

FINAL BILL REPORT

EHB 2009

Synopsis as Enacted

C 429 L 93

Brief Description: Including condominiums in parking and business improvement areas.

By Representatives J. Kohl, Wineberry, G. Cole and Holm.

House Committee on Trade, Economic Development & Housing
Senate Committee on Trade, Technology & Economic Development

Background: Under state law, all counties, cities, and towns (local governments) may create parking and business improvement areas that are designed to aid general economic development and to facilitate merchant and business cooperation.

The activities in a parking and business improvement area are financed through a special assessment that is imposed on businesses. The assessment finances the: (1) construction, acquisition or maintenance of parking facilities for the area; (2) decoration of public area; (3) promotion of public events in public places in the area; (4) furnishing of music in any public place in the area; (5) provision for maintenance and security of common public areas; or (6) management, planning and promotion of the area, including the promotion of retail trade activities in the area.

Many of the parking and business improvement areas contain multifamily residential condominium developments. It is felt that the activities financed through the special assessments benefit condominium residents as well as businesses.

Summary: The parking and business improvement areas law is expanded to allow special assessments to be imposed on multifamily residential or mixed use projects located in the parking and business improvement area. "Multifamily residential" or "mixed-use project" is defined as any building or buildings that contain four or more residential units or a combination of residential and commercial units.

The Washington condominium law is amended to allow condominium associates to participate in parking and business improvement areas. The condominium association may: (1) join in the initial petition for establishment of a parking and business improvement area; (2) participate in

any board or advisory board established by the local government for the operation of the parking and business improvement area; and (3) pay special assessments imposed by the local government for activities and projects that benefit the residents of the condominium.

Votes on Final Passage:

House	97	0
Senate	40	4

Effective: July 25, 1993