

2 **HB 2951** - H AMD TO H AMD (H-5110.1/96) **220 FAILED 2-12-96**  
3 By Representatives Dickerson and Morris

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5 Beginning on page 1, after line 5 of the amendment, strike the  
6 remainder of the amendment and insert the following:

7 "**Sec. 1.** RCW 84.38.010 and 1975 1st ex.s. c 291 s 26 are each  
8 amended to read as follows:

9 (1) The legislature finds that savings once deemed adequate for  
10 retirement living have been rendered inadequate by increased tax rates,  
11 increased property values, and the failure of pension systems to  
12 adequately reflect such factors. It is therefore deemed necessary that  
13 the legislature, in addition to that tax exemption as provided for in  
14 RCW 84.36.381 through 84.36.389 as now or hereafter amended, allow  
15 retired persons to defer payment of special assessments on their  
16 residences, and to defer their real property tax obligations on their  
17 residences, an amount of up to eighty percent of their equity in said  
18 property. ((This deferral program)) The deferral provided under RCW  
19 84.38.030 is intended to assist retired persons in maintaining their  
20 dignity and a reasonable standard of living by residing in their own  
21 homes, providing for their own needs, and managing their own affairs  
22 without requiring assistance from public welfare programs.

23 (2) The legislature also finds that large and unanticipated  
24 increases in taxes on residential property, usually attributable to  
25 rapid increases in property values, cause undue and excessive hardships  
26 for many homeowners. These increased tax burdens put many of these  
27 homeowners at risk of being unable to remain in their residences and  
28 maintain their property. Temporary financial hardships, such as  
29 unemployment or medical costs, may also cause some homeowners to have  
30 insufficient resources to pay property tax bills. The legislature  
31 therefore intends to provide such distressed taxpayers with the ability  
32 to defer taxes due so that they will be able to remain in their homes  
33 while still paying an equitable share of the overall property tax  
34 burden.

1        NEW SECTION.    **Sec. 2.**    A new section is added to chapter 84.38 RCW  
2 to read as follows:

3        A claimant may defer payment of that amount of real property taxes  
4 that exceeds six percent of the claimant's combined disposable income,  
5 but not to exceed two thousand five hundred dollars per year, if the  
6 following conditions are met:

7        (1) The property taxes must have been imposed upon a residence that  
8 was occupied by the claimant as a principal place of residence as of  
9 January 1st of the year in which the taxes are due, subject to the  
10 exceptions allowed under RCW 84.36.381(1);

11        (2) The total amount deferred by a claimant under this chapter may  
12 not exceed eighty percent of the claimant's equity value in the  
13 claimant's residence; and

14        (3) The claimant must meet the conditions of RCW 84.38.030 (4) and  
15 (5).

16        **Sec. 3.**    RCW 84.38.050 and 1979 ex.s. c 214 s 8 are each amended to  
17 read as follows:

18        (1)(a) Declarations to defer property taxes for all years following  
19 the first year under RCW 84.38.030 may be made by filing with the  
20 county assessor no later than thirty days before the tax is due a  
21 renewal form in duplicate, prescribed by the department of revenue and  
22 supplied by the county assessor, which affirms the continued  
23 eligibility of the claimant.

24        (b) In January of each year, the county assessor shall send to each  
25 claimant who has been granted deferral of ad valorem taxes for the  
26 previous year under RCW 84.38.030 renewal forms and notice to renew.

27        (2) Declarations to defer special assessments shall be made by  
28 filing with the assessor no later than thirty days before the special  
29 assessment is due on a form to be prescribed by the department of  
30 revenue and supplied by the county assessor. Upon approval, the full  
31 amount of special assessments upon such claimant's residence shall be  
32 deferred but not to exceed an amount equal to eighty percent of the  
33 claimant's equity value in said property."

34        Renumber the sections consecutively and correct internal references  
35 and the title accordingly.

1        EFFECT:  Creates a property tax deferral program for homeowners of  
2 all ages.

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