
THIRD SUBSTITUTE HOUSE BILL 1040

State of Washington

63rd Legislature

2014 Regular Session

By House Finance (originally sponsored by Representatives Takko and Upthegrove)

READ FIRST TIME 02/11/14.

1 AN ACT Relating to real property valuation notices; and amending
2 RCW 84.40.045.

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

4 **Sec. 1.** RCW 84.40.045 and 2013 c 235 s 1 are each amended to read
5 as follows:

6 (1) The assessor must give notice of any change in the true and
7 fair value of real property for the tract or lot of land and any
8 improvements thereon no later than thirty days after appraisal.
9 However, no such notice may be mailed during the period from January
10 15th to February 15th of each year. Furthermore, no notice need be
11 sent with respect to changes in valuation of publicly owned property
12 exempt from taxation under provisions of RCW 84.36.010 or of forest
13 land made pursuant to chapter 84.33 RCW.

14 (2) The notice must contain a statement of both the prior and the
15 new true and fair value(~~(, stating)~~). For tracts or lots of land that
16 include residential condominiums, the notice may state separately land
17 and improvement values. For all other properties, the notice must
18 state separately land and improvement values(~~(, and)~~). The notice must

1 also contain a brief statement of the procedure for appeal to the board
2 of equalization and the time, date, and place of the meetings of the
3 board.

4 (3) The notice must be mailed by the assessor to the taxpayer.

5 (4) If any taxpayer, as shown by the tax rolls, holds solely a
6 security interest in the real property which is the subject of the
7 notice, pursuant to a mortgage, contract of sale, or deed of trust,
8 such taxpayer must, upon written request of the assessor, supply,
9 within thirty days of receipt of such request, to the assessor the name
10 and address of the person making payments pursuant to the mortgage,
11 contract of sale, or deed of trust, and thereafter such person must
12 also receive a copy of the notice provided for in this section.
13 Willful failure to comply with such request within the time limitation
14 provided for in this section makes such taxpayer subject to a maximum
15 civil penalty of five thousand dollars. The penalties provided for in
16 this section are recoverable in an action by the county prosecutor, and
17 when recovered must be deposited in the county current expense fund.
18 The assessor must make the request provided for by this section during
19 the month of January.

20 (5) For purposes of this section, the following definitions apply:

21 (a) "Residential condominiums" means real property for which the
22 standard two-digit land use code of 14 is applied by the county; and

23 (b) "Standard two-digit land use code" means the code adopted by
24 the department of revenue in WAC 458-53-030, as it exists on January 1,
25 2014, to identify the actual use of the applicable land.

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