
HOUSE BILL 1937

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By Representatives Carrell, B. Thomas, Talcott, Zellinsky, Thompson, Chandler, Mielke, McDonald, Smith, Boldt, Hickel, Huff, Sheahan, Sterk, D. Schmidt, L. Thomas, Robertson, Cairnes, Mitchell, D. Sommers and Dyer

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1 AN ACT Relating to property tax administration; providing full
2 disclosure; revising billing procedures; requiring annual revaluations;
3 amending RCW 84.40.045, 84.56.050, 84.52.054, 84.56.020, 84.41.030,
4 84.41.041, and 84.40.0301; adding a new section to chapter 84.41 RCW;
5 creating new sections; repealing RCW 84.56.022; and prescribing
6 penalties.

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

8 **PART I**

9 **FULL PROPERTY TAX DISCLOSURE**

10 **Sec. 101.** RCW 84.40.045 and 1994 c 301 s 36 are each amended to
11 read as follows:

12 (1) The assessor shall give notice of any change in the true and
13 fair value of real property for the tract or lot of land and any
14 improvements thereon no later than thirty days after appraisal(~~(÷~~
15 ~~PROVIDED, That~~)). However, no such notice shall be mailed during the
16 period from January 15 to February 15 of each year(~~(÷—PROVIDED~~
17 ~~FURTHER, That~~)). In addition, no notice need be sent with respect to
18 changes in valuation of forest land made pursuant to chapter 84.33 RCW.

1 (2) The notice shall contain the following information and this
2 information shall be separately stated on the notice:

3 (a) A statement of both the prior and the new true and fair value
4 (~~and~~), stating separately land and improvement values;

5 (b) The ratio of the assessed value to the true and fair value on
6 which the assessment of the property is based(~~(, stating separately~~
7 land and improvement values~~),~~); and

8 (c) A brief statement of the procedure for appeal to the board of
9 equalization and the time, date, and place of the meetings of the
10 board.

11 (3) The notice shall be mailed by the assessor to the taxpayer.
12 For the purposes of this section, "taxpayer" means any person charged,
13 or whose property is charged, with property tax.

14 (4) If any taxpayer, as shown by the tax rolls, holds solely a
15 security interest in the real property which is the subject of the
16 notice, pursuant to a mortgage, contract of sale, or deed of trust,
17 such taxpayer shall(~~(, upon written request of the assessor,~~)
18 supply(~~(, within thirty days of receipt of such request,~~) to the
19 assessor for the county in which the parcel is located for inclusion on
20 the tax rolls the name and address of the person making payments for
21 property tax purposes pursuant to the mortgage, contract of sale, or
22 deed of trust, and thereafter such person shall also receive a copy of
23 the notice provided for in this section. Willful failure to comply
24 with (~~(such request within the time limitation provided for herein~~
25 shall)) this subsection makes such taxpayer subject to a maximum civil
26 penalty of five dollars for each parcel of real property in which it
27 holds the security interest, the aggregate of such penalties in any one
28 year not to exceed five thousand dollars. The penalties provided for
29 (~~herein~~) in this subsection shall be recoverable in an action by the
30 county prosecutor, and when recovered shall be deposited in the county
31 current expense fund. (~~The assessor shall make the request provided~~
32 for by this section during the month of January.))

33 **Sec. 102.** RCW 84.56.050 and 1991 c 245 s 17 are each amended to
34 read as follows:

35 (1) On receiving the tax rolls the county treasurer shall post all
36 real and personal property taxes from the rolls to the treasurer's tax
37 roll, and shall carry forward to the current tax rolls a memorandum of
38 all delinquent taxes on each and every description of property, and

1 enter the same on the property upon which the taxes are delinquent
2 showing the amounts for each year.

