

5249

Sponsor(s): Senators Stevens, Swecker, Hochstatter, Morton, Long, Winsley, Rossi, West, T. Sheldon, Oke and Hewitt

Brief Description: Providing for compensation for land use actions that cause reductions in the value of property.

SB 5249 - DIGEST

Declares that, if any action by a government entity to change the land use or zoning status of real property causes a reduction in the use or exchange value of that property, the property is considered to have been taken for the use of the public.

Declares that the owner of the property that is taken under this act has a right to either:

(1) Require condemnation by and just compensation from the government entity that took the action; or

(2) Receive compensation for the reduction in value caused by the government entity's action.

Provides that property owners are entitled to a jury trial on the amount of compensation required under this act.