

SB 6031 - S AMD 421
By Senator Sheldon

ADOPTED 02/12/2014

1 Strike everything after the enacting clause and insert the
2 following:

3 "Sec. 1. RCW 36.61.010 and 2008 c 301 s 1 are each amended to read
4 as follows:

5 (1) The legislature finds that the environmental, recreational, and
6 aesthetic values of many of the state's lakes are threatened by
7 eutrophication and other deterioration and that existing governmental
8 authorities are unable to adequately improve and maintain the quality
9 of the state's lakes.

10 (2) The legislature intends that an ecosystem-based beach
11 management approach should be used to help promote the health of
12 aquatic ecosystems and that such a management approach be undertaken in
13 a manner that retains ecosystem values within the state. This
14 management approach should use long-term strategies that focus on
15 reducing nutrient inputs from human activities affecting the aquatic
16 ecosystem, such as decreasing nutrients into storm water sewers,
17 decreasing fertilizer application, promoting the proper disposal of pet
18 waste, promoting the use of vegetative borders, promoting the reduction
19 of nutrients from on-site septic systems where appropriate, and
20 protecting riparian areas. Organic debris, including vegetation,
21 driftwood, seaweed, kelp, and organisms, are extremely important to
22 beach ecosystems.

23 (3) The legislature further finds that it is in the public interest
24 to promote the conservation and stewardship of shorelines and upland
25 properties adjoining lakes and beaches in order to: (a) Conserve
26 natural or scenic resources; (b) protect riparian habitats and water
27 quality; (c) promote conservation of soils, wetlands, shorelines, or
28 tidal marshes; (d) enhance the value of lakes or beaches to the public
29 as well as the benefit of abutting or neighboring parks, forests,
30 wildlife preserves, nature reservations or sanctuaries, or other open

1 space; (e) enhance recreation opportunities; (f) preserve historic
2 sites; and (g) protect visual quality along highway, road, street,
3 trail, recreational, and other corridors or scenic vistas.

4 (4) It is the purpose of this chapter to establish a governmental
5 mechanism by which property owners can embark on a program of lake or
6 beach improvement and maintenance for their and the general public's
7 benefit, health, and welfare. Public property, including state
8 property, shall be considered the same as private property in this
9 chapter, except liens for special assessments and liens for rates and
10 charges shall not extend to public property. Lake bottom property and
11 marine property below the line of the ordinary high water mark shall
12 not be considered to be benefitted, shall not be subject to special
13 assessments or rates and charges, and shall not receive voting rights
14 under this chapter.

15 **Sec. 2.** RCW 36.61.020 and 2008 c 301 s 3 are each amended to read
16 as follows:

17 (1) Any county may create lake or beach management districts to
18 finance: (a) The improvement and maintenance of lakes or beaches
19 located within or partially within the boundaries of the county; and
20 (b) the acquisition of real property or property rights within or
21 outside a lake or beach management district including, by way of
22 example, conservation easements authorized under RCW 64.04.130, and to
23 promote the conservation and stewardship of shorelines as well as the
24 conservation and stewardship of upland properties adjoining lakes or
25 beaches for conservation or for minimal development. All or a portion
26 of a lake or beach and the adjacent land areas may be included within
27 one or more lake or beach management districts. More than one lake or
28 beach, or portions of lakes or beaches, and the adjacent land areas may
29 be included in a single lake or beach management district.

30 (2) For the purposes of this chapter, the term "improvement"
31 includes, among other things, the acquisition of real property and
32 property rights within or outside a lake or beach management district
33 for the purposes set forth in RCW 36.61.010 and this section.

34 (3) Special assessments or rates and charges may be imposed on the
35 property included within a lake or beach management district to finance
36 lake or beach improvement and maintenance activities, including:
37 ((+1)) (a) Controlling or removing aquatic plants and vegetation;

1 ((+2+)) (b) improving water quality; ((+3+)) (c) controlling water
2 levels; ((+4+)) (d) treating and diverting storm water; ((+5+)) (e)
3 controlling agricultural waste; ((+6+)) (f) studying lake or marine
4 water quality problems and solutions; ((+7+)) (g) cleaning and
5 maintaining ditches and streams entering the lake or marine waters or
6 leaving the lake; ((+8+)) (h) monitoring air quality; (i) the
7 acquisition of real property and property rights; and ((+9+)) (j) the
8 related administrative, engineering, legal, and operational costs,
9 including the costs of creating the lake or beach management district.

