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HOUSE BILL 2837

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State of Washington                      59th Legislature                      2006 Regular Session

By Representatives O'Brien, McCune, Morris and Dunn

Read first time 01/13/2006. Referred to Committee on Finance.

1            AN ACT Relating to eliminating advance property tax payments for  
2 binding site plans; and amending RCW 84.40.042 and 58.08.040.

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

4            **Sec. 1.** RCW 84.40.042 and 2002 c 168 s 8 are each amended to read  
5 as follows:

6            (1) When real property is divided in accordance with chapter 58.17  
7 RCW, the assessor shall carefully investigate and ascertain the true  
8 and fair value of each lot and assess each lot on that same basis,  
9 unless specifically provided otherwise by law. For purposes of this  
10 section, "lot" has the same definition as in RCW 58.17.020.

11            (a) For each lot on which an advance tax deposit has been paid in  
12 accordance with RCW 58.08.040, the assessor shall establish the true  
13 and fair value by October 30 of the year following the recording of the  
14 plat, replat, or altered plat(~~(, or binding site plan)~~). The value  
15 established shall be the value of the lot as of January 1 of the year  
16 the original parcel of real property was last revalued. An additional  
17 property tax shall not be due on the land until the calendar year  
18 following the year for which the advance tax deposit was paid if the

1 deposit was sufficient to pay the full amount of the taxes due on the  
2 property.

3 (b) For each lot on which an advance tax deposit has not been paid,  
4 the assessor shall establish the true and fair value not later than the  
5 calendar year following the recording of the plat, map, subdivision, or  
6 replat. For purposes of this section, "subdivision" means a division  
7 of land into two or more lots.

8 (c) For each subdivision, all current year and delinquent taxes and  
9 assessments on the entire tract must be paid in full in accordance with  
10 RCW 58.17.160 and 58.08.030 except when property is being acquired by  
11 a government for public use. For purposes of this section, "current  
12 year taxes" means taxes that are collectible under RCW 84.56.010  
13 subsequent to February 14.

14 (2) When the assessor is required by law to segregate any part or  
15 parts of real property, assessed before or after July 27, 1997, as one  
16 parcel or when the assessor is required by law to combine parcels of  
17 real property assessed before or after July 27, 1997, as two or more  
18 parcels, the assessor shall carefully investigate and ascertain the  
19 true and fair value of each part or parts of the real property and each  
20 combined parcel and assess each part or parts or each combined parcel  
21 on that same basis.

22 **Sec. 2.** RCW 58.08.040 and 1997 c 393 s 11 are each amended to read  
23 as follows:

24 Prior to any person recording a plat, replat, or altered plat(~~(or~~  
25 ~~binding site plan~~)) subsequent to May 31st in any year and prior to the  
26 date of the collection of taxes in the ensuing year, the person shall  
27 deposit with the county treasurer a sum equal to the product of the  
28 county assessor's latest valuation on the property less improvements in  
29 such subdivision multiplied by the current year's dollar rate increased  
30 by twenty-five percent on the property platted. The treasurer's  
31 receipt shall be evidence of the payment. The treasurer shall  
32 appropriate so much of the deposit as will pay the taxes and  
33 assessments on the property when the levy rates are certified by the  
34 assessor using the value of the property at the time of filing a plat,  
35 replat, or altered plat, (~~(or binding site plan,~~) and in case the sum  
36 deposited is in excess of the amount necessary for the payment of the

1 taxes and assessments, the treasurer shall return, to the party  
2 depositing, the amount of excess.

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