

1495-S

Sponsor(s): House Committee on Commerce & Labor (originally sponsored by Representatives Heavey and Hargrove; by request of Department of Licensing)

Brief Description: Changing land development regulations.

HB 1495-S.E - DIGEST

(DIGEST AS ENACTED)

Makes technical revisions to existing land development regulations.

Requires a developer to prepare a public offering statement unless the development is exempt under RCW 58.19.030.

Requires the developer to provide a copy of the public offering statement to a purchaser.

Establishes penalties for a failure to deliver a copy of the public offering statement.

Repeals provisions of chapter 58.19 RCW.

VETO MESSAGE ON HB 1495-S

April 2, 1992

To the Honorable, the House
of Representatives of the
State of Washington

Ladies and Gentlemen:

I am returning herewith, without my approval as to section 3, Engrossed Substitute House Bill No. 1495 entitled:

"AN ACT Relating to the protection of consumers in the sale of lands."

Section 3 of Engrossed Substitute House Bill No. 1495 provides conditions under which developers are exempt from complying with the consumer protections afforded under the land development act. Section 3(16) exempts from regulation certain developments in cities and counties with comprehensive land use plans and development regulations under the Growth Management Act. It is inappropriate to replace a consumer protection law with an environmental protection law. This provides an opportunity for unscrupulous developers to circumvent the entire chapter just because the property being sold is located in a county with a comprehensive plan. Additional unacceptable opportunities for circumventing the provisions of this chapter exist in section 3(15).

For these reasons, I have vetoed section 3 of Engrossed Substitute House Bill No. 1495.

With the exception of section 3, Engrossed Substitute House Bill No. 1495 is approved.

Respectfully submitted,
Booth Gardner
Governor