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HOUSE BILL 1431

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State of Washington                      64th Legislature                      2015 Regular Session

By Representatives Bergquist, Holy, and S. Hunt

Read first time 01/20/15. Referred to Committee on State Government.

1            AN ACT Relating to modifying exemptions relating to real estate  
2 appraisals; and amending RCW 42.56.260.

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

4            **Sec. 1.** RCW 42.56.260 and 2005 c 274 s 406 are each amended to  
5 read as follows:

6            (1) Subject to the time limitations in subsection (2) of this  
7 section, the following documents relating to an agency's real estate  
8 transactions are exempt from public inspection and copying under this  
9 chapter:

10            (a) Except as provided by chapter 8.26 RCW, the contents of real  
11 estate appraisals, made for or by any agency relative to the  
12 acquisition or sale of property(, until the project or prospective  
13 sale is abandoned or until such time as all of the property has been  
14 acquired or the property to which the sale appraisal relates is sold,  
15 are exempt from disclosure under this chapter. In no event may  
16 disclosure be denied for more than three years after the appraisal));

17            (b) Documents prepared for the purpose of considering the  
18 selection of a site or the acquisition of real estate by lease or  
19 purchase when public knowledge regarding such consideration would  
20 cause a likelihood of increased price, including records prepared for  
21 executive session pursuant to RCW 42.30.110(1)(b); and

1       (c) Documents prepared for the purpose of considering the minimum  
2 price of real estate that will be offered for sale or lease when  
3 public knowledge regarding such consideration would cause a  
4 likelihood of decreased price, including records prepared for  
5 executive session pursuant to RCW 42.30.110(1)(c).

6       (2) The exemptions in this section do not apply when disclosure  
7 is mandated by another statute or after the project or prospective  
8 project is abandoned or all properties that are part of the project  
9 have been purchased, sold, or leased. No appraisal may be withheld  
10 for more than three years.

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