10 (4) Special assessments or rates and charges may be imposed
11 annually on all the land in a lake or beach management district for the
12 duration of the lake or beach management district without a related
13 issuance of lake or beach management district bonds or revenue bonds.
14 Special assessments also may be imposed in the manner of special
15 assessments in a local improvement district with each landowner being
16 given the choice of paying the entire special assessment in one
17 payment, or to paying installments, with lake or beach management
18 district bonds being issued to obtain moneys not derived by the initial
19 full payment of the special assessments, and the installments covering
20 all of the costs related to issuing, selling, and redeeming the lake or
21 beach management district bonds.

22 NEW SECTION. **Sec. 3.** A new section is added to chapter 36.61 RCW
23 to read as follows:

24 A proposal to acquire real property or property rights within or
25 outside of a lake or beach management district in accordance with RCW
26 36.61.020 must, prior to the acquisition of the real property or
27 property rights, have the written approval of a majority of the
28 property owners of the district, as determined by the tax rolls of the
29 county assessor.

30 **Sec. 4.** RCW 36.61.070 and 2008 c 301 s 9 are each amended to read
31 as follows:

32 (1) After the public hearing, the county legislative authority may
33 adopt a resolution submitting the question of creating the lake or
34 beach management district to the owners of land within the proposed
35 lake or beach management district, including publicly owned land, if
36 the county legislative authority finds that it is in the public

1 interest to create the lake or beach management district and the
2 financing of the lake or beach improvement and maintenance activities
3 is feasible. The resolution shall also include: ~~((+1))~~ (a) A plan
4 describing the proposed lake or beach improvement and maintenance
5 activities which avoid adverse impacts on fish and wildlife and provide
6 for appropriate measures to protect and enhance fish and wildlife;
7 ~~((+2))~~ (b) the number of years the lake or beach management district
8 will exist; ~~((+3))~~ (c) the amount to be raised by special assessments
9 or rates and charges; ~~((+4))~~ (d) if special assessments are to be
10 imposed, whether the special assessments shall be imposed annually for
11 the duration of the lake or beach management district or only once with
12 the possibility of installments being imposed and lake or beach
13 management bonds being issued, or both, and, if both types of special
14 assessments are proposed to be imposed, the lake or beach improvement
15 or maintenance activities proposed to be financed by each type of
16 special assessment; ~~((+5))~~ (e) if rates and charges are to be imposed,
17 a description of the proposed rates and charges and the possibility of
18 revenue bonds being issued that are payable from the rates and charges;
19 and ~~((+6))~~ (f) the estimated special assessment or rate and charge
20 proposed to be imposed on each parcel included in the proposed lake or
21 beach management district.

22 (2) No lake or beach management district may be created by a county
23 that includes territory located in another county without the approval
24 of the legislative authority of the other county.

25 **Sec. 5.** RCW 36.61.220 and 2008 c 301 s 21 are each amended to read
26 as follows:

27 Within ~~((fifteen))~~ thirty days after a county creates a lake or
28 beach management district, the county shall cause to be filed with the
29 county treasurer, a description of the lake or beach improvement and
30 maintenance activities proposed that the lake or beach management
31 district finances, the lake or beach management district number, and a
32 copy of the diagram or print showing the boundaries of the lake or
33 beach management district and preliminary special assessment roll or
34 abstract of the same showing thereon the lots, tracts, parcels of land,
35 and other property that will be specially benefitted thereby and the
36 estimated cost and expense of such lake or beach improvement and
37 maintenance activities to be borne by each lot, tract, parcel of land,

1 or other property. The treasurer shall immediately post the proposed
2 special assessment roll upon his or her index of special assessments
3 against the properties affected by the lake or beach improvement or
4 maintenance activities.

