
HOUSE BILL 1056

State of Washington

61st Legislature

2009 Regular Session

By Representatives Takko, Orcutt, Condotta, O'Brien, Sells, Blake, Newhouse, Haigh, Simpson, and Short

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

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, 2014, 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, 2014, 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 annual property revaluation grant account is created in the
4 state treasury. Moneys in the account may be spent only after
5 appropriation. Moneys in the account may be used only for grants as
6 provided in section 4 of this act.

7 (2) Any funds remaining in the annual property revaluation grant
8 account on January 1, 2014, shall be deposited in the general fund.

9 (3) This section expires July 1, 2014.

10 NEW SECTION. **Sec. 4.** A new section is added to chapter 84.41 RCW
11 to read as follows:

12 (1) The department of revenue shall administer a grant program to
13 assist counties with: (a) Converting to an annual revaluation system
14 for property tax valuation; (b) replacing computer software used for
15 revaluations in counties where the software was purchased from
16 commercial vendors and will not be supported by the vendor or others
17 after January 1, 2010; or (c) the acquisition of software and integral
18 hardware in counties currently administering an annual revaluation
19 program where the assessor's property records are not stored in an
20 electronic format or where the current software does not have the
21 capacity to store, manage, and process property record components used
22 in the valuation process. A county may use grant money to purchase
23 computer hardware or software, repair or upgrade existing computer
24 hardware or software, or provide necessary training related to computer
25 hardware or software. No county is eligible for grants under this
26 section totaling more than five hundred thousand dollars.

27 (2) This section expires July 1, 2014.

28 NEW SECTION. **Sec. 5.** The sum of five million dollars, or as much
29 thereof as may be deemed necessary by the department of revenue, is
30 appropriated for the fiscal year ending June 30, 2010, from the general
31 fund solely for expenditure into the annual property revaluation grant
32 account created in section 3 of this act.

33 NEW SECTION. **Sec. 6.** The sum of five million dollars, or as much
34 thereof as may be deemed necessary by the department of revenue, is

1 appropriated for the fiscal year ending June 30, 2011, from the general
2 fund solely for expenditure into the annual property revaluation grant
3 account created in section 3 of this act.

4 NEW SECTION. **Sec. 7.** The sum of two hundred fifty-four thousand
5 dollars, or as much thereof as may be necessary, is appropriated for
6 the fiscal year ending June 30, 2010, from the general fund to the
7 department of revenue for the purposes of this act.

8 NEW SECTION. **Sec. 8.** The sum of two hundred fifty-four thousand
9 dollars, or as much thereof as may be necessary, is appropriated for
10 the fiscal year ending June 30, 2011, from the general fund to the
11 department of revenue for the purposes of this act.

12 NEW SECTION. **Sec. 9.** If specific funding for the purposes of this
13 act, referencing this act by bill or chapter number, is not provided by
14 June 30, 2014, in the omnibus appropriations act, this act is null and
15 void.

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