3 (2) The treasurer shall notify each taxpayer in the county, at the
4 expense of the county, of the amount of the real and personal
5 property(~~(, and the current and delinquent amount of tax due on the~~
6 same; and the treasurer shall have printed on the notice the name of
7 each tax and the levy made on the same)) taxes due and payable. The
8 notice mailed to the taxpayer shall at a minimum contain the following
9 information and this information must be separately stated on the
10 notice:

11 (a) The name and address of the taxpayer;

12 (b) The name, address, and telephone number of the county issuing
13 the notice;

14 (c) The parcel number as noted in the county records;

15 (d) The legal property address and description;

16 (e) The year for which the assessment is being made;

17 (f) The current assessed valuation of the parcel's land value and
18 improvement value as reported by the county assessor's office;

19 (g) Current billing information containing the name of each taxing
20 jurisdiction levying a tax on the identified parcel, the amount of that
21 jurisdiction's levy rate, and the total amount due for each taxing
22 jurisdiction;

23 (h) The amount of taxes due as a result of regular property taxes
24 and their share, expressed as a percentage, of the total amount of
25 taxes due from the taxpayer;

26 (i) The amount of taxes due as a result of excess levies approved
27 by the voters together with any special assessments and their share,
28 expressed as a percentage, of the total amount of taxes due from the
29 taxpayer;

30 (j) The total taxes due and payable from the taxpayer, including
31 any delinquent taxes and any interest or penalties due; and

32 (k) A notice of the payment due dates and possible delinquency
33 penalties and interest.

34 (3) The county treasurer shall be the sole collector of all
35 delinquent taxes and all other taxes due and collectible on the tax
36 rolls of the county(~~(; PROVIDED, That)).~~

37 (4) For the purposes of this section, the term "taxpayer" (~~as used~~
38 in this section shall)) means any person charged, or whose property is
39 charged, with property tax(~~(; and)).~~

1 (5) The person to be notified under subsection (2) of this section
2 is ((that)) the person whose name appears on the tax rolls ((herein
3 mentioned: PROVIDED, FURTHER, That)) of the county issuing the notice.
4 If no name so appears the person to be notified is that person shown by
5 the treasurer's tax rolls or duplicate tax receipts of any preceding
6 year as the payer of the tax last paid on the property in question. If
7 any taxpayer, as shown on the tax rolls, holds solely a security
8 interest in the real property that is the subject of the notice, the
9 county treasurer shall transmit a duplicate copy of the notice to the
10 person making payments for property tax purposes pursuant to a security
11 agreement. The duplicate notice shall clearly state in bold-face type
12 that it is not a bill and is for informational purposes only.

13 **Sec. 103.** RCW 84.52.054 and 1986 c 133 s 2 are each amended to
14 read as follows:

15 (1) Any ballot proposition submitted to the voters requesting the
16 additional tax provided for in ((subparagraph (a) of the seventeenth
17 amendment to)) Article VII, section 2 (a) and (b) of the state
18 Constitution ((as amended by Amendment 59 and as thereafter amended,))
19 and specifically authorized by RCW 84.52.052, ((as now or hereafter
20 amended, and RCW)) 84.52.053 ((and)), 84.52.0531, and 84.52.056, or any
21 other proposition submitted to the voters for regular or excess
22 property tax levies shall ((be set forth in terms of dollars on the
23 ballot of the proposition to be submitted to the voters, together with
24 an estimate of the dollar rate of tax levy that will be required to
25 produce the dollar amount; and)) contain the following information in
26 the official ballot title submitted to the voters:

27 (a) The total dollar amount proposed to be collected during the
28 entire period of the levy;

29 (b) An estimate of the dollar rate of the tax levy that will be
30 required for each one thousand dollars of assessed value to produce the
31 total dollar amount proposed in (a) of this subsection;

32 (c) An estimate of the total tax liability for one hundred thousand
33 dollars of taxable value based on the estimated dollar amount of tax
34 levy in (b) of this subsection for each year of the period for which
35 the tax levy is proposed; and

36 (d) A statement of the proposed use or uses of the tax levies
37 requested.