5 **Sec. 6.** RCW 36.61.250 and 1985 c 398 s 25 are each amended to read
6 as follows:

7 Except when lake or beach management district bonds are outstanding
8 or when an existing contract might otherwise be impaired, the county
9 legislative authority may stop the imposition of annual special
10 assessments if, in its opinion, the public interest will be served by
11 such action.

12 **Sec. 7.** RCW 36.61.260 and 2008 c 301 s 23 are each amended to read
13 as follows:

14 (1) Counties may issue lake or beach management district revenue
15 bonds in accordance with this section. Lake or beach management
16 district bonds may be issued to obtain money sufficient to cover that
17 portion of the special assessments that are not paid within the thirty-
18 day period provided in RCW 36.61.190.

19 (2) Whenever lake or beach management district revenue bonds are
20 proposed to be issued, the county legislative authority shall create a
21 special fund or funds for the lake or beach management district from
22 which all or a portion of the costs of the lake or beach improvement
23 and maintenance activities shall be paid. Lake or beach management
24 district bonds shall not be issued in excess of the costs and expenses
25 of the lake or beach improvement and maintenance activities and shall
26 not be issued prior to twenty days after the thirty days allowed for
27 the payment of special assessments without interest or penalties.

28 (3) Lake or beach management district revenue bonds shall be
29 exclusively payable from the special fund or funds and from a guaranty
30 fund that the county may have created out of a portion of proceeds from
31 the sale of the lake or beach management district bonds.

32 ((+2)) (4)(a) Lake or beach management district revenue bonds
33 shall not constitute a general indebtedness of the county issuing the
34 bond nor an obligation, general or special, of the state. The owner of
35 any lake or beach management district revenue bond shall not have any
36 claim for the payment thereof against the county that issues the bonds

1 except for: (i) With respect to revenue bonds payable from special
2 assessments, payment from the special assessments made for the lake or
3 beach improvement or maintenance activities for which the lake or beach
4 management district bond was issued and from the special fund or funds,
5 and a lake or beach management district guaranty fund, that may have
6 been created; and (ii) with respect to revenue bonds payable from rates
7 and charges, payment from rates and charges deposited in the special
8 fund or funds that the county may have created for that purpose.
9 Revenue bonds may be payable from both special assessments and from
10 rates and charges. The county shall not be liable to the owner of any
11 lake or beach management district bond for any loss to ~~((the))~~ a lake
12 or beach management district guaranty fund occurring in the lawful
13 operation of the fund. The owner of a lake or beach management
14 district bond shall not have any claim against the state arising from
15 the lake or beach management district bond, rates and charges, special
16 assessments, or guaranty fund. Tax revenues shall not be used to
17 secure or guarantee the payment of the principal of or interest on lake
18 or beach management district bonds. Notwithstanding the provisions of
19 this subsection, nothing in this section may be interpreted as limiting
20 a county's issuance of bonds pursuant to RCW 36.67.010 in order to
21 assist in the financing of improvements to lakes or beaches located
22 within or partially within the boundaries of the county, including
23 without limitation lakes or beaches located within a lake or beach
24 management district.

25 (b) The substance of the limitations included in this subsection
26 (4) shall be plainly printed, written, engraved, or reproduced on:
27 ~~((a))~~ (i) Each lake or beach management district bond that is a
28 physical instrument; ~~((b))~~ (ii) the official notice of sale; and
29 ~~((c))~~ (iii) each official statement associated with the lake or beach
30 management district bonds.

31 ~~((3))~~ (5) If the county fails to make any principal or interest
32 payments on any lake or beach management district bond or to promptly
33 collect any special assessment securing ~~((the))~~ lake or beach
34 management district revenue bonds when due, the owner of the lake or
35 beach management district revenue bond may obtain a writ of mandamus
36 from any court of competent jurisdiction requiring the county to
37 collect the special assessments, foreclose on the related lien, and

1 make payments out of the special fund or guaranty fund if one exists.
2 Any number of owners of lake or beach management districts may join as
3 plaintiffs.

