
SENATE BILL 5467

State of Washington

69th Legislature

2025 Regular Session

By Senators Goehner, Short, Cleveland, Orwall, Muzzall, Salomon, and Wagoner

1 AN ACT Relating to the sale of surplus property by water-sewer
2 districts; and amending RCW 57.08.015 and 57.08.016.

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

4 **Sec. 1.** RCW 57.08.015 and 1999 c 153 s 4 are each amended to
5 read as follows:

6 The board of commissioners of a district may sell, at public or
7 private sale, property belonging to the district if the board
8 determines that the property is not and will not be needed for
9 district purposes and if the board gives notice of intention to sell
10 as in this section provided. However, no such notice of intention
11 shall be required to sell personal property of less than (~~two~~
12 ~~thousand five hundred dollars~~) \$5,400 in value.

13 The notice of intention to sell shall be published once a week
14 for two consecutive weeks in a newspaper of general circulation in
15 the district. The notice shall describe the property and state the
16 time and place at which it will be sold or offered for sale, the
17 terms of sale, whether the property is to be sold at public or
18 private sale, and if at public sale the notice shall call for bids,
19 fix the conditions of the bids and reserve the right to reject any
20 and all bids for good cause.

1 **Sec. 2.** RCW 57.08.016 and 2011 c 90 s 1 are each amended to read
2 as follows:

3 (1) There shall be no private sale of real property where the
4 estimated value exceeds the sum of (~~five thousand dollars~~) \$7,500.
5 Estimated value shall be determined by the board of commissioners and
6 based upon real estate appraiser and broker advice as it considers
7 appropriate. Subject to the provisions of subsection (2) of this
8 section, no real property of the district shall be sold for less than
9 ninety percent of the value thereof. Where the estimated value of the
10 real property exceeds five thousand dollars, value shall be
11 established by a written broker price opinion made not more than six
12 months prior to the date of sale by three disinterested real estate
13 brokers licensed under the laws of the state or by one professionally
14 designated real estate appraiser as defined in chapter 18.140 RCW. A
15 broker price opinion shall be signed by the broker and an appraisal
16 must be signed by the appraiser and filed with the secretary of the
17 board of commissioners of the district, who shall keep it at the
18 office of the district open to public inspection. Any notice of
19 intention to sell real property of the district shall recite the
20 estimated value or, if an appraisal has been made, the appraised
21 value thereof.

22 (2) If no purchasers can be obtained for the property at ninety
23 percent or more of its estimated or appraised value after one hundred
24 twenty days of offering the property for sale, the board of
25 commissioners of the district may adopt a resolution stating that the
26 district has been unable to sell the property at the ninety percent
27 amount. The district then may sell the property at the highest price
28 it can obtain at public auction. A notice of intention to sell at
29 public auction shall be published once a week for two consecutive
30 weeks in a newspaper of general circulation in the district. The
31 notice shall describe the property, state the time and place at which
32 it will be offered for sale and the terms of sale, and shall call for
33 bids, fix the conditions thereof, and reserve the right to reject any
34 and all bids for good cause.

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