

SENATE BILL REPORT

EHB 2009

AS REPORTED BY COMMITTEE ON TRADE, TECHNOLOGY & ECONOMIC
DEVELOPMENT, APRIL 1, 1993

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

SPONSORS: Representatives J. Kohl, Wineberry, G. Cole and Holm

HOUSE COMMITTEE ON TRADE, ECONOMIC DEVELOPMENT & HOUSING

SENATE COMMITTEE ON TRADE, TECHNOLOGY & ECONOMIC DEVELOPMENT

Majority Report: Do pass.

Signed by Senators Skratek, Chairman; Sheldon, Vice
Chairman; Bluechel, Deccio, Erwin, M. Rasmussen, and Williams.

Staff: Midori Okazaki (786-7444)

Hearing Dates: March 30, 1993; April 1, 1993

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 which assist trade. Local government may also levy special assessments on all businesses within the parking and business improvement area to pay for activities that benefit the area.

Before a local government can create a parking and business improvement area, an initiating petition must be filed by persons who operate businesses in the proposed area which would pay a majority of the proposed special assessment and a public hearing must be held. The creation of the parking and business improvement area requires the approval of businesses which would pay 60 percent of the proposed special assessment.

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 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 associations 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) be subject to special assessments imposed by the local government for activities and projects that benefits the residents of the condominium.

Appropriation: none

Revenue: none

Fiscal note: none requested

TESTIMONY FOR:

Business improvement areas can enhance the vitality and livability of an urban residential area. Condominium owners would like to be able to contribute to solutions to problems that plague urban residential areas. It is only natural to include condominiums, because apartments are already included.

TESTIMONY AGAINST: None

TESTIFIED: Representative J. Kohl, prime sponsor (pro)