

CERTIFICATION OF ENROLLMENT  
**ENGROSSED SECOND SUBSTITUTE SENATE BILL 5955**

68th Legislature  
2024 Regular Session

Passed by the Senate February 13,  
2024

Yeas 49 Nays 0

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**President of the Senate**

Passed by the House March 1, 2024

Yeas 83 Nays 13

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**Speaker of the House of  
Representatives**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SECOND SUBSTITUTE SENATE BILL 5955** as passed by the Senate and the House of Representatives on the dates hereon set forth.

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**Secretary**

FILED

**Secretary of State  
State of Washington**

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ENGROSSED SECOND SUBSTITUTE SENATE BILL 5955

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Passed Legislature - 2024 Regular Session

State of Washington

68th Legislature

2024 Regular Session

By Senate Ways & Means (originally sponsored by Senators Keiser, Hasegawa, Kauffman, Nguyen, and C. Wilson)

READ FIRST TIME 02/05/24.

1 AN ACT Relating to mitigating harm and improving equity in large  
2 port districts; amending RCW 53.54.020, 53.54.030, and 53.54.040;  
3 adding a new section to chapter 43.330 RCW; adding a new section to  
4 chapter 53.20 RCW; adding new sections to chapter 43.131 RCW;  
5 creating a new section; and providing an effective date.

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

7 NEW SECTION. **Sec. 1.** Airports are an important part of  
8 Washington's economy. Airports enable travel for business or  
9 recreation, allow for the transportation of cargo, and provide  
10 thousands of jobs for the people of the state.

11 For those living near an airport, there can also be adverse  
12 impacts from aircraft operations. In King county, the majority of  
13 people identifying as Black, Hispanic, Native Hawaiian, or Pacific  
14 Islander live within 10 miles of Seattle-Tacoma international  
15 airport.

16 Large port districts operating commercial service airports that  
17 administer aircraft noise mitigation programming have expressed a  
18 desire and intention to repair or replace aircraft noise mitigation  
19 equipment that has been found to be no longer working as intended or  
20 is reported to have caused additional hazards or structural damage to  
21 the property. Large port districts are restricted to use local,

1 nonairport resources to address such equipment due to limitations  
2 imposed by federal regulations.

3 Ensuring the efficacy of existing noise mitigation equipment, and  
4 the repair or replacement of equipment that has caused hazards or  
5 structural damage to the property serves a fundamental governmental  
6 purpose and thereby provides wider public benefit to the citizens of  
7 Washington.

8 The legislature intends to partner with port districts operating  
9 large airports in the state and impacted areas to provide resources  
10 to repair or replace noise mitigation equipment that has been found  
11 to be no longer working as intended, or is found to have caused  
12 additional hazards or structural damage to the property, and to  
13 address the impacts of aircraft operations that are faced by impacted  
14 areas.

15 With this partnership and resources large airports can be more  
16 responsive, more effectively and quickly address relevant noise  
17 mitigation equipment, and help uphold the values of respect,  
18 antiracism, equity, and stewardship.

19 **Sec. 2.** RCW 53.54.020 and 2020 c 105 s 2 are each amended to  
20 read as follows:

21 (1) Prior to initiating programs as authorized in this chapter,  
22 the port commission shall undertake the investigation and monitoring  
23 of aircraft noise impact to determine the nature and extent of the  
24 impact. The port commission shall adopt a program of noise impact  
25 abatement based upon the investigations and as amended periodically  
26 to conform to needs demonstrated by the monitoring programs. In no  
27 case may the port district undertake any of the programs prescribed  
28 in this chapter in an area that is:

29 (a) More than (~~ten~~) 10 miles beyond the paved north end of any  
30 runway;

31 (b) More than (~~thirteen~~) 13 miles beyond the paved south end of  
32 any runway; or

33 (c) More than two miles from the centerline of any runway (~~ten~~)  
34 10 miles north and (~~thirteen~~) 13 miles south from the paved end of  
35 such runway.

36 (2) (~~Such areas as determined in this section,~~) Areas within  
37 which a port district may undertake a program authorized in this  
38 chapter shall be known as "impacted areas."

1       **Sec. 3.** RCW 53.54.030 and 2021 c 65 s 3 are each amended to read  
2 as follows:

3       (1) For the purposes of this chapter, in developing a remedial  
4 program, the port commission may take steps as appropriate including,  
5 but not limited to, one or more of the following programs:

6       (a) Acquisition of property or property rights within the  
7 impacted area, which shall be deemed necessary to accomplish a port  
8 purpose. The port district may purchase such property or property  
9 rights by time payment notwithstanding the time limitations provided  
10 for in RCW 53.08.010. The port district may mortgage or otherwise  
11 pledge any such properties acquired to secure such transactions. The  
12 port district may assume any outstanding mortgages.