1 (2) Any ballot proposition submitted to the voters requesting the
2 additional tax provided for in Article VII, section 2 (a) and (b) of
3 the state Constitution and specifically authorized by RCW 84.52.052,
4 84.52.053, 84.52.0531, and 84.52.056, or any other proposition
5 submitted to the voters for regular or excess property tax levies
6 lasting longer than one year shall contain the following information in
7 the official ballot title submitted to the voters:

8 (a) The total dollar amount proposed to be collected during the
9 entire period of the levy;

10 (b) The total dollar amount proposed to be collected during each
11 year of the period for which the tax levy is proposed. The total
12 dollar amount for each annual levy in the period may be equal or in
13 different amounts;

14 (c) An estimate of the dollar rate of the tax levy that will be
15 required for each one thousand dollars of assessed value to produce the
16 total dollar amounts proposed in (b) of this subsection;

17 (d) An estimate of the total tax liability for one hundred thousand
18 dollars of taxable value based on the estimated dollar amount of tax
19 levy in (b) of this subsection for each year of the period for which
20 the tax levy is proposed; and

21 (e) A statement of the proposed use or uses of the tax levies
22 requested.

23 (3) The county assessor, in spreading ((this)) any voter-approved
24 tax upon the rolls, shall determine the eventual dollar rate required
25 to produce the amount of dollars so voted upon, regardless of the
26 estimate of dollar rate of tax levy carried in ((said)) the
27 proposition. ((In the case of a school district proposition for a
28 particular period, the dollar amount and the corresponding estimate of
29 the dollar rate of tax levy shall be set forth for each of the years in
30 that period. The dollar amount for each annual levy in the particular
31 period may be equal or in different amounts.))

32 NEW SECTION. Sec. 104. RCW 84.56.022 and 1995 c 180 s 1 & 1994 c
33 301 s 48 are each repealed.

34 **PART II**
35 **REVISED BILLING PROCEDURES**

1 **Sec. 201.** RCW 84.56.020 and 1996 c 153 s 1 are each amended to
2 read as follows:

3 (1) The county treasurer shall be the receiver and collector of all
4 taxes extended upon the tax rolls of the county, whether levied for
5 state, county, school, bridge, road, municipal or other purposes, and
6 also of all fines, forfeitures or penalties received by any person or
7 officer for the use of his or her county.

8 (2) All taxes upon real and personal property made payable by the
9 provisions of this title shall be due and payable to the county
10 treasurer ((on or before the thirtieth day of April and, except as
11 provided in this section, shall be delinquent after that date.

12 ~~(2))~~ as follows:

13 (a) One-half of the taxes shall be due and payable on or before the
14 thirtieth day of April and shall be delinquent after that date.

15 (b) Any applicable interest and penalties for the first one-half of
16 the taxes and the remaining one-half of the taxes shall be due and
17 payable on or before the thirty-first day of October and shall be
18 delinquent after that date.

19 (c) If, however, the total amount of taxes due on real and personal
20 property by one person is less than one hundred dollars, the total
21 amount must be paid on or before the thirtieth day of April and shall
22 be delinquent after that date.

23 (3) Each tax statement shall include a notice that checks for
24 payment of taxes due under this title may be made payable to "Treasurer
25 of County" or other appropriate office, but tax statements
26 shall not include any suggestion that checks may be made payable to the
27 name of the individual holding the office of treasurer nor any other
28 individual.

29 ~~((3) When the total amount of tax or special assessments on~~
30 ~~personal property or on any lot, block or tract of real property~~
31 ~~payable by one person is fifty dollars or more, and if one half of such~~
32 ~~tax be paid on or before the thirtieth day of April, the remainder of~~
33 ~~such tax shall be due and payable on or before the thirty-first day of~~
34 ~~October following and shall be delinquent after that date.~~

35 ~~(4) When the total amount of tax or special assessments on any lot,~~
36 ~~block or tract of real property or on any mobile home payable by one~~
37 ~~person is fifty dollars or more, and if one half of such tax be paid~~
38 ~~after the thirtieth day of April but before the thirty-first day of~~
39 ~~October, together with the applicable interest and penalty on the full~~

1 amount of tax payable for that year, the remainder of such tax shall be
2 due and payable on or before the thirty-first day of October following
3 and shall be delinquent after that date.

4 ~~(5))~~ (4) Delinquent taxes under this section are subject to
5 interest at the rate of twelve percent per annum computed on a monthly
6 basis on the full year amount of tax unpaid from the date of
7 delinquency until paid. Interest shall be calculated at the rate in
8 effect at the time of payment of the tax, regardless of when the taxes
9 were first delinquent. In addition, delinquent taxes under this
10 section are subject to penalties as follows:

11 (a) A penalty of three percent of the full year amount of tax
12 unpaid shall be assessed on the tax delinquent on June 1st of the year
13 in which the tax is due.

