
HOUSE BILL 1925

State of Washington

56th Legislature

1999 Regular Session

By Representatives Cairnes, Skinner, Koster, DeBolt, Benson, Huff, Boldt, Buck, Thomas, Delvin, Pennington, Cox, Mielke, Carrell, Esser, Schindler, Dunn, Wensman, Talcott, McDonald and Radcliff

Read first time 02/10/1999. Referred to Committee on Commerce & Labor.

1 AN ACT Relating to requiring sellers of new residential
2 construction to disclose regulatory construction costs to consumers in
3 order to increase consumer awareness of costs in such purchases; adding
4 a new section to chapter 64.06 RCW; and creating a new section.

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

6 NEW SECTION. **Sec. 1.** The legislature recognizes that, for many
7 citizens of Washington state, the ability to purchase a home in which
8 families can be raised has increasingly become difficult. Home
9 ownership is recognized as a main symbol of economic and social success
10 and is a primary goal for most citizens in Washington. In addition,
11 the design, construction, and rehabilitation of homes employs local
12 labor and uses a vast array of American-made products and services. As
13 a result of the positive attributes associated with high home ownership
14 rates, and in an attempt to educate potential home owners in the costs
15 associated with new home construction, the legislature intends to
16 require sellers of new construction to itemize and disclose all direct
17 and indirect costs associated with the construction of new residential
18 housing.

1 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.06 RCW
2 to read as follows:

3 (1) In a transaction for the sale of newly constructed residential
4 real property, the seller shall deliver to the buyer a completed real
5 property transfer disclosure statement containing, but not limited to,
6 the following information: (a) Any and all impact fees paid to the
7 local jurisdiction as a condition of permit approval; (b) real estate
8 excise taxes paid under authority of chapter 82.45 RCW; (c) sewer and
9 water connection fees paid under chapters 35.92 and 35.91 RCW; (d)
10 costs associated with compliance under chapter 43.21C RCW; (e) costs,
11 including studies and permit fees, associated with compliance under
12 chapter 90.58 RCW; and (f) federal, state, and local taxes paid by the
13 builder.

14 (2) For the purposes of this section, "impact fees" means payment
15 of money, including payments made as voluntary agreements under RCW
16 82.02.020, imposed upon development as a condition of development
17 approval to generate revenue for the construction or expansion of
18 capital facilities located outside the boundaries of new development
19 that serve the contributing and peripheral developments. "Capital
20 facilities" means the following facilities owned or operated by
21 government entities: (a) Public streets and roads; (b) publicly owned
22 parks, open space, and recreational facilities; (c) school facilities;
23 (d) fire protection facilities in jurisdictions that are not part of a
24 fire district; (e) sewer and water connection fees imposed under
25 authority of RCW 35.92.025; (f) water and sewer fees imposed under RCW
26 35.91.020; (g) street fees imposed under chapter 35.72 RCW; and (h)
27 state environmental policy act mitigation measures imposed under
28 chapter 43.21C RCW.

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