13       (b) Transaction assistance programs, including assistance with  
14 real estate fees and mortgage assistance, and other neighborhood  
15 remedial programs as compensation for impacts due to aircraft noise  
16 and noise associated conditions. Any such programs shall be in  
17 connection with properties located within an impacted area and shall  
18 be provided upon terms and conditions as the port district shall  
19 determine appropriate.

20       (c) Programs of soundproofing structures located within an  
21 impacted area. Such programs may be executed without regard to the  
22 ownership, provided the owner waives damages and conveys an easement  
23 for the operation of aircraft, and for noise and noise associated  
24 conditions therewith, to the port district.

25       (d) Mortgage insurance of private owners of lands or improvements  
26 within such noise impacted area where such private owners are unable  
27 to obtain mortgage insurance solely because of noise impact. In this  
28 regard, the port district may establish reasonable regulations and  
29 may impose reasonable conditions and charges upon the granting of  
30 such mortgage insurance. Such mortgage insurance fees and charges  
31 shall at no time exceed fees established for federal mortgage  
32 insurance programs for like service.

33       (e) Management of all lands, easements, or development rights  
34 acquired, including but not limited to the following:

35       (i) Rental of any or all lands or structures acquired;

36       (ii) Redevelopment of any such lands for any economic use  
37 consistent with airport operations, local zoning and the state  
38 environmental policy;

39       (iii) Sale of such properties for cash or for time payment and  
40 subjection of such property to mortgage or other security

1 transaction: PROVIDED, That any such sale shall reserve to the port  
2 district by covenant an unconditional right of easement for the  
3 operation of all aircraft and for all noise or noise conditions  
4 associated therewith.

5 (2)(a) An individual property may be provided benefits by the  
6 port district under each of the programs described in subsection (1)  
7 of this section. However, an individual property may not be provided  
8 benefits under any one of these programs more than once, unless the  
9 property:

10 (i) Is subjected to increased aircraft noise or differing  
11 aircraft noise impacts that would have afforded different levels of  
12 mitigation, even if the property owner had waived all damages and  
13 conveyed a full and unrestricted easement; or

14 (ii) Contains a soundproofing installation, structure, or other  
15 type of sound mitigation equipment product or benefit previously  
16 installed pursuant to the remedial program under this chapter by the  
17 port district that is determined through inspection to be in need of  
18 a repair or replacement.

19 (b) Port districts choosing to exercise the authority under  
20 (a)(ii) of this subsection are required to conduct inspections of  
21 homes where mitigation improvements are no longer working as  
22 intended. In those properties, port districts (~~(must work with a~~  
23 ~~state certified building inspector)~~) may contract with building  
24 inspectors or other professionals with experience in sound testing,  
25 or window and door installs, or port districts may enter into an  
26 interlocal agreement under chapter 39.34 RCW with the county in which  
27 the port is located to contract for the provision of building  
28 inspectors or professionals with experience in sound testing, or  
29 window and door installs to determine whether package failure  
30 resulted in additional hazards or structural damage to the property.  
31 Any expense incurred by the county related to contracting of a  
32 building inspector or professional under this subsection (2)(b) must  
33 be reimbursed by the port district. A port district may use funds  
34 from the grant program created under section 5 of this act to  
35 reimburse the county for expenses incurred for the contracting of a  
36 building inspector or other professional.

37 (c) Port districts choosing to exercise their authority under (b)  
38 of this subsection may apply to the grant program created under  
39 section 5 of this act for resources to facilitate the assessment and  
40 inspection of noise mitigation equipment that is no longer working as

1 intended, or is reported to have caused additional hazards or  
2 structural damage to the property.

3 (d) If a building inspector or other professional contracted  
4 pursuant to (c) of this subsection identifies that a property's noise  
5 mitigation equipment is no longer working as intended, then the  
6 associated port district must apply to the grant program created  
7 under section 5 of this act for resources to repair or replace  
8 existing noise mitigation equipment. If an inspection confirms that  
9 installation of noise mitigation equipment resulted in additional  
10 hazards or structural damage to the property, then a port district  
11 must apply to the grant program under section 5 of this act for  
12 resources to address those hazards or damages.

13 (3) A property shall be considered within the impacted area if  
14 any part thereof is within the impacted area.

