

# FINAL BILL REPORT

## SB 5652

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Synopsis as Enacted

**Brief Description:** Increasing statutory limits on appraiser fees in eminent domain proceedings.

**Sponsors:** Senators Bauer and Sellar.

**Senate Committee on Judiciary**  
**Senate Committee on Transportation**  
**House Committee on Transportation**

**Background:** State and local governments may acquire title to land without the owner's consent under the power of eminent domain. The land must be taken for some legitimate public purpose and the owner of the land must receive just compensation for his or her loss. In most cases, just compensation equals the fair market value of the land.

An owner of land will sometimes evaluate the offer made by the governmental entity taking the land (condemnor) by hiring an appraiser. The condemnor must then reimburse the owner for the appraiser's services. This expense is currently capped at \$200.

The Appraisers Coalition of Washington suggests that the \$200 cap, which was set in 1967, be raised to \$750 as this amount more accurately reflects the cost of appraisals and other expenditures made by landowners. In addition, landowners rely upon appraisers to obtain an assessment of the value of their land and the current cap limits the numbers of appraisers willing to do condemnation work.

**Summary:** Reimbursement from a governmental entity taking property by eminent domain for a landowner's expenses to evaluate the property may not exceed \$750.

**Votes on Final Passage:**

Senate	47	0
House	91	0

**Effective:** July 25, 1999