
SUBSTITUTE HOUSE BILL 1935

State of Washington

55th Legislature

1997 Regular Session

By House Committee on Government Reform & Land Use (originally sponsored by Representative Reams)

Read first time 03/04/97.

1 AN ACT Relating to the development of inherited property; adding a
2 new section to chapter 35.63 RCW; adding a new section to chapter
3 35A.63 RCW; adding a new section to chapter 36.70 RCW; and adding a new
4 section to chapter 36.70A 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 35.63 RCW
7 to read as follows:

8 (1) Notwithstanding any zoning provision pertaining to minimum lot
9 sizes, inherited property that is exempt from subdivision and platting
10 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

11 (a) The property is developed for a use that is authorized for that
12 property under current zoning laws;

13 (b) Each lot that is created contains sufficient area for a single-
14 family residence and an on-site sewage disposal system using any method
15 of on-site sewage disposal appropriate for the lot under standards that
16 exist when the lots are created, as determined by the local health
17 department;

18 (c) The people inheriting the property are immediate family members
19 of the deceased; and

1 (d) The number of parcels into which the property is divided equals
2 no more than the number of immediate family members who inherit
3 property under this section, not to exceed ten parcels.

4 (2) For purposes of this section, "immediate family members" means
5 a spouse, children, grandchildren, or parents.

6 NEW SECTION. **Sec. 2.** A new section is added to chapter 35A.63 RCW
7 to read as follows:

8 (1) Notwithstanding any zoning provision pertaining to minimum lot
9 sizes, inherited property that is exempt from subdivision and platting
10 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

11 (a) The property is developed for a use that is authorized for that
12 property under current zoning laws;

13 (b) Each lot that is created contains sufficient area for a single-
14 family residence and an on-site sewage disposal system using any method
15 of on-site sewage disposal appropriate for the lot under standards that
16 exist when the lots are created, as determined by the local health
17 department;

18 (c) The people inheriting the property are immediate family members
19 of the deceased; and

20 (d) The number of parcels into which the property is divided equals
21 no more than the number of immediate family members who inherit
22 property under this section, not to exceed ten parcels.

23 (2) For purposes of this section, "immediate family members" means
24 a spouse, children, grandchildren, or parents.

25 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.70 RCW
26 to read as follows:

27 (1) Notwithstanding any zoning provision pertaining to minimum lot
28 sizes, inherited property that is exempt from subdivision and platting
29 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

30 (a) The property is developed for a use that is authorized for that
31 property under current zoning laws;

32 (b) Each lot that is created contains sufficient area for a single-
33 family residence and an on-site sewage disposal system using any method
34 of on-site sewage disposal appropriate for the lot under standards that
35 exist when the lots are created, as determined by the local health
36 department;

1 (c) The people inheriting the property are immediate family members
2 of the deceased; and

3 (d) The number of parcels into which the property is divided equals
4 no more than the number of immediate family members who inherit
5 property under this section, not to exceed ten parcels.

6 (2) For purposes of this section, "immediate family members" means
7 a spouse, children, grandchildren, or parents.

8 NEW SECTION. **Sec. 4.** A new section is added to chapter 36.70A RCW
9 to read as follows:

10 (1) Notwithstanding any zoning provision pertaining to minimum lot
11 sizes, inherited property that is exempt from subdivision and platting
12 requirements pursuant to RCW 58.17.040(3) may be developed, so long as:

13 (a) The property is developed for a use that is authorized for that
14 property under current zoning laws;

15 (b) Each lot that is created contains sufficient area for a single-
16 family residence and an on-site sewage disposal system using any method
17 of on-site sewage disposal appropriate for the lot under standards that
18 exist when the lots are created, as determined by the local health
19 department;

20 (c) The people inheriting the property are immediate family members
21 of the deceased; and

22 (d) The number of parcels into which the property is divided equals
23 no more than the number of immediate family members who inherit
24 property under this section, not to exceed ten parcels.

25 (2) For purposes of this section, "immediate family members" means
26 a spouse, children, grandchildren, or parents.

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