

1 1301-S AAS 4/28/91

2 **SHB 1301** - S AMD
3 By Senator McDonald

4 ADOPTED 4/28/91 - Voice Vote

5 Strike everything after the enacting clause and insert the
6 following:

7 "NEW SECTION. **Sec. I.** (1) The department of revenue shall
8 study the administration of the property tax system. The study
9 shall include examination of and recommendations regarding the
10 following issues:

11 (a) Annual revaluations:

12 (i) Whether the property tax system would be improved by
13 revaluing all property annually, and if annual revaluations would
14 be an improvement, the extent of the improvement.

15 (ii) The cost of increasing the frequency of revaluations,
16 including the increased burden on smaller counties.

17 (iii) Whether any move to annual revaluations should be phased
18 in over a period of years.

19 (iv) Whether the state should assist in meeting any increased
20 costs of annual revaluations.

21 (v) What assistance the department can provide in helping
22 counties achieve annual revaluations.

23 (b) General property tax administration:

24 (i) The adequacy of information and tools relating to property
25 location and value, including items such as maps, property data,

1 sales data, geographic information systems, and computer systems.

2 (ii) The proper role and the effectiveness of county boards of
3 equalization.

4 (iii) The adequacy of auditing procedures for property tax
5 relief programs.

6 (iv) Any other property tax administration problems that the
7 department determines warrant study and recommendations to the
8 legislature.

9 (2) The department shall report the findings of the study and
10 the recommendations of the department to the committees of the
11 legislature that deal with revenue matters no later than November
12 30, 1991."

13 "NEW SECTION. **Sec. II.** A new section is added to chapter
14 84.08 RCW to read as follows:

15 (1) The department shall prepare a clear and succinct
16 explanation of the property tax system, including but not limited
17 to:

18 (a) The standard of true and fair value as the basis of the
19 property tax.

20 (b) How the assessed value for particular parcels is
21 determined.

22 (c) The procedures and timing of the assessment process.

23 (d) How district levy rates are determined, including the one
24 hundred six percent limit.

25 (e) How the composite tax rate is determined.

1 (f) How the amount of tax is calculated.

2 (g) How a taxpayer may appeal an assessment, and what issues
3 are appropriate as a basis of appeal.

4 (h) A summary of tax exemption and relief programs, along with
5 the eligibility standards and application processes.

6 (2) Each county assessor shall provide copies of the
7 explanation to taxpayers on request, free of charge. Each
8 revaluation notice shall include information regarding the
9 availability of the explanation."

10 "Sec. III. RCW 36.21.015 and 1977 c 75 s 30 are each amended
11 to read as follows:

12 (1) Any person having the responsibility of valuing real
13 property for purposes of taxation including persons acting as
14 assistants or deputies to a county assessor under RCW 36.21.011
15 (~~as now or hereafter amended,~~) shall have first:

16 (~~(1) Graduated from an accredited high school or passed a
17 high school equivalency examination;~~

18 ~~(2))~~ (a) Had at least one year of experience in transactions
19 involving real property, in appraisal of real property, or in
20 assessment of real property, or at least one year of experience in
21 a combination of the three;

22 (~~(3))~~ (b) Become knowledgeable in repair and remodeling of
23 buildings and improvement of land, and in the significance of
24 locality and area to the value of real property; (~~and~~

25 ~~(4))~~ (c) Become knowledgeable in the standards for appraising

1 property set forth by the department of revenue; and

2 (d) Met other minimum requirements specified by department of
3 revenue rule.

4 (2) The department of (~~personnel shall prepare with the~~
5 ~~advice of the department of~~) revenue shall prepare and administer
6 an examination on (~~the~~) subjects (~~of subsections (3) and (4),~~
7 ~~and~~) related to the valuation of real property. No person shall
8 assess real property for purposes of taxation without having passed
9 said examination or having received an examination waiver from the
10 department of revenue upon showing education or experience
11 determined by the department to be equivalent to passing the
12 examination. A person passing said examination or receiving an
13 examination waiver shall be (~~certified~~) accredited accordingly by
14 the (~~director of the~~) department of (~~personnel: PROVIDED,~~
15 ~~HOWEVER, That~~) revenue.

16 (3) The department of revenue may by rule establish continuing
17 education requirements for persons assessing real property for
18 purposes of taxation. The department shall provide accreditation
19 of completion of requirements imposed under this section. No
20 person shall assess real property for purposes of taxation without
21 complying with requirements imposed under this subsection.

22 (4) To the extent practical, the department of revenue shall
23 coordinate accreditation requirements under this section with the
24 requirements for certified real estate appraisers under chapter
25 18.140 RCW.

26 (5) The examination requirements of subsection (2) of this

1 section shall not apply to any person who shall have either:

2 ((+1)) (a) Been certified as a real property appraiser by the
3 department of personnel prior to ((May 21, 1971)) July 1, 1992; or

4 ((+2)) (b) Attended and satisfactorily completed the
5 assessor's school operated jointly by the department of revenue and
6 the Washington state assessors association prior to August 9,
7 1971."

8 "Sec. IV. RCW 36.21.100 and 1987 c 138 s 8 are each amended
9 to read as follows:

10 Every county assessor shall report to the department of
11 revenue on the property tax levies and related matters within the
12 county annually at a date and in a form prescribed by the
13 department of revenue. The report shall include, but need not be
14 limited to, the results of sales-assessment ratio studies performed
15 by the assessor. The ratio studies shall be based on use classes
16 of real property and shall be performed under a plan approved by
17 the department of revenue."

18 "NEW SECTION. **Sec. V.** This act is necessary for the
19 immediate preservation of the public peace, health, or safety, or
20 support of the state government and its existing public
21 institutions, and shall take effect immediately, except section 3
22 of this act, which shall take effect July 1, 1992."

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3 ADOPED 4/28/91 - Voice Vote

4 On page 1, line 4 of the title, after "study;" strike the
5 remainder of the title and insert "amending RCW 36.21.015 and
6 36.21.100; adding a new section to chapter 84.08 RCW; creating a
7 new section; providing an effective date; and declaring an
8 emergency."