 legislature.

23 (2) The department shall report the findings of the study and the  
24 recommendations of the department to the committees of the legislature  
25 that deal with revenue matters no later than November 30, 1991.

26 NEW SECTION. **Sec. 2.** A new section is added to chapter 84.08 RCW  
27 to read as follows:

28 (1) The department shall prepare a clear and succinct explanation  
29 of the property tax system, including but not limited to:

1 (a) The standard of true and fair value as the basis of the  
2 property tax.

3 (b) How the assessed value for particular parcels is determined.

4 (c) The procedures and timing of the assessment process.

5 (d) How district levy rates are determined, including the one  
6 hundred six percent limit.

7 (e) How the composite tax rate is determined.

8 (f) How the amount of tax is calculated.

9 (g) How a taxpayer may appeal an assessment, and what issues are  
10 appropriate as a basis of appeal.

11 (h) A summary of tax exemption and relief programs, along with the  
12 eligibility standards and application processes.

13 (2) Each county assessor shall provide copies of the explanation to  
14 taxpayers on request, free of charge. Each revaluation notice shall  
15 include information regarding the availability of the explanation.

16 **Sec. 3.** RCW 36.21.015 and 1977 c 75 s 30 are each amended to read  
17 as follows:

18 (1) Any person having the responsibility of valuing real property  
19 for purposes of taxation including persons acting as assistants or  
20 deputies to a county assessor under RCW 36.21.011 (~~as now or hereafter~~  
21 ~~amended,~~) shall have first:

22 ~~((1) Graduated from an accredited high school or passed a high~~  
23 ~~school equivalency examination;~~

24 ~~(2))~~ (a) Had at least one year of experience in transactions  
25 involving real property, in appraisal of real property, or in  
26 assessment of real property, or at least one year of experience in a  
27 combination of the three;

1       (~~(3)~~) (b) Become knowledgeable in repair and remodeling of  
2 buildings and improvement of land, and in the significance of locality  
3 and area to the value of real property; ~~(and~~

4 ~~(4)~~) (c) Become knowledgeable in the standards for appraising  
5 property set forth by the department of revenue; and

6 (d) Met other minimum requirements specified by department of  
7 revenue rule.

8       (2) The department of ~~(personnel shall prepare with the advice of~~  
9 ~~the department of)~~ revenue shall prepare and administer an examination  
10 on ~~(the)~~ subjects ~~(of subsections (3) and (4), and)~~ related to the  
11 valuation of real property. No person shall assess real property for  
12 purposes of taxation without having passed said examination or having  
13 received an examination waiver from the department of revenue upon  
14 showing education or experience determined by the department to be  
15 equivalent to passing the examination. A person passing said  
16 examination or receiving an examination waiver shall be ~~(certified)~~  
17 accredited accordingly by the ~~(director of the)~~ department of  
18 ~~(personnel: PROVIDED, HOWEVER, That)~~ revenue.

19       (3) The department of revenue may by rule establish continuing  
20 education requirements for persons assessing real property for purposes  
21 of taxation. The department shall provide accreditation of completion  
22 of requirements imposed under this section. No person shall assess  
23 real property for purposes of taxation without complying with  
24 requirements imposed under this subsection.

25       (4) To the extent practical, the department of revenue shall  
26 coordinate accreditation requirements under this section with the  
27 requirements for certified real estate appraisers under chapter 18.140  
28 RCW.

29       (5) The examination requirements of subsection (2) of this section  
30 shall not apply to any person who shall have either:

1       (~~(1)~~) (a) Been certified as a real property appraiser by the  
2 department of personnel prior to (~~May 21, 1971~~) July 1, 1992; or  
3       (~~(2)~~) (b) Attended and satisfactorily completed the assessor's  
4 school operated jointly by the department of revenue and the Washington  
5 state assessors association prior to August 9, 1971.

6       **Sec. 4.** RCW 36.21.100 and 1987 c 138 s 8 are each amended to read  
7 as follows:

8       Every county assessor shall report to the department of revenue on  
9 the property tax levies and related matters within the county annually  
10 at a date and in a form prescribed by the department of revenue. The  
11 report shall include, but need not be limited to, the results of sales-  
12 assessment ratio studies performed by the assessor. The ratio studies  
13 shall be based on use classes of real property and shall be performed  
14 under a plan approved by the department of revenue.

15       NEW SECTION. **Sec. 5.**       This act is necessary for the immediate  
16 preservation of the public peace, health, or safety, or support of the  
17 state government and its existing public institutions, and shall take  
18 effect immediately, except section 3 of this act, which shall take  
19 effect July 1, 1992.

Passed the House April 28, 1991.  
Passed the Senate April 28, 1991.  
Approved by the Governor May 16, 1991.  
Filed in Office of Secretary of State May 16, 1991.