

SENATE BILL REPORT

SB 5062

AS REPORTED BY COMMITTEE ON ENERGY & UTILITIES,
FEBRUARY 7, 1991

Brief Description: Designating availability of utilities on recorded plats.

SPONSORS: Senators Nelson, Rasmussen and Thorsness.

SENATE COMMITTEE ON ENERGY & UTILITIES

Majority Report: That Substitute Senate Bill No. 5062 be substituted therefor, and the substitute bill do pass.

Signed by Senators Thorsness, Chairman; Saling, Vice Chairman; Nelson, Patterson, Roach, Stratton, and Williams.

Staff: Dave Monthie (786-7198)

Hearing Dates: January 29, 1991; February 7, 1991

BACKGROUND:

Existing law requires certain information to accompany the recording of plats or replats of real property. This information includes a statement of approval as to streets, sewage and water systems, and design of bridges; a survey of the section in which the plat is located; and certification as to liability for any taxes. At the time of recording, no information is required regarding the availability of utilities.

SUMMARY:

Every plat filed for record must be accompanied by an affidavit that describes the type and location of any utility service improvements installed on the plat, including sewage, water, power, natural gas, and telecommunications services, and must indicate if the utilities are connected.

EFFECT OF PROPOSED SUBSTITUTE:

Every plat must be accompanied by a certificate rather than an affidavit, signed by the person filing the plat, identifying in general the type, availability and proximity of the specified utilities, rather than their precise location.

Appropriation: none

Revenue: none

Fiscal Note: requested January 24, 1991

TESTIMONY FOR:

The information required would provide notice to buyers of whether and what utility service is available, and whether such service is connected or would require great expense to connect, and would prevent misrepresentations to buyers. Minor technical language changes are desirable to avoid requiring unnecessary surveying for precise utility locations.

TESTIMONY AGAINST: None

TESTIFIED: Stan Finkelstein, Association of Washington Cities (pro); Cliff Webster, Architects and Engineers Legislative Council (pro)