
HOUSE BILL 1480

State of Washington

58th Legislature

2003 Regular Session

By Representatives Clibborn, Ericksen and Wallace; by request of Department of Transportation

Read first time 01/28/2003. Referred to Committee on Judiciary.

1 AN ACT Relating to sharing of appraisal information in condemnation
2 proceedings; and amending RCW 8.25.120.

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

4 **Sec. 1.** RCW 8.25.120 and 1969 ex.s. c 236 s 8 are each amended to
5 read as follows:

6 (1) When making an initial offer to purchase land, real estate,
7 premises, or other property or property rights, an agency's offer may
8 be accompanied by a written appraisal or a written explanation of the
9 basis and method upon which the agency relied in establishing the
10 amount of just compensation offered to a property owner. The property
11 owner may provide an appraisal or a written explanation of the basis
12 and method for the property owner's opinion of value to the agency.

13 (2) Appraisals or written explanations of the basis and method by
14 which a party's offers were made, as provided under subsection (1) of
15 this section, are provided solely for settlement purposes and are not
16 admissible as evidence for any purpose after the commencement of a
17 condemnation action, except that a party may offer its own appraisal
18 information in any proceeding.

1 (3) After the commencement of a condemnation action, upon motion of
2 either the condemnor or condemnee, the court may order, upon such terms
3 and conditions as are fair and equitable, the production and exchange
4 of the written conclusions of all the appraisers of the parties as to
5 just compensation owed to the condemnee, as prepared for the purpose of
6 the condemnation action, and the comparable sales, if any, used by such
7 appraisers. The court shall enter such order only after assurance that
8 there will be mutual, reciprocal, and contemporaneous disclosures of
9 similar information between the parties.

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