

SSB 5820 - H COMM AMD

By Committee on Transportation

1 Strike everything after the enacting clause and insert the  
2 following:

3 "Sec. 1. RCW 47.12.283 and 2010 c 8 s 10006 are each amended to  
4 read as follows:

5 (1) Whenever the department of transportation determines that any  
6 real property owned by the state of Washington and under the  
7 jurisdiction of the department is no longer required for highway  
8 purposes and that it is in the public interest to do so, the  
9 department may, in its discretion, sell the property under RCW  
10 47.12.063 or under subsections (2) through (6) of this section.

11 (2) Whenever the department determines to sell real property  
12 under its jurisdiction at public auction, the department shall first  
13 give notice thereof by (~~publication on the same day of the week for~~  
14 ~~two consecutive weeks, with the first publication at least two weeks~~  
15 ~~prior to the date of the auction, in a legal newspaper of general~~  
16 ~~circulation in the area where the property to be sold is located. The~~  
17 ~~notice shall be placed in both the legal notices section and the real~~  
18 ~~estate classified section of the newspaper)) the most appropriate  
19 method as determined by the department. The notice shall contain a  
20 description of the property, the time and place of the auction, and  
21 the terms of the sale. The sale may be for cash or by real estate  
22 contract.~~

23 (3) The department shall sell the property at the public auction,  
24 in accordance with the terms set forth in the notice, to the highest  
25 and best bidder providing the bid is equal to or higher than the  
26 appraised fair market value of the property.

27 (4) If no bids are received at the auction or if all bids are  
28 rejected, the department may, in its discretion, enter into  
29 negotiations for the sale of the property or may list the property  
30 with a licensed real estate broker. No property shall be sold by  
31 negotiations or through a broker for less than the property's  
32 appraised fair market value. Any offer to purchase real property  
33 pursuant to this subsection shall be in writing and may be rejected  
34 at any time prior to written acceptance by the department.

1           (5) (~~Before the department shall approve any offer for the~~  
2 ~~purchase of real property having an appraised value of more than ten~~  
3 ~~thousand dollars, pursuant to subsection (4) of this section, the~~  
4 ~~department shall first publish a notice of the proposed sale in a~~  
5 ~~local newspaper of general circulation in the area where the property~~  
6 ~~is located. The notice shall include a description of the property,~~  
7 ~~the selling price, the terms of the sale, including the price and~~  
8 ~~interest rate if sold by real estate contract, and the name and~~  
9 ~~address of the department employee or the real estate broker handling~~  
10 ~~the transaction. The notice shall further state that any person may,~~  
11 ~~within ten days after the publication of the notice, deliver to the~~  
12 ~~designated state employee or real estate broker a written offer to~~  
13 ~~purchase the property for not less than ten percent more than the~~  
14 ~~negotiated sale price, subject to the same terms and conditions. A~~  
15 ~~subsequent offer shall not be considered unless it is accompanied by~~  
16 ~~a deposit of twenty percent of the offer in the form of cash, money~~  
17 ~~order, cashiers check, or certified check payable to the Washington~~  
18 ~~state treasurer, to be forfeited to the state (for deposit in the~~  
19 ~~motor vehicle fund) if the offeror fails to complete the sale if the~~  
20 ~~offeror's offer is accepted. If a subsequent offer is received, the~~  
21 ~~first offeror shall be informed by registered or certified mail sent~~  
22 ~~to the address stated in his or her offer. The first offeror shall~~  
23 ~~then have ten days, from the date of mailing the notice of the~~  
24 ~~increased offer, in which to file with the designated state employee~~  
25 ~~or real estate broker a higher offer than that of the subsequent~~  
26 ~~offeror. After the expiration of the ten-day period, the department~~  
27 ~~shall approve in writing the highest and best offer which the~~  
28 ~~department then has on file.~~

29           ~~(6))~~ All moneys received pursuant to this section, less any real  
30 estate broker's commissions paid pursuant to RCW 47.12.320, shall be  
31 deposited in the motor vehicle fund.

32           **Sec. 2.** RCW 47.12.063 and 2011 c 376 s 2 are each amended to  
33 read as follows:

34           (1) It is the intent of the legislature to continue the  
35 department's policy giving priority consideration to abutting  
36 property owners in agricultural areas when disposing of property  
37 through its surplus property program under this section.

