
HOUSE BILL 2717

State of Washington

52nd Legislature

1992 Regular Session

By Representatives Forner, Wynne, Vance, Mitchell, Kremen, Mielke, Hochstatter, Betrozoff, Bowman, Ballard, Brumsickle, D. Sommers, Wilson, Brough, Paris, Carlson, Broback, Van Luven, Nealey, P. Johnson, May, Tate, McLean, Wood and Casada

Read first time 01/24/92. Referred to Committee on Judiciary.

1 AN ACT Relating to proposed actions by local governments; adding a
2 new section to chapter 36.70A RCW; adding a new section to chapter
3 35.63 RCW; adding new sections to chapter 35A.63 RCW; and adding new
4 sections to chapter 36.70 RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW
7 to read as follows:

8 Local governments shall notify, in clear language that is
9 understandable to the average reader, private property owners of
10 proposed land use actions by local governments. The notices shall
11 describe the potential impact of specific property taxes and overall
12 tax revenues on local governments, the impact regulations have on the
13 affordability of local housing, and shall include the following:

14 (1) Prior notice of the consideration or action;

1 (2) A clear statement of "standing";

2 (3) An explanation of the effect on the property owner of having
3 and of not having standing;

4 (4) What the property owner must do to ensure that he or she has
5 standing; and

6 (5) The procedure for obtaining standing provided in section 2 of
7 this act, including the address and deadline for submitting written
8 statements.

9 Actions subject to the requirements of subsections (1) through (5)
10 of this section include, but are not limited to, adoption or amendment
11 of comprehensive plans or building codes, zoning actions, designations
12 of open space or wetlands, and environmental determinations.

13 NEW SECTION. **Sec. 2.** A new section is added to chapter 35.63 RCW
14 to read as follows:

15 A person has standing to contest an action which is subject to
16 section 1 of this act if the person submits a written statement to a
17 city or county legislative body that:

18 (1) Concerns the action being considered or taken by the
19 legislative body; or

20 (2) Expresses a desire or demand for standing with respect to the
21 action.

22 NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.63 RCW
23 to read as follows:

24 (1) When a code city is considering or taking an action that may
25 impact the value or use of private property, it shall publish, in the
26 publication with the largest circulation within its jurisdiction, the
27 following:

28 (a) Prior notice of the consideration or action;

1 (b) A clear statement of "standing";

2 (c) An explanation of the effect on the property owner of having
3 and of not having standing;

4 (d) What the property owner must do to ensure he or she has
5 standing; and

6 (e) The procedure for obtaining standing provided in section 2 of
7 this act, including the address and deadline for submitting written
8 statements.

9 (2) Actions subject to the requirements of subsection (1) of this
10 section include, but are not limited to, adoption or amendment of
11 comprehensive plans or building codes, zoning actions, designations of
12 open space or wetlands, and environmental determinations.

13 NEW SECTION. **Sec. 4.** A new section is added to chapter 35A.63 RCW
14 to read as follows:

15 A person has standing to contest an action that is subject to
16 section 1 of this act if the person submits a written statement to a
17 code city legislative body that:

18 (1) Concerns the action being considered or taken by the
19 legislative body; or

20 (2) Expresses a desire or demand for standing with respect to the
21 action.

22 NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70 RCW
23 to read as follows:

24 (1) When a county is considering or taking an action which may
25 impact the value or use of private property, it shall publish, in the
26 publication with the largest circulation within its jurisdiction, the
27 following:

28 (a) Prior notice of the consideration or action;

1 (b) A clear statement of "standing";

2 (c) An explanation of the effect on the property owner of having
3 and of not having standing;

4 (d) What the property owner must do to ensure he or she has
5 standing; and

6 (e) The procedure for obtaining standing provided in section 2 of
7 this act, including the address and deadline for submitting written
8 statements.

9 (2) Actions subject to the requirements of subsection (1) of this
10 section include, but are not limited to, adoption or amendment of
11 comprehensive plans or building codes, zoning actions, designations of
12 open space or wetlands, and environmental determinations.

13 NEW SECTION. **Sec. 6.** A new section is added to chapter 36.70 RCW
14 to read as follows:

15 A person has standing to contest an action which is subject to
16 section 1 of this act if the person submits a written statement to a
17 county legislative body that:

18 (1) Concerns the action being considered or taken by the
19 legislative body; or

20 (2) Expresses a desire or demand for standing with respect to the
21 action.