

# HOUSE BILL REPORT

## ESHB 2628

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As Passed House  
February 10, 1994

**Title:** An act relating to condemnation of blighted property.

**Brief Description:** Revising provisions relating to condemnation of blighted property.

**Sponsors:** By House Committee on Local Government (originally sponsored by Representatives R. Fisher, Campbell, Edmondson, Sommers, Appelwick and Dorn).

**Brief History:**

Reported by House Committee on:  
Local Government, February 4, 1994, DPS;  
Passed House, February 10, 1994, 91-4.

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### HOUSE COMMITTEE ON LOCAL GOVERNMENT

**Majority Report:** The substitute bill be substituted therefor and the substitute bill do pass. Signed by 10 members: Representatives H. Myers, Chair; Springer, Vice Chair; Edmondson, Ranking Minority Member; Reams, Assistant Ranking Minority Member; Dunshee; R. Fisher; Horn; Moak; Rayburn and Zellinsky.

**Minority Report:** Do not pass. Signed by 1 member: Representative Van Luven.

**Staff:** Steve Lundin (786-7127).

**Background:** Counties, cities, and towns are authorized to condemn property, dwellings, buildings, and structures constituting a blight on the surrounding neighborhood. A "blight on the surrounding neighborhood" is defined as property that: (1) has not been lawfully occupied for one year or more; (2) constitutes a threat to the public health, safety, or welfare, as determined by the county health department; and (3) is or has been associated with illegal drug activity during the previous 12 months.

In addition, the county, city, or town governing body must adopt a resolution declaring that the acquisition of the property is necessary to eliminate neighborhood blight before the property may be condemned.

**Summary of Bill:** The requirements are altered for a county, city, or town to condemn property that constitutes a blight on the surrounding neighborhood. Such property may be condemned only if two of the following three factors are met: (1) if there is a structure on the property, the structure has not been lawfully occupied for one or more years; (2) the executive authority of the county, city, or town determines the property constitutes a threat to the public health, safety, or welfare; and (3) the property is associated with illegal drug activity during the previous 12 months.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** The Hilltop area of Tacoma has many rundown buildings where bad things happen. We need to condemn this property and improve it.

**Testimony Against:** None.

**Witnesses:** Gary Pederson, city of Tacoma; and Alberta Canada, Hilltop Action Coalition.