38           (2) Whenever the department determines that any real property  
39 owned by the state of Washington and under the jurisdiction of the

1 department is no longer required for transportation purposes and that  
2 it is in the public interest to do so, the department may sell the  
3 property or exchange it in full or part consideration for land or  
4 building improvements or for construction of highway improvements at  
5 fair market value to any person through the solicitation of written  
6 bids through public advertising in the manner prescribed under RCW  
7 47.28.050 or in the manner prescribed under RCW 47.12.283.

8 (3) The department may forego the processes prescribed by RCW  
9 47.28.050 and 47.12.283 and sell the real property to any of the  
10 following entities or persons at fair market value:

11 (a) Any other state agency;

12 (b) The city or county in which the property is situated;

13 (c) Any other municipal corporation;

14 (d) Regional transit authorities created under chapter 81.112  
15 RCW;

16 (e) The former owner of the property from whom the state acquired  
17 title;

18 (f) In the case of residentially improved property, a tenant of  
19 the department who has resided thereon for not less than six months  
20 and who is not delinquent in paying rent to the state;

21 (g) Any abutting private owner but only after each other abutting  
22 private owner (if any), as shown in the records of the county  
23 assessor, is notified in writing of the proposed sale. If more than  
24 one abutting private owner requests in writing the right to purchase  
25 the property within fifteen days after receiving notice of the  
26 proposed sale, the property shall be sold at public auction in the  
27 manner provided in RCW 47.12.283;

28 (h) To any other owner of real property required for  
29 transportation purposes;

30 (i) In the case of property suitable for residential use, any  
31 nonprofit organization dedicated to providing affordable housing to  
32 very low-income, low-income, and moderate-income households as  
33 defined in RCW 43.63A.510 and is eligible to receive assistance  
34 through the Washington housing trust fund created in chapter 43.185  
35 RCW; or

36 (j) A federally recognized Indian tribe within whose reservation  
37 boundary the property is located.

38 (4) When selling real property pursuant to RCW 47.12.283, the  
39 department may withhold or withdraw the property from an auction when  
40 requested by one of the entities or persons listed in subsection (3)

1 of this section and only after the receipt of a nonrefundable deposit  
2 equal to ten percent of the fair market value of the real property or  
3 five thousand dollars, whichever is less. This subsection does not  
4 prohibit the department from exercising its discretion to withhold or  
5 withdraw the real property from an auction if the department  
6 determines that the property is no longer surplus or chooses to sell  
7 the property through one of the other means listed in subsection (2)  
8 of this section. If a transaction under this subsection is not  
9 completed within sixty days, the real property must be put back up  
10 for sale.

11 (5) Sales to purchasers may, at the department's option, be for  
12 cash, by real estate contract, or exchange of land or highway  
13 improvements. Transactions involving the construction of improvements  
14 must be conducted pursuant to chapter 47.28 RCW and Title 39 RCW, as  
15 applicable, and must comply with all other applicable laws and rules.

16 (6) Conveyances made pursuant to this section shall be by deed  
17 executed by the secretary of transportation and shall be duly  
18 acknowledged.

19 (7) Unless otherwise provided, all moneys received pursuant to  
20 the provisions of this section less any real estate broker  
21 commissions paid pursuant to RCW 47.12.320 shall be deposited in the  
22 motor vehicle fund.

23 (8) The department may not enter into equal value exchanges or  
24 property acquisitions for building improvements without first  
25 consulting with the office of financial management and the joint  
26 transportation committee."

27 Correct the title.

EFFECT: Reinstates the underlying statutory requirement to provide a sixty-day written notice of proposed disposition of state-owned land to counties, cities, and towns in which the land is located. Removes the provision prohibiting the Washington State Department of Transportation (WSDOT) from entering into equal value land exchange transactions. Modifies the equal value land exchange authority such that it may be exchanged for land, for building improvements, or for the construction of highway improvements. Limits the authority of the WSDOT to enter into land exchanges such that, when entering into equal value exchanges or property acquisitions for buildings, the department must first consult with the Office of Financial Management and the Joint Transportation Committee.

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