

E2SSB 5287 - H AMD TO FIN COMM AMD (H-1430.3/21) **684**
By Representative Orcutt

NOT ADOPTED 04/10/2021

1 On page 7, line 16, after "period," insert "including any
2 extension,"

3 On page 7, line 17, after "~~shall~~)" insert "current"

4 On page 7, beginning on line 20, after "RCW" strike all material
5 through "chapter" on line 21

6 On page 15, line 10, after "period, the" insert "current"

7 On page 15, beginning on line 13, after "RCW" strike all material
8 through "chapter" on line 14

9 On page 19, after line 37, insert the following:

10 "**Sec. 11.** RCW 84.14.070 and 2012 c 194 s 7 are each amended to
11 read as follows:

12 (1) The governing authority or an administrative official or
13 commission authorized by the governing authority must approve or deny
14 an application filed under this chapter within ninety days after
15 receipt of the application.

16 (2) If the application is approved, the city or county must
17 (~~issue~~):

18 (a) Issue the owner of the property a conditional certificate of
19 acceptance of tax exemption. The certificate must contain a statement
20 by a duly authorized administrative official of the governing
21 authority that the property has complied with the required findings
22 indicated in RCW 84.14.060; and

23 (b) Notify the county assessor within 10 days, or by July 31st of
24 the year the application is approved, whichever comes first.

25 (3)(a) A property for which a conditional certificate of tax
26 exemption is issued will be exempt from ad valorem property taxation
27 for the duration of the construction or rehabilitation period
28 beginning January 1st of the year immediately following the issuance
29 of the conditional certificate.

1 (b) Except as provided under (c) of this subsection, the value of
2 construction, conversion, or rehabilitation improvements is not
3 considered as new construction for purposes of chapter 84.55 RCW
4 until after the exemption provided under RCW 84.14.020, including any
5 extension, or under section 7 of this act, expires.

6 (c) The exemption must cease and the county treasurer must
7 collect all taxes which would have been paid had the property not
8 been exempt under (a) of this subsection if:

9 (i) A property becomes ineligible during its construction or
10 rehabilitation period;

11 (ii) Construction on a property is not completed by the deadline
12 provided in RCW 84.14.090, including any extension as provided in RCW
13 84.14.090(5);

14 (iii) The applicant voluntarily withdraws the application; or

15 (iv) The application is denied for any reason.

16 (d) The exemption provided under (a) of this subsection expires
17 when the exemption provided under RCW 84.14.020 or section 7 of this
18 act begins.

19 (4) If the application is denied by the authorized administrative
20 official or commission authorized by the governing authority, the
21 deciding administrative official or commission must state in writing
22 the reasons for denial and send the notice to the applicant at the
23 applicant's last known address within ten days of the denial.

24 ~~((4))~~ (5) Upon denial by a duly authorized administrative
25 official or commission, an applicant may appeal the denial to the
26 governing authority within thirty days after receipt of the denial.
27 The appeal before the governing authority must be based upon the
28 record made before the administrative official with the burden of
29 proof on the applicant to show that there was no substantial evidence
30 to support the administrative official's decision. The decision of
31 the governing body in denying or approving the application is final."

EFFECT: (1) Provides that the value of construction, conversion, or rehabilitation improvements is not added to the tax rolls as new construction until the expiration of the multifamily property tax exemption.

(2) Provides a property tax exemption during the construction or rehabilitation period for properties for which a conditional certificate of tax exemption has been issued. Provides that the exemption is canceled and all exempt taxes become due if: The property becomes ineligible for the exemption, construction is not completed within the designated timeline, the applicant withdraws his or her application, or the application is denied for any reason.

(3) Provides that following the approval of a multifamily property tax exemption, the city or county must notify the county assessor within 10 days, or by July 31st of that year, whichever comes first.

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