
ENGROSSED SUBSTITUTE HOUSE BILL 1921

State of Washington

67th Legislature

2022 Regular Session

By House Finance (originally sponsored by Representatives Ramel, Boehnke, Fitzgibbon, Shewmake, Kloba, and Young)

READ FIRST TIME 02/07/22.

1 AN ACT Relating to the valuation of property related to renewable
2 energy for the purposes of property tax and providing for a payment
3 in lieu of taxes for renewable energy facilities; and adding a new
4 section to chapter 84.40 RCW.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 84.40
7 RCW to read as follows:

8 (1) It is the policy of this state to promote the development of
9 renewable energy projects to support the state's renewable energy
10 goals.

11 (2) The department must publish guidance, in cooperation with
12 industry stakeholders, to advise county assessors when appraising
13 renewable energy facilities for determining true and fair value, in
14 accordance with RCW 84.40.030. This guidance must include a cost-
15 based appraisal method, and the development of industry-specific
16 valuation tables for the following types of renewable energy
17 property:

18 (a) A cost-based appraisal method and industry-specific valuation
19 tables for equipment used to generate solar power must be published
20 by January 1, 2023, for property taxes levied for collection in
21 calendar year 2024;

1 (b) A cost-based appraisal method and industry-specific valuation
2 tables for equipment used to generate wind power must be published by
3 January 1, 2023, for property taxes levied for collection in calendar
4 year 2024; and

5 (c) A cost-based appraisal method and industry-specific valuation
6 tables for equipment used to store electricity must be published by
7 January 1, 2024, for property taxes levied for collection in calendar
8 year 2025.

9 (3) County assessors must refer to this guidance, including cost-
10 based appraisal method and industry-specific valuation tables, when
11 valuing renewable energy property but may also consider one or more
12 additional valuation methods in determining the true and fair value
13 of a property when there is a compelling reason to do so.

14 (4) For the purposes of this section, "renewable energy property"
15 means property that uses solar or wind energy as the sole fuel source
16 for the generation of at least one megawatt of nameplate capacity,
17 alternating current, and all other equipment and materials that
18 comprise the property, including equipment used to store electricity
19 from the property to be released at a later time. "Renewable energy
20 property" does not include any equipment or materials attached to a
21 single-family residential building.

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