
SENATE BILL 5432

State of Washington 58th Legislature 2003 Regular Session

By Senators Roach, Kastama, Stevens and Fairley

Read first time 01/24/2003. Referred to Committee on Government Operations & Elections.

1 AN ACT Relating to the sale of property by water-sewer districts;
2 and amending RCW 57.08.016.

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

4 **Sec. 1.** RCW 57.08.016 and 1999 c 153 s 5 are each amended to read
5 as follows:

6 (1) There shall be no private sale of real property where the
7 (~~appraised~~) estimated value exceeds the sum of two thousand five
8 hundred dollars. Estimated value shall be determined by the board of
9 commissioners based upon advice from a real estate appraiser or broker
10 as it considers appropriate. Subject to the provisions of subsection
11 (2) of this section, no real property of the district shall be sold for
12 less than ninety percent of the value (~~thereof as~~). Where the
13 estimated value exceeds two thousand five hundred dollars, an appraised
14 value shall be established by a written appraisal made not more than
15 six months prior to the date of sale by three disinterested real estate
16 brokers licensed under the laws of the state or by one professionally
17 designated real estate appraiser(~~s~~) as defined in RCW 74.46.020. The
18 appraisal shall be signed by the brokers or appraiser(~~s~~) and filed
19 with the secretary of the board of commissioners of the district, who

1 shall keep it at the office of the district open to public inspection.
2 Any notice of intention to sell real property of the district shall
3 recite the estimated value, or the appraised value ((thereof)) if an
4 appraisal has been made.

5 (2) If no purchasers can be obtained for the property at ninety
6 percent or more of its appraised value after one hundred twenty days of
7 offering the property for sale, the board of commissioners of the
8 district may adopt a resolution stating that the district has been
9 unable to sell the property at the ninety percent amount. The district
10 then may sell the property at the highest price it can obtain at public
11 auction. A notice of intention to sell at public auction shall be
12 published once a week for two consecutive weeks in a newspaper of
13 general circulation in the district. The notice shall describe the
14 property, state the time and place at which it will be offered for sale
15 and the terms of sale, and shall call for bids, fix the conditions
16 thereof, and reserve the right to reject any and all bids for good
17 cause.

18 (3) As an alternative to the requirements under subsections (1) and
19 (2) of this section, a water-sewer district may dispose of easements or
20 other interests in real property by private sale, even when the
21 estimated value exceeds the sum of two thousand five hundred dollars,
22 when the potential buyer owns real property abutting or adjacent to the
23 real property, and when the board of commissioners has determined that
24 no productive use could be made of the property other than by
25 incorporation with the abutting or adjacent real property.
26 Determination of appraised value, selling price, and procedures for
27 sale shall be as described in subsections (1) and (2) of this section.
28 Notice of a proposed private sale shall be given as described in RCW
29 57.08.015.

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