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HOUSE BILL 2409

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State of Washington                      61st Legislature                      2010 Regular Session

By Representatives Simpson, Angel, Upthegrove, and Moeller

Prefiled 12/07/09. Read first time 01/11/10. Referred to Committee on Local Government & Housing.

1            AN ACT Relating to the sale of water-sewer district real property;  
2 and amending RCW 57.08.016.

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

4            **Sec. 1.** RCW 57.08.016 and 1999 c 153 s 5 are each amended to read  
5 as follows:

6            (1) There shall be no private sale of real property where the  
7 ~~((appraised))~~ estimated value exceeds the sum of ~~((two thousand five~~  
8 ~~hundred))~~ five thousand dollars. Estimated value shall be determined  
9 by the board of commissioners and based upon real estate appraiser and  
10 broker advice as it considers appropriate. Subject to the provisions  
11 of subsection (2) of this section, no real property of the district  
12 shall be sold for less than ninety percent of the value thereof ~~((as))~~.  
13 Where the estimated value of the real property exceeds five thousand  
14 dollars, an appraised value shall be established by a written appraisal  
15 made not more than six months prior to the date of sale by three  
16 disinterested real estate brokers licensed under the laws of the state  
17 or by one professionally designated real estate appraiser~~((s))~~ as  
18 defined in RCW 74.46.020. The appraisal shall be signed by the broker  
19 or appraiser~~((s))~~ and filed with the secretary of the board of

1 commissioners of the district, who shall keep it at the office of the  
2 district open to public inspection. Any notice of intention to sell  
3 real property of the district shall recite the estimated value or, if  
4 an appraisal has been made, the appraised value thereof.

5 (2) If no purchasers can be obtained for the property at ninety  
6 percent or more of its appraised value after one hundred twenty days of  
7 offering the property for sale, the board of commissioners of the  
8 district may adopt a resolution stating that the district has been  
9 unable to sell the property at the ninety percent amount. The district  
10 then may sell the property at the highest price it can obtain at public  
11 auction. A notice of intention to sell at public auction shall be  
12 published once a week for two consecutive weeks in a newspaper of  
13 general circulation in the district. The notice shall describe the  
14 property, state the time and place at which it will be offered for sale  
15 and the terms of sale, and shall call for bids, fix the conditions  
16 thereof, and reserve the right to reject any and all bids for good  
17 cause.

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