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SENATE BILL 5241

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State of Washington

56th Legislature

1999 Regular Session

By Senators Swecker, Patterson, Rasmussen, Morton, Stevens and Benton

Read first time 01/18/1999. Referred to Committee on State & Local Government.

1 AN ACT Relating to the development of property transferred to  
2 immediate family members; adding a new section to chapter 35.63 RCW;  
3 adding a new section to chapter 35A.63 RCW; adding a new section to  
4 chapter 36.70 RCW; and adding a new section to chapter 36.70A RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.63 RCW  
7 to read as follows:

8 Notwithstanding any zoning provision pertaining to minimum lot  
9 sizes, property that is zoned agricultural and is at least twenty-five  
10 acres in size may be developed, so long as:

11 (1) The property is transferred to an immediate family member; and

12 (2) Each lot that is created contains sufficient area for a single-  
13 family residence and an on-site sewage disposal system using any method  
14 of on-site sewage disposal appropriate for the lot under standards that  
15 exist when the lots are created, as determined by the local health  
16 department with a lot and on-site sewage disposal system submitted for  
17 final approval to the legislative body of the city or town within five  
18 years of the date of creation of the lot.

1        NEW SECTION.    **Sec. 2.** A new section is added to chapter 35A.63 RCW  
2 to read as follows:

3        Notwithstanding any zoning provision pertaining to minimum lot  
4 sizes, property that is zoned agricultural and is at least twenty-five  
5 acres in size may be developed, so long as:

6            (1) The property is transferred to an immediate family member; and

7            (2) Each lot that is created contains sufficient area for a single-  
8 family residence and an on-site sewage disposal system using any method  
9 of on-site sewage disposal appropriate for the lot under standards that  
10 exist when the lots are created, as determined by the local health  
11 department with a lot and on-site sewage disposal system submitted for  
12 final approval to the legislative body of the city within five years of  
13 the date of creation of the lot.

14        NEW SECTION.    **Sec. 3.** A new section is added to chapter 36.70 RCW  
15 to read as follows:

16        Notwithstanding any zoning provision pertaining to minimum lot  
17 sizes, property that is zoned agricultural and is at least twenty-five  
18 acres in size may be developed, so long as:

19            (1) The property is transferred to an immediate family member; and

20            (2) Each lot that is created contains sufficient area for a single-  
21 family residence and an on-site sewage disposal system using any method  
22 of on-site sewage disposal appropriate for the lot under standards that  
23 exist when the lots are created, as determined by the local health  
24 department with a lot and on-site sewage disposal system submitted for  
25 final approval to the legislative body of the county within five years  
26 of the date of creation of the lot.

27        NEW SECTION.    **Sec. 4.** A new section is added to chapter 36.70A RCW  
28 to read as follows:

29        Notwithstanding any zoning provision pertaining to minimum lot  
30 sizes, property that is zoned agricultural and is at least twenty-five  
31 acres in size may be developed, so long as:

32            (1) The property is transferred to an immediate family member; and

33            (2) Each lot that is created contains sufficient area for a single-  
34 family residence and an on-site sewage disposal system using any method  
35 of on-site sewage disposal appropriate for the lot under standards that  
36 exist when the lots are created, as determined by the local health  
37 department with a lot and on-site sewage disposal system submitted for

1 final approval to the legislative body of the county, city, or town  
2 within five years of the date of creation of the lot.

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