

**SHB 2576 - H AMD 1073**  
By Representative Dunn

1 On page 13, after line 34, insert the following:

2 "NEW SECTION. **Sec. 4.** A new section is added to chapter 84.36  
3 RCW to read as follows:

4 (1) Eligible regulated real property is exempt from taxation  
5 from regular property tax levies by the state, city or town, and  
6 county. Eligible regulated real property means real property for  
7 which the land value has been reduced by ten percent or more after  
8 November 20, 2003, as a result of regulation under a shoreline  
9 master program adopted under chapter 90.58 RCW or under an  
10 amendment to or new comprehensive plan or development regulations  
11 adopted under chapter 36.70A RCW. The exemption continues until  
12 the cumulative tax savings due to the exemption equals or exceeds  
13 the reduction in value.

14 (2) A claim for exemption shall be made and filed on or before  
15 March 31st with the county assessor. The claim for exemption must  
16 be filed within five years of the adoption of the regulation. To  
17 establish the value reduction, the property owner may petition the  
18 county assessor under RCW 84.40.039 or establish the value  
19 reduction through an appraisal report prepared by a state-certified  
20 general real estate appraiser licensed under chapter 18.140 RCW.  
21 The value reduction shall be determined with reference to the value  
22 on January 1st of the year in which the regulation under subsection  
23 (1) of this section is adopted.

24 (3) If the value reduction is established by the assessor, the  
25 owner may petition the county board of equalization for a change in  
26 the value reduction within thirty days of being notified of the  
27 assessor's valuation. If the value reduction is established by an  
28 appraisal report, the state, city or town, or county in which the  
29 property is located may petition the county board of equalization  
30 for a change in the value reduction established in the appraisal

1 report within thirty days of receiving the appraisal report. Upon  
2 review by the county board of equalization, board of tax appeals,  
3 or any court, the value reduction established by an appraisal  
4 report is presumed correct, however, this presumption is not a  
5 defense against any correction indicated by clear, cogent, and  
6 convincing evidence.

7 (4) The assessor shall either approve or deny the exemption and  
8 notify the property owner in writing by August 1st. The property  
9 owner may appeal the assessor's determination under the provisions  
10 of RCW 84.48.010.

11 (5) The levy for a taxing district in any year shall be reduced  
12 as necessary to prevent exemptions under this section from  
13 resulting in a higher tax rate than would have occurred in the  
14 absence of the exemptions under this section.

15 NEW SECTION. **Sec. 5.** Section 4 of this act applies to taxes  
16 levied for collection in 2009 and thereafter."

17 Correct the title.

**EFFECT:** 1) Exempts eligible regulated real property from  
taxation under regular property tax levies by the state,  
cities, towns, and counties. "Eligible regulated real property"  
is defined as any real property for which the land value has  
been reduced by 10 percent or more after November 20, 2003 as  
a result of regulations under a master program adopted under  
the Shoreline Management Act or under an amendment to or new  
comprehensive plan or development regulations adopted under the  
Growth Management Act; 2) establishes that the tax exemption  
continues until the cumulative tax savings resulting from the  
exemption equals or exceeds the reduction in value; and 3)  
establishes requirements and procedures applicable to property  
owners and assessors pertaining to claims for the tax  
exemption.