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**SUBSTITUTE HOUSE BILL 2611**

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**State of Washington                      60th Legislature                      2008 Regular Session**

**By** House Finance (originally sponsored by Representatives McIntire, Condotta, Hunt, Lantz, Haigh, and Chase)

READ FIRST TIME 02/12/08.

1            AN ACT Relating to annual revaluations of property for property tax  
2 purposes; amending RCW 84.41.030 and 84.41.041; adding a new section to  
3 chapter 84.41 RCW; creating a new section; and providing an expiration  
4 date.

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

6            **Sec. 1.** RCW 84.41.030 and 1996 c 254 s 7 are each amended to read  
7 as follows:

8            (1) Each county assessor shall maintain an active and systematic  
9 program of revaluation on a continuous basis, and shall establish a  
10 revaluation schedule which will result in revaluation of all taxable  
11 real property within the county at least once each four years and  
12 physical inspection of all taxable real property within the county at  
13 least once each six years. Each county assessor may disregard any  
14 program of revaluation, if requested by a property owner, and change,  
15 as appropriate, the valuation of real property upon the receipt of a  
16 notice of decision received under RCW 36.70B.130(~~(, 90.60.160,)~~) or  
17 chapter 35.22, 35.63, 35A.63, or 36.70 RCW pertaining to the value of  
18 the real property.

1       (2) Not later than January 1, 2012, all taxable real property  
2 within a county shall be revalued annually and all taxable real  
3 property within a county shall be physically inspected at least once  
4 each six years. This mandate is conditional upon the department of  
5 revenue providing the necessary guidance and financial assistance to  
6 those counties that are not on an annual revaluation cycle so that they  
7 may convert to an annual revaluation cycle including, but not limited  
8 to, appropriate data collection methods and coding, neighborhood and  
9 market delineation, statistical analysis, valuation guidelines, and  
10 training. The department shall assist any county assessor requesting  
11 assistance in the valuation of industrial property estimated to exceed  
12 twenty-five million dollars in real and personal property value.

13       **Sec. 2.** RCW 84.41.041 and 2001 c 187 s 21 are each amended to read  
14 as follows:

15       Each county assessor shall cause taxable real property to be  
16 physically inspected and valued (~~(at least once every six years)~~) in  
17 accordance with RCW 84.41.030, and in accordance with a plan filed with  
18 and approved by the department of revenue. Such revaluation plan shall  
19 provide that a reasonable portion of all taxable real property within  
20 a county shall be revalued and these newly-determined values placed on  
21 the assessment rolls each year. Until January 1, 2012, the department  
22 may approve a plan that provides that all property in the county be  
23 revalued every two years. If the revaluation plan provides for  
24 physical inspection at least once each four years, during the intervals  
25 between each physical inspection of real property, the valuation of  
26 such property may be adjusted to its current true and fair value, such  
27 adjustments to be based upon appropriate statistical data. If the  
28 revaluation plan provides for physical inspection less frequently than  
29 once each four years, during the intervals between each physical  
30 inspection of real property, the valuation of such property shall be  
31 adjusted to its current true and fair value, such adjustments to be  
32 made once each year and to be based upon appropriate statistical data.

33       The assessor may require property owners to submit pertinent data  
34 respecting taxable property in their control including data respecting  
35 any sale or purchase of said property within the past five years, the  
36 cost and characteristics of any improvement on the property and other  
37 facts necessary for appraisal of the property.

1        NEW SECTION.    **Sec. 3.**    A new section is added to chapter 84.41 RCW  
2 to read as follows:

3        (1) The department of revenue shall administer a grant program to  
4 assist counties with:    (a) Converting to an annual revaluation system  
5 for property tax valuation; (b) replacing computer software used for  
6 revaluations in counties where the software was purchased from  
7 commercial vendors and will not be supported by the vendor or others  
8 after January 1, 2010; or (c) the acquisition of software and integral  
9 hardware in counties currently administering an annual revaluation  
10 program where the assessor's property records are not stored in an  
11 electronic format or where the current software does not have the  
12 capacity to store, manage, and process property record components used  
13 in the valuation process.    The department shall explore cost-effective  
14 ways to purchase software and hardware on behalf of counties.    A county  
15 may use grant money to purchase computer hardware or software, repair  
16 or upgrade existing computer hardware or software, or provide necessary  
17 training related to computer hardware or software.

18        (2) This section expires July 1, 2012.

19        NEW SECTION.    **Sec. 4.**    If specific funding for the purposes of this  
20 act, referencing this act by bill or chapter number, is not provided by  
21 June 30, 2008, in the omnibus appropriations act, this act is null and  
22 void.

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