
SUBSTITUTE HOUSE BILL 1197

State of Washington

64th Legislature

2015 Regular Session

By House Local Government (originally sponsored by Representatives Takko and Kochmar)

READ FIRST TIME 02/09/15.

1 AN ACT Relating to water-sewer districts; amending RCW 57.08.016;
2 and adding a new section to chapter 57.20 RCW.

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

4 **Sec. 1.** RCW 57.08.016 and 2011 c 90 s 1 are each amended to read
5 as follows:

6 (1) ~~((There shall be no private sale of))~~Real property ~~((where~~
7 ~~the))~~with an estimated value ((exceeds the sum)) of five thousand
8 dollars or more may be sold by public sale only. Estimated value
9 shall be determined by the board of commissioners ~~((and))~~, based upon
10 a written appraisal report by a state-licensed or state-certified
11 real estate appraiser ((and broker advice as it considers
12 appropriate)), as described and governed by chapter 18.140 RCW, or a
13 written broker's price opinion, as defined in RCW 18.140.010 and
14 described in RCW 18.140.020. The appraisal report or broker's price
15 opinion must have been prepared less than six months prior to the
16 date of sale. Subject to the provisions of subsection (2) of this
17 section, no real property of the district shall be sold for less than
18 ninety percent of the value thereof. ~~((Where the estimated value of~~
19 ~~the real property exceeds five thousand dollars, value shall be~~
20 ~~established by a written broker price opinion made not more than six~~
21 ~~months prior to the date of sale by three disinterested real estate~~

1 ~~brokers licensed under the laws of the state or by one professionally~~
2 ~~designated real estate appraiser as defined in chapter 18.140 RCW.~~
3 ~~A))~~The broker price opinion ((shall be signed by))~~or the ((broker and~~
4 ~~an)) appraisal report must be ((signed by the appraiser and))~~ filed
5 with the secretary of the board of commissioners of the district, who
6 shall keep it at the office of the district open to public
7 inspection. ~~((Any))~~In addition to the requirements of RCW 57.08.015,
8 the notice of intention to sell such real property ((of the
9 ~~district)) shall recite the estimated value ((or, if an appraisal has~~
10 ~~been made, the appraised value thereof))~~and refer to the appraisal
11 report or the broker's price opinion, as applicable.

12 (2) If no purchasers can be obtained for the real property at
13 ninety percent or more of its estimated ~~((or appraised))~~ value
14 ~~((after))~~within one hundred twenty days of ~~((offering the property~~
15 ~~for sale))~~publication of the initial notice of intention to sell, the
16 board of commissioners of the district may adopt a resolution stating
17 that the district has been unable to sell the property at the ninety
18 percent ~~((amount))~~or more of the estimated value. The district then
19 may sell the property at the highest price it can obtain at public
20 auction. A notice of intention to sell at public auction shall be
21 published once a week for two consecutive weeks in a newspaper of
22 general circulation in the district. The notice shall describe the
23 real property, state the time and place at which it will be offered
24 for sale ~~((and))~~at public auction, state the minimum opening bid, if
25 any, state the terms and conditions of sale~~((, and shall call for~~
26 ~~bids, fix the conditions thereof)),~~ and reserve the right to reject
27 any and all bids for good cause.

28 NEW SECTION. Sec. 2. A new section is added to chapter 57.20
29 RCW to read as follows:

30 (1) The board of commissioners of a district that had an annual
31 operating budget of five million dollars or more in each of the
32 preceding three years may by resolution adopt a policy to issue its
33 own warrants for payment of claims or other obligations of the
34 district. The board of commissioners, after auditing all payrolls and
35 bills, may authorize the issuing of one general certificate to the
36 county treasurer, to be signed by the president of the board of
37 commissioners, authorizing the county treasurer to pay all the
38 warrants specified by date, number, name, and amount, and the

1 accounting funds on which the warrants are drawn. The district may
2 then issue the warrants specified in the general certificate.

3 (2) The board of commissioners of a district that had an annual
4 operating budget of greater than two hundred fifty thousand dollars
5 and under five million dollars in each of the preceding three years
6 may upon agreement between the county treasurer and the district
7 commission, with approval of the district commission by resolution,
8 adopt a policy to issue its own warrants for payment of claims or
9 other obligations of the district. The board of commissioners, after
10 auditing all payrolls and bills, may authorize the issuing of one
11 general certificate to the county treasurer, to be signed by the
12 president of the board of commissioners, authorizing the county
13 treasurer to pay all the warrants specified by date, number, name,
14 and amount, and the accounting funds on which the warrants are drawn.
15 The district may then issue the warrants specified in the general
16 certificate.

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