

SENATE BILL REPORT

SB 6170

As Reported By Senate Committee On:
Government Operations, February 2, 1996

Title: An act relating to consideration of health and environmental regulations in the valuation of real property.

Brief Description: Authorizing consideration of health and environmental regulations in the valuation of real property.

Sponsors: Senators Winsley and Haugen.

Brief History:

Committee Activity: Government Operations: 1/24/96, 2/2/96 [DPS].

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Majority Report: That Substitute Senate Bill No. 6170 be substituted therefor, and the substitute bill do pass.

Signed by Senators Haugen, Chair; Sheldon, Vice Chair; Goings, Hale, Heavey and Winsley.

Staff: Diane Smith (786-7410)

Background: The county assessor must base the true and fair value of real property on certain criteria. The statutory criteria for the appraisal include consistency with various land use restrictions but do not specifically address health and environmental regulations. These regulations can also impact the value of property and are considered by private appraisers.

Summary of Substitute Bill: The appraisal of the true and fair value of real property for property tax purposes must be consistent with federal, state and local health and environmental regulations.

Substitute Bill Compared to Original Bill: The substitute clarifies that all health and environmental regulations that affect property values must be considered by county assessors.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: This is a good bill which bring valuations of county assessors into line with market values.

Testimony Against: None.

Testified: Numerous people.