

6210

Sponsor(s): Senators Swecker, Carlson, Morton, Oke and Roach

Brief Description: Requiring compensation to the owner of real property when government action causes a reduction in the use or exchange value of the property.

**SB 6210 - DIGEST**

Provides that if any action by a government entity to change the land use or zoning status of real property causes at least a thirty percent reduction in the use or exchange value of that property, the property is considered to have been taken for the use of the public.

Provides that the owner of the property that is taken has a right to receive compensation for the reduction in value caused by the government entity's action.

Provides that, if, in an action under this act, a court awards compensation to a property owner, the court may also award reasonable attorneys' fees and costs to such property owner.

Declares that, if any action by a government entity results in a taking of property under this chapter and causes at least a thirty percent reduction in the full cash value of real property, the government entity's assessor or, if appropriate, the department of revenue shall reflect the reduction in valuation by reducing the assessed valuation of the property on the tax rolls as of the next valuation date.

Takes effect January 1, 2002.

Provides that, in the adoption of a rule under chapter 34.05 RCW, an agency shall prepare a takings analysis: (1) If the proposed rule will cause a reduction in the use or exchange value of any private property; or (2) if requested to do so by a majority vote of the joint administrative rules review committee within forty-five days of receiving the notice of proposed rule making under RCW 34.05.320.