

1669

Sponsor(s): Representatives Koster, Cairnes, McMorris, DeBolt, Sump, Lambert, Mulliken, Buck, D. Sommers, Benson, Pennington, Mielke, Boldt and Schoesler

Brief Title: Protecting private property.

**HB 1669 - DIGEST**

Declares that this act is necessary to ensure that when the public desires natural, environmental, scenic, or aesthetic values on private property which leave the owner of the private property with no practical use of any portion of private property, the public will either mitigate the damage to the private property owner caused by restrictions on land use or provide compensation.

Provides that, if a government entity imposes a restriction on the use of any portion of real property and that restriction damages the property by decreasing the fair market value of the real property by either precluding an existing or previously existing use, which is not an unreasonable use of property, or precluding substantially all reasonable economically beneficial or productive uses of any portion of private real property, then the government entity shall: (1) Pay compensation to the owner of a parcel of real property; or

(2) with the property owner's consent, mitigate the damage to the real property caused by the restriction by using methods of mitigation which include, but are not limited to, those recognized in RCW 36.70A.070(5) and 36.70A.090.