

SENATE BILL REPORT

EHB 2494

**AS REPORTED BY COMMITTEE ON GOVERNMENTAL OPERATIONS,
FEBRUARY 27, 1992**

Brief Description: Monitoring the issuance of building permits.

SPONSORS: Representatives Peery and H. Myers

HOUSE COMMITTEE ON HOUSING

SENATE COMMITTEE ON GOVERNMENTAL OPERATIONS

Majority Report: Do pass as amended.

Signed by Senators McCaslin, Chairman; Madsen, and Sutherland.

Staff: Rod McAulay (786-7754)

Hearing Dates: February 27, 1992

BACKGROUND:

County assessors are authorized to place any property that has increased in value due to construction or alteration work on the assessment rolls for the purpose of tax levy. The local building official is required to provide a copy of all building permits to the county assessor where the total value of the work exceeds \$500.

Official real property records maintained by the county auditor do not reflect the issuance of building or occupancy permits.

SUMMARY:

County assessors, as part of the physical appraisal process, are required to verify that a building permit has been issued for construction or alteration work. If it appears that a building permit has not been issued, the county assessor must immediately notify the local building official.

Counties, cities, and towns must transmit a copy of any permit issued under the state building code where the cost or fair market value of the construction or alteration work exceeds \$500 to the county auditor of the county in which the property is located. Upon completion of construction or alteration work on single or multi-family residential buildings, the local building official must send a copy of a certificate of occupancy to the county auditor of the county where the property is located.

Appropriation: none

Revenue: none

Fiscal Note: none requested

SUMMARY OF PROPOSED SENATE AMENDMENT:

It is clarified that permits sent to county auditors are to be recorded in the real property records.

TESTIMONY FOR:

Helps protect purchasers by assuring that building and occupancy permits have been issued. There is no other mechanism to assure that this information is available.

TESTIMONY AGAINST:

Deputy assessors cannot tell if proper permits have been issued. Assessors shouldn't be asked to police the building department. Only an occupancy permit, not building permit, is necessary to reflect that construction was done properly. Recording fees should be required.

TESTIFIED: Representative Kim Peery; Fred Saeger, WSAC; Ben Gassaway, Clark County Auditor; Sue Berkeley, Thurston County Recording Manager, Washington State Auditors' Association; Jimmy Doke; John Woodring, WLTA