14 (b) An additional penalty of eight percent shall be assessed on the
15 amount of tax delinquent on December 1st of the year in which the tax
16 is due.

17 ~~((6) Subsection (5) of this section notwithstanding, no interest
18 or penalties may be assessed for the period April 30, 1996, through
19 December 31, 1996, on delinquent taxes imposed in 1995 for collection
20 in 1996 which are imposed on the personal residences owned by military
21 personnel who participated in the situation known as "Joint Endeavor."~~

22 ~~(7))~~ (5) For purposes of this chapter, "interest" means both
23 interest and penalties.

24 ~~((8))~~ (6) All collections of interest on delinquent taxes shall
25 be credited to the county current expense fund; but the cost of
26 foreclosure and sale of real property, and the fees and costs of
27 distraint and sale of personal property, for delinquent taxes, shall,
28 when collected, be credited to the operation and maintenance fund of
29 the county treasurer prosecuting the foreclosure or distraint or sale;
30 and shall be used by the county treasurer as a revolving fund to defray
31 the cost of further foreclosure, distraint and sale for delinquent
32 taxes without regard to budget limitations.

33 (7) As used in this section, "tax" includes special assessments.

34 **PART III**

35 **UNIFORM ANNUAL REVALUATION CYCLES**

36 **Sec. 301.** RCW 84.41.030 and 1996 c 254 s 7 are each amended to
37 read as follows:

1 Each county assessor shall maintain an active and systematic
2 program of revaluation on a continuous basis, and shall establish a
3 revaluation schedule which will result in revaluation of all taxable
4 real property within the county (~~at least once each four years and~~
5 ~~physical inspection of all taxable real property within the county at~~
6 ~~least once each six years. Each county assessor may disregard any~~
7 ~~program of revaluation, if requested by a property owner, and change,~~
8 ~~as appropriate, the valuation of real property upon the receipt of a~~
9 ~~notice of decision received under RCW 36.70B.130, 90.60.160, or chapter~~
10 ~~35.22, 35.63, 35A.63, or 36.70 RCW pertaining to the value of the real~~
11 ~~property)) as required under this chapter.~~

12 **Sec. 302.** RCW 84.41.041 and 1987 c 319 s 4 are each amended to
13 read as follows:

14 Each county assessor shall cause all taxable real property to be
15 revalued at least once every year and physically inspected (~~and~~
16 ~~valued~~) at least once every six years in accordance with (~~RCW~~
17 ~~84.41.030, and in accordance with~~) a plan filed with and approved by
18 the department of revenue. Such revaluation plan shall provide that a
19 reasonable portion of all taxable real property within a county shall
20 be (~~revalued and these newly determined~~) physically inspected and
21 newly determined values based on these physical inspections shall be
22 placed on the assessment rolls each year. (~~The department may approve~~
23 ~~a plan that provides that all property in the county be revalued every~~
24 ~~two years. If the revaluation plan provides for physical inspection at~~
25 ~~least once each four years, during the intervals between each physical~~
26 ~~inspection of real property, the valuation of such property may be~~
27 ~~adjusted to its current true and fair value, such adjustments to be~~
28 ~~based upon appropriate statistical data.~~) If the revaluation plan
29 provides for physical inspection less frequently than once each
30 (~~four~~) year(~~s~~), during the intervals between each physical
31 inspection of real property, the valuation of such property shall be
32 adjusted to its current true and fair value, such adjustments to be
33 made once each year and to be based upon appropriate statistical data.

34 The assessor may require property owners to submit pertinent data
35 respecting taxable property in their control including data respecting
36 any sale or purchase of said property within the past five years, the
37 cost and characteristics of any improvement on the property and other
38 facts necessary for appraisal of the property.

1

PART VI

2

MISCELLANEOUS

3 NEW SECTION. **Sec. 601.** Part headings used in this act are not
4 part of the law.

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