

CERTIFICATION OF ENROLLMENT

**HOUSE BILL 2505**

Chapter 242, Laws of 2000

56th Legislature  
2000 Regular Session

MULTIPLE-UNIT DWELLINGS--TAX EXEMPTION

EFFECTIVE DATE: 6/8/00

Passed by the House February 11, 2000  
Yeas 88 Nays 8

CLYDE BALLARD  
**Speaker of the House of Representatives**

FRANK CHOPP  
**Speaker of the House of Representatives**

Passed by the Senate March 3, 2000  
Yeas 46 Nays 0

BRAD OWEN  
**President of the Senate**

Approved March 31, 2000

GARY LOCKE  
**Governor of the State of Washington**

CERTIFICATE

We, Timothy A. Martin and Cynthia Zehnder, Co-Chief Clerks of the House of Representatives of the State of Washington, do hereby certify that the attached is **HOUSE BILL 2505** as passed by the House of Representatives and the Senate on the dates hereon set forth.

TIMOTHY A. MARTIN  
**Chief Clerk**

CYNTHIA ZEHNDER  
**Chief Clerk**

FILED

March 31, 2000 - 3:19 p.m.

**Secretary of State  
State of Washington**

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HOUSE BILL 2505

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Passed Legislature - 2000 Regular Session

State of Washington

56th Legislature

2000 Regular Session

By Representatives Cairnes, Voloria, O'Brien, Morris, Radcliff, Scott, Barlean, Esser, Kagi, Keiser, Fortunato, Schual-Berke, Edwards and Miloscia

Read first time 01/14/2000. Referred to Committee on Finance.

1 AN ACT Relating to the definition of "city" for the multiple-unit  
2 dwellings property tax exemption; and amending RCW 84.14.010.

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

4 **Sec. 1.** RCW 84.14.010 and 1997 c 429 s 40 are each amended to read  
5 as follows:

6 Unless the context clearly requires otherwise, the definitions in  
7 this section apply throughout this chapter.

8 (1) "City" means either (a) a city or town with a population of at  
9 least (~~one hundred~~) fifty thousand or (b) the largest city or town,  
10 if there is no city or town with a population of at least (~~one~~  
11 ~~hundred~~) fifty thousand, located in a county planning under the growth  
12 management act.

13 (2) "Governing authority" means the local legislative authority of  
14 a city having jurisdiction over the property for which an exemption may  
15 be applied for under this chapter.

16 (3) "Growth management act" means chapter 36.70A RCW.

17 (4) "Multiple-unit housing" means a building having four or more  
18 dwelling units not designed or used as transient accommodations and not  
19 including hotels and motels. Multifamily units may result from new

1 construction or rehabilitated or conversion of vacant, underutilized,  
2 or substandard buildings to multifamily housing.

3 (5) "Owner" means the property owner of record.

4 (6) "Permanent residential occupancy" means multiunit housing that  
5 provides either rental or owner occupancy on a nontransient basis.  
6 This includes owner-occupied or rental accommodation that is leased for  
7 a period of at least one month. This excludes hotels and motels that  
8 predominately offer rental accommodation on a daily or weekly basis.

9 (7) "Rehabilitation improvements" means modifications to existing  
10 structures, that are vacant for twelve months or longer, that are made  
11 to achieve a condition of substantial compliance with existing building  
12 codes or modification to existing occupied structures which increase  
13 the number of multifamily housing units.

14 (8) "Residential targeted area" means an area within an urban  
15 center that has been designated by the governing authority as a  
16 residential targeted area in accordance with this chapter.

17 (9) "Substantial compliance" means compliance with local building  
18 or housing code requirements that are typically required for  
19 rehabilitation as opposed to new construction.

20 (10) "Urban center" means a compact identifiable district where  
21 urban residents may obtain a variety of products and services. An  
22 urban center must contain:

23 (a) Several existing or previous, or both, business establishments  
24 that may include but are not limited to shops, offices, banks,  
25 restaurants, governmental agencies;

26 (b) Adequate public facilities including streets, sidewalks,  
27 lighting, transit, domestic water, and sanitary sewer systems; and

28 (c) A mixture of uses and activities that may include housing,  
29 recreation, and cultural activities in association with either  
30 commercial or office, or both, use.

Passed the House February 11, 2000.

Passed the Senate March 3, 2000.

Approved by the Governor March 31, 2000.

Filed in Office of Secretary of State March 31, 2000.