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## Transportation Committee

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### SSB 5820

**Brief Description:** Concerning the sale of certain department of transportation surplus property.

**Sponsors:** Senate Committee on Transportation (originally sponsored by Senators King and Benton).

#### Brief Summary of Substitute Bill

- Removes specific public notice requirements applicable when the Washington State Department of Transportation (WSDOT) sells surplus property and instead requires the WSDOT to use the most appropriate method.
- Removes a process of public notice and additional offers that apply to the sale of property that does not receive any bids at a public auction.
- Reduces from 60 days to 30 days the pre-sale notice period the WSDOT must provide to local authorities for property to be disposed of that is located within the local authorities' jurisdictions.
- Eliminates the WSDOT's authority to dispose of property no longer needed for transportation purposes through equal-value exchanges.

**Hearing Date:** 3/23/15

**Staff:** Andrew Russell (786-7143).

#### Background:

Whenever the Washington State Department of Transportation (WSDOT) determines to sell surplus property, it must give public notice by publishing, on the same day for two consecutive weeks, in the legal notices and classified sections of a legal newspaper of general circulation in the area where the property to be sold is located. The WSDOT must provide written notice to counties, cities, and towns with 60-days' notice of its intent to dispose of state agency land. All monies received through the sale of surplus property are deposited into the Motor Vehicle Account.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

When it is in the public interest, the WSDOT may use equal value exchanges. These types of transactions exchange land owned by the WSDOT in full or as part of a consideration for land or improvements, or construction of improvements with private entities.

If a property with an appraised value of \$10,000 or more does not sell at a public auction, the WSDOT may negotiate a sale of the property. In doing so, the WSDOT must first publish a notice of the proposed sale in a local newspaper in the area where the property is located. The notice must include a description of the property, the selling price, the terms of the sale, and the name and address of the WSDOT employee or the real estate broker handling the transaction. Any person may, within 10 days after the publication of the notice, deliver a written offer to purchase the property for not less than 10 percent more than the negotiated sale price. The subsequent offer must be accompanied by a deposit of 20 percent of the total offer price. If a subsequent offer is received, the first offeror is given 10 days in which to file a higher offer with the designated WSDOT employee or real estate broker. After the expiration of the 10-day period, the WSDOT must approve in writing the highest and best offer.

**Summary of Bill:**

The requirement for the WSDOT to advertise real property auctions in the legal notices and classified sections of newspapers on the same day for two consecutive weeks is removed. The WSDOT is given discretion to determine the most appropriate method for advertising the sale of surplus property. The period of time that the WSDOT must give cities, towns, and counties notice of its intent to sell surplus property is reduced from 60 days to 30 days. The WSDOT is prohibited from entering into equal value exchange transactions. The requirement for the WSDOT to publish a notice of proposed sale in a local newspaper in the area where the property is located is removed. Additionally, the process by which an additional offeror may bid 10 percent more than the negotiated price of property that did not sell at a public auction is removed.

**Appropriation:** None.

**Fiscal Note:** Available on original bill.

**Effective Date:** The bill takes effect 90 days after adjournment of the session in which the bill is passed.