
SUBSTITUTE HOUSE BILL 2164

State of Washington 60th Legislature 2007 Regular Session

By House Committee on Finance (originally sponsored by
Representatives Dunshee, Morrell, Moeller and Ormsby)

READ FIRST TIME 03/05/07.

1 AN ACT Relating to property tax exemptions for multiple-unit
2 housing in urban centers within the boundaries of the campus facilities
3 master plan of any state institution of higher education; amending RCW
4 84.14.010 and 84.14.060; providing an effective date; and declaring an
5 emergency.

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

7 **Sec. 1.** RCW 84.14.010 and 2002 c 146 s 1 are each amended to read
8 as follows:

9 Unless the context clearly requires otherwise, the definitions in
10 this section apply throughout this chapter.

11 (1) "Campus facilities master plan" means the area that is defined
12 by a state institution of higher education as necessary for the future
13 growth and development of its campus facilities wherever located within
14 the state.

15 (2) "City" means either (a) a city or town with a population of at
16 least thirty thousand or (b) the largest city or town, if there is no
17 city or town with a population of at least thirty thousand, located in
18 a county planning under the growth management act.

1 ~~((2))~~ (3) "Governing authority" means the local legislative
2 authority of a city having jurisdiction over the property for which an
3 exemption may be applied for under this chapter.

4 ~~((3))~~ (4) "Growth management act" means chapter 36.70A RCW.

5 ~~((4))~~ (5) "Multiple-unit housing" means a building having four or
6 more dwelling units not designed or used as transient accommodations
7 and not including hotels and motels. Multifamily units may result from
8 new construction or rehabilitated or conversion of vacant,
9 underutilized, or substandard buildings to multifamily housing.

10 ~~((5))~~ (6) "Owner" means the property owner of record.

11 ~~((6))~~ (7) "Permanent residential occupancy" means multiunit
12 housing that provides either rental or owner occupancy on a
13 nontransient basis. This includes owner-occupied or rental
14 accommodation that is leased for a period of at least one month. This
15 excludes hotels and motels that predominately offer rental
16 accommodation on a daily or weekly basis.

17 ~~((7))~~ (8) "Rehabilitation improvements" means modifications to
18 existing structures, that are vacant for twelve months or longer, that
19 are made to achieve a condition of substantial compliance with existing
20 building codes or modification to existing occupied structures which
21 increase the number of multifamily housing units.

22 ~~((8))~~ (9) "Residential targeted area" means an area within an
23 urban center that has been designated by the governing authority as a
24 residential targeted area in accordance with this chapter. With
25 respect to designations after the effective date of this section,
26 "residential targeted area" may not include a campus facilities master
27 plan.

28 ~~((9))~~ (10) "State institution of higher education" means the
29 University of Washington, Washington State University, Central
30 Washington University, Eastern Washington University, Western
31 Washington University, The Evergreen State College, and any of
32 Washington state's community, vocational, or technical colleges.

33 (11) "Substantial compliance" means compliance with local building
34 or housing code requirements that are typically required for
35 rehabilitation as opposed to new construction.

36 ~~((10))~~ (12) "Urban center" means a compact identifiable district
37 where urban residents may obtain a variety of products and services.
38 An urban center must contain:

1 (a) Several existing or previous, or both, business establishments
2 that may include but are not limited to shops, offices, banks,
3 restaurants, governmental agencies;

4 (b) Adequate public facilities including streets, sidewalks,
5 lighting, transit, domestic water, and sanitary sewer systems; and

6 (c) A mixture of uses and activities that may include housing,
7 recreation, and cultural activities in association with either
8 commercial or office, or both, use.

9 **Sec. 2.** RCW 84.14.060 and 1995 c 375 s 9 are each amended to read
10 as follows:

11 (1) The duly authorized administrative official or committee of the
12 city may approve the application if it finds that:

13 ~~((+1))~~ (a) A minimum of four new units are being constructed or in
14 the case of occupied rehabilitation or conversion a minimum of four
15 additional multifamily units are being developed;

16 ~~((+2))~~ (b) The proposed project is or will be, at the time of
17 completion, in conformance with all local plans and regulations that
18 apply at the time the application is approved;

19 ~~((+3))~~ (c) The owner has complied with all standards and
20 guidelines adopted by the city under this chapter; and

21 ~~((+4))~~ (d) The site is located in a residential targeted area of
22 an urban center that has been designated by the governing authority in
23 accordance with procedures and guidelines indicated in RCW 84.14.040.

24 (2) An application may not be approved after the effective date of
25 this act if any part of the proposed project site is within a campus
26 facilities master plan.

27 NEW SECTION. **Sec. 3.** This act is necessary for the immediate
28 preservation of the public peace, health, or safety, or support of the
29 state government and its existing public institutions, and takes effect
30 July 1, 2007.

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