

SHB 2014 - H AMD 120
By Representative Chase

WITHDRAWN 01/18/2008

1 On page 4, line 26, after "(e)" insert "(i)"

2 Beginning on page 4, line 28, after "exceed" strike all material
3 through page 5, line 5, and insert ":

4 (A) A sum equal to three months of the tenant's or subtenant's rent
5 at the time the conversion notice required under subsection (1) of this
6 section is received; or

7 (B) In the case of elderly or special needs tenants, the greater
8 of:

9 (I) The sum described in (e)(i)(A) of this subsection; or

10 (II) The sum of actual relocation expenses of the tenant, up to a
11 maximum of one thousand five hundred dollars in excess of the sum
12 described in (e)(i)(A) of this subsection, which may include costs
13 associated with the physical move, first month's rent, and the security
14 deposit for the dwelling unit to which the tenant is relocating, rent
15 differentials for up to a six-month period, and any other reasonable
16 costs or fees associated with the relocation. Receipts for relocation
17 expenses must be provided to the declarant by eligible tenants, and
18 declarants shall provide the relocation assistance to tenants in a
19 timely manner. The city or county may provide additional guidelines
20 for such relocation assistance;

21 (ii) For the purposes of this subsection (6)(e):

22 (A) "Special needs" means, but is not limited to, a chronic mental
23 illness or physical disability, a developmental disability, or other
24 condition affecting cognition, disease, chemical dependency, or a
25 medical condition that is permanent, not reversible or curable, or is
26 long-lasting and severely limits a person's mental or physical capacity
27 for self-care; and

28 (B) "Elderly" means having at least sixty-five years of age;

29 (iii) A declarant shall pay relocation assistance to tenants and
30 subtenants:

- 1 (A) Who elect not to purchase a unit (~~and~~);
2 (B) Who are in lawful occupancy for residential purposes of a unit;
3 and
4 (C) Whose monthly household income from all sources, on the date of
5 the notice described in subsection (1) of this section, was less than
6 an amount equal to eighty percent of ((+i));
7 (I) The monthly median income for comparably sized households in
8 the standard metropolitan statistical area, as defined and established
9 by the United States department of housing and urban development, in
10 which the condominium is located((τ)); or ((+ii))
11 (II) If the condominium is not within a standard metropolitan"

12 On page 5, after line 17, insert the following:

13 "(iv) Declarants shall pay a fee to the city or county of up to one
14 hundred dollars for each rental unit to be converted into a
15 condominium. The city or county shall use funds collected from these
16 fee payments to provide assistance to tenants affected by condominium
17 conversion projects. Fees may be used for direct payments of
18 additional relocation assistance for tenants according to guidelines to
19 be determined by the city or county and may also be used for
20 information and referral services program administrative costs;"

21 On page 6, line 9, after "(7)" insert "Counties subject to RCW
22 36.70A.215 and the cities within those counties must by appropriate
23 ordinance require with respect to any conversion condominium within its
24 jurisdiction that declarants pay relocation assistance as described in
25 subsection (6)(e) of this section and that declarants pay the per unit
26 fee to the city or county as described in subsection (6)(e)(iv) of this
27 section.

28 (8)"

29 Correct any internal references accordingly.

30 On page 8, after line 19, insert the following:

31 **"Sec. 3.** RCW 64.34.050 and 1989 c 43 s 1-106 are each amended to
32 read as follows:

33 (1) Except as provided in RCW 64.34.440, a zoning, subdivision,

1 building code, or other real property law, ordinance, or regulation may
2 not prohibit the condominium form of ownership or impose any
3 requirement upon a condominium which it would not impose upon a
4 physically identical development under a different form of ownership.
5 Otherwise, no provision of this chapter invalidates or modifies any
6 provision of any zoning, subdivision, building code, or other real
7 property use law, ordinance, or regulation.

8 (2) This section shall not prohibit a county legislative authority
9 from requiring the review and approval of declarations and amendments
10 thereto and termination agreements executed pursuant to RCW
11 64.34.268(2) by the county assessor solely for the purpose of
12 allocating the assessed value and property taxes. The review by the
13 assessor shall be done in a reasonable and timely manner."

14 Renumber the remaining sections consecutively, correct any internal
15 references accordingly, and correct the title.

EFFECT: Allows cities and counties to require additional
relocation assistance to be provided to elderly or special needs
tenants in an amount that consists of the greater of the sum of three
months' rent or actual relocation costs incurred by such a tenant up to
a maximum of \$1,500 above the sum of three months' rent.

Allows cities and counties to collect up to \$100 per rental unit
subject to conversion from declarants to be used for a city or county
relocation assistance program.

Counties subject to RCW 36.70A.215, also referred to as "buildable
lands" counties and the cities within those counties must require that
declarants pay relocation assistance to tenants and that they pay the
fee of up to \$100 per unit to the city or county.

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