15 **Sec. 4.** RCW 53.54.040 and 1974 ex.s. c 121 s 4 are each amended  
16 to read as follows:

17 A port district may establish a fund to be utilized in  
18 effectuating the intent of this chapter. The port district may  
19 finance such fund by: The proceeds of any grants or loans made by  
20 federal agencies; the proceeds of any grants made by the department  
21 of commerce pursuant to section 5 of this act; rentals, charges, and  
22 other revenues as may be generated by programs authorized by this  
23 chapter, airport revenues; and revenue bonds based upon such  
24 revenues. The port district may also finance such fund, as necessary,  
25 in whole or in part, with the proceeds of general obligation bond  
26 issues of not more than one-eighth of one percent of the value of  
27 taxable property in the port district: PROVIDED, That any such bond  
28 issue shall be in addition to bonds authorized by RCW 53.36.030:  
29 PROVIDED FURTHER, That any such general obligation bond issue may be  
30 subject to referendum by petition as provided by county charter, the  
31 same as if it were a county ordinance.

32 NEW SECTION. **Sec. 5.** A new section is added to chapter 43.330  
33 RCW to read as follows:

34 (1) The department of commerce shall administer a grant program  
35 to provide assistance to qualifying port districts for expenses  
36 related to noise mitigation pursuant to RCW 53.54.030(2) (c) and (d).

37 (2) The department of commerce shall prepare and publish an  
38 annual report on its website detailing grants made under this

1 section. The report must include: (a) The number of inspectors or  
2 other professionals contracted; (b) the number of inspections  
3 conducted; (c) the number of properties provided with new or improved  
4 noise mitigation equipment subsequent to an inspection; (d) the  
5 number of properties receiving funds to address hazards or damages  
6 proven by an inspection to be associated with the installation of  
7 noise mitigation equipment; and (e) the number of inspected  
8 properties where no repairs occurred and the reasons why.

9 (3) A qualifying port district receiving funds under this section  
10 may commit to matching, from port district funds not subject to  
11 federal airport revenue use requirements, at least half of the total  
12 funding provided by the legislature under section 6 of this act for  
13 the purposes of noise mitigation under RCW 53.54.030(2) (c) and (d)  
14 each fiscal year.

15 (4) For the purposes of this section, "qualifying port district"  
16 means a port district authorized to undertake programs for the  
17 abatement of aircraft noise under RCW 53.54.010.

18 NEW SECTION. **Sec. 6.** A new section is added to chapter 53.20  
19 RCW to read as follows:

20 (1) The port district equity fund is created in the custody of  
21 the state treasurer. Moneys to the account may consist of  
22 appropriations by the legislature, contributions from county and  
23 local governments and port districts, and private contributions.  
24 Expenditures from the account may only be used to make grants to port  
25 districts under section 5 of this act. Only the director of the  
26 department of commerce or the director's designee may authorize  
27 expenditures from the account. The account is subject to the  
28 allotment procedures under chapter 43.88 RCW, but an appropriation is  
29 not required for expenditures.

30 (2) The department of commerce shall provide management services  
31 for the port district equity fund. The department shall establish  
32 procedures for fund management. The department shall develop the  
33 grant criteria, monitor the grant program, and select grant  
34 recipients.

35 (3) The department of commerce shall prepare and publish an  
36 annual report on its website detailing grants made under this  
37 section, the uses to which the grants have been put, and the benefits  
38 that have been realized.

1        NEW SECTION.    **Sec. 7.**    A new section is added to chapter 43.131  
2    RCW to read as follows:

3        The grant program providing assistance to qualifying port  
4    districts for expenses related to noise mitigation under section 5 of  
5    this act shall be terminated July 1, 2029.

6        NEW SECTION.    **Sec. 8.**    A new section is added to chapter 43.131  
7    RCW to read as follows:

8        In addition to the requirements of this chapter, the joint  
9    legislative audit and review committee must include in its review of  
10   the grant program under section 5 of this act the number of homes  
11   remediated since the effective date of this section and the number of  
12   homes remaining in need of noise mitigation remediation.

13       NEW SECTION.    **Sec. 9.**    A new section is added to chapter 43.131  
14   RCW to read as follows:

15       The following acts or parts of acts, as now existing or hereafter  
16   amended, are each repealed, effective July 1, 2030:

17       (1) RCW 43.330.--- and 2024 c . . . s 5 (section 5 of this act);

18       and

19       (2) RCW 53.20.--- and 2024 c . . . s 6 (section 6 of this act).

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