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Sponsor(s): Representatives Mastin, Grant, B. Thomas, Sheldon, Chandler, Johnson, Sump, Koster, Schoesler, Buck, Clements, Cairnes, McMorris, DeBolt and Backlund

Brief Title: Regulating property rights.

HB 2222 - DIGEST

Declares that subject to any exceptions in this act, a private property owner must receive compensation from government for a regulatory taking of private property.

Provides that a government entity may enter into a freely negotiated written agreement with a private property owner to provide all or part of the compensation required under this act in cash or another form of equal value, or other devices as may be mutually agreed in writing between the government and the private property owner.

Declares that the compensation requirement in this act does not apply to the extent the taking: (1) Is imposed to prevent, mitigate, or abate a nuisance as defined by the laws of this state;

(2) is part of a zoning regulation common to the area surrounding the property;

(3) creates limitations that burden every parcel of property with the same zoning designation equally; or

(4) has the effect of compensating all property owners subject to the restrictions due to the reciprocal nature of the restrictions.