4 ~~((+4))~~ (6) A county may create a lake or beach management district
5 bond guaranty fund for each issue of lake or beach management district
6 bonds. The guaranty fund shall only exist for the life of the lake or
7 beach management district bonds with which it is associated. A portion
8 of the bond proceeds may be placed into a guaranty fund. Unused moneys
9 remaining in the guaranty fund during the last two years of the
10 installments shall be used to proportionally reduce the required level
11 of installments and shall be transferred into the special fund into
12 which installment payments are placed. A county may, in the discretion
13 of the legislative authority of the county, deposit amounts into a lake
14 or beach management district bond guaranty fund from any money legally
15 available for that purpose. Any amounts remaining in the guaranty fund
16 after the repayment of all revenue bonds secured thereby and the
17 payment of assessment installments, may be applied to lake or beach
18 improvement and maintenance activities or to other county purposes.

19 ~~((+5))~~ (7) Lake or beach management district bonds shall be issued
20 and sold in accordance with chapter 39.46 RCW. The authority to create
21 a special fund or funds shall include the authority to create accounts
22 within a fund.

23 NEW SECTION. Sec. 8. A new section is added to chapter 36.61 RCW
24 to read as follows:

25 A proposal to issue lake or beach management district revenue bonds
26 in accordance with RCW 36.61.260 must, prior to the issuance of the
27 bonds, have the written approval of a majority of the property owners
28 of the district, as determined by the tax rolls of the county assessor.

29 NEW SECTION. Sec. 9. A new section is added to chapter 36.61 RCW
30 to read as follows:

31 (1) In connection with the acquisition of real property or property
32 rights within or outside a lake or beach management district, a county
33 may: (a) Own real property and property rights, including without
34 limitation conservation easements; (b) transfer real property and
35 property rights to another state or local governmental entity; (c)
36 contract with a public or private entity, including without limitation

1 a financial institution with trust powers, a municipal corporation, or
2 a nonprofit corporation, to hold real property or property rights such
3 as conservation easements in trust for the purposes of the lake and
4 beach management district, and, in connection with those services, to
5 pay the reasonable costs of that financial institution or nonprofit
6 corporation; (d) monitor and enforce the terms of a real property right
7 such as a conservation easement, or for that purpose to contract with
8 a public or private entity, including without limitation a financial
9 institution with trust powers, a municipal corporation, or a nonprofit
10 corporation; (e) impose terms, conditions, and encumbrances upon real
11 property or property rights acquired in respect of a lake or beach
12 management district, and amend the same; and (f) accept gifts, grants,
13 and loans in connection with the acquisition of real property and
14 property rights for lake or beach management district purposes.

15 (2) If a county contracts with a financial institution, municipal
16 corporation, or nonprofit corporation to hold that property or property
17 rights in trust for purposes of the district, the terms of the contract
18 must provide that the financial institution, municipal corporation, or
19 nonprofit corporation may not sell, pledge, or hypothecate the property
20 or property rights for any purpose, and must further provide for the
21 return of the property or property rights back to the county in the
22 event of a material breach of the terms of the contract.

23 (3) Before a lake or beach management district in existence as of
24 the effective date of this section exercises the powers set forth in
25 this section, the legislative authority of the county must provide for
26 an amended resolution of intention and modify the plan for the
27 district, with a public hearing, all as provided in RCW 36.61.050."

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28 On page 1, line 1 of the title, after "districts;" strike the
29 remainder of the title and insert "amending RCW 36.61.010, 36.61.020,
30 36.61.070, 36.61.220, 36.61.250, and 36.61.260; and adding new sections

1 to chapter 36.61 RCW."

EFFECT: A lake or beach management district must have written approval from a majority of district property owners prior to acquiring any real property or property rights or issuing revenue bonds under this act. Changes references to county "transfers" of real property or property rights acquired by a lake or beach management district to a specific entity that would hold the rights in trust, to "contract." Changes a reference to the return "transfer" of real property or property rights to a county, to a "return."

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