Reference Manual

Property Tax Division

March 2023

**County**

**Assessor's Manual**

**FOREWORD**

The county assessor is responsible for determining the true and fair value of locally assessed properties, real and personal. The wellbeing of local government and of the taxpayers it serves depends on the thoroughness and fairness of the assessor.

Responsibilities of the assessor are many, varied, and changing. Newly elected or appointed officials and staff may require assistance in learning and mastering the myriad concepts, terms, laws, rules, policies, and procedures that apply. Even experienced assessors need occasional reference material.

The Washington State Association of County Assessors (WSACA) was appointed and assigned the duty of developing a manual for the office of County Assessor.

This manual, which was originally approved by WSACA, is maintained and periodically updated by the Property Tax Division of the Department of Revenue (DOR). It serves as a reference guide for assessors and is intended for practical use.

**For General Information** pertinent to laws or rules relating to the duties of the assessor, refer to the Revised Code of Washington (RCW), the Washington Administrative Code (WAC), and Property Tax Advisories (PTA).

**If Specific Information is Necessary** relative to state laws or judicial rulings, contact your Prosecuting Attorney. Some areas have court cases listed, which were linked in older versions of the Manual, there are no links in this version.

**For Assistance or Advice** contact: Department of Revenue

Property Tax Division

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# CHAPTER 1 – General Information

## 1.1 State Government

At the state level, the government of Washington is organized along the same lines as the federal model with three branches of government. The underlying theory is the power to govern is divided into three parts to provide checks and balances and to prevent the centralization. The government is composed of the legislative branch, the executive branch, and the judicial branch.

### Legislative Branch

The legislative branch is made up of the House of Representatives and the Senate. The Senate has 49 elected members corresponding to the number of legislative districts in the state. The House of Representatives has 98 elected members, two for each district. The general functions of the Legislature are to provide funding through the appropriations and budgeting process and to pass legislation, which becomes the statutory law of Washington. Legislation may originate in either house, but it must be passed by both houses before the bill passes to the governor. The governor can either sign the bill into law, veto portions of the bill before signing, or decide not to sign the bill. If the governor does not act on a bill that passed both houses, the bill becomes law without a signature.

More information about the legislative process is available through the [Washington State Legislature](http://leg.wa.gov/) website at [http://leg.wa.gov/.](http://leg.wa.gov/)

### Executive Branch

The executive branch of government is represented by the Governor, the appointed state officials who form a cabinet, and the elected state officials. The Governor is charged with enforcing the laws of the state. To do this, they appoint a number of officials with statewide jurisdiction who are the heads of the administrative state agencies. These administrative agencies fall into the general categories of natural resources, general government, transportation, human services, education, and economic development.

In addition to the Governor and the agency heads, executive power is also shared by various independently elected statewide officials:

* + - **Lieutenant governor**: The president of the Senate who serves as Governor when the incumbent is out of state or incapacitated.
		- **Treasurer**: The chief fiscal officer for the state. The treasurer is responsible for collecting, safeguarding, and investing the state's monies and attending to other financial matters which affect the state.
		- **Attorney general** - The lawyer for the state. The office represents the various divisions and departments of the state, prosecutes and defends actions pertaining to the state, and has a limited authority to prosecute crime.
		- **State auditor** - Audits state agencies and divisions of local government. The office is responsible for preparing a uniform budgeting, accounting, and reporting system and issues advisory opinions on the propriety of financial record keeping.
		- **Secretary of state** - Charged with four major areas of responsibility: election supervision, corporation and limited partnership filings, the state archives, and charitable solicitation registrations. The office is the custodian of The Seal of the State of Washington, the State Constitution, and all original session laws passed by the Legislature.
		- **Superintendent of public instruction** - Created to centralize the operation of the former elected county superintendents of schools. The office is responsible for working with local school boards and educational service districts to provide primary and secondary education throughout the state.
		- **Insurance commissioner** - Responsible for registering insurance companies operating in the state and overseeing the compliance and penalty provisions of the state insurance code. The office also supervises the formation of insurance locally and generally oversees the reinsurance market.
		- **Commissioner of public lands** - Oversees the Department of Natural Resources. The office has the responsibility of keeping the state trust land productive and able to provide financial support for the state's educational and other institutions. The department has several regulatory and service- related duties concerning natural resources and must develop plans for the management of the state's three million upland acres.

### Judicial Branch

The judicial branch of government is composed of the Supreme Court, Court of Appeals, and the lesser courts organized after these two. The Supreme Court is the ultimate arbiter of state law and has the responsibility to interpret state statutes and the State Constitution. It promulgates the common law through its decisions and decisions of the lower courts. The Court of Appeals is an intermediate appellate body which reviews decisions by the state's trial courts and is, subject to review by the Supreme Court.

Below the level of the Court of Appeals are the:

* + - **Superior court** - The countywide trial court of primary jurisdiction, its judges are both state and county officers. It handles all matters criminal and civil and often acts as an appellate body to review decisions of lower courts.
		- **District court** - Operated by the county, and its jurisdiction extends only to that portion of the county which is within its judicial district. It is empowered to consider minor criminal and civil matters and provides the public with judicial recourse which is less expensive and more accessible than the superior court.
		- **Municipal court** - Organized under the jurisdiction of the city, and its authority does not reach outside the city limits. It is principally responsible for considering violations of city ordinances.

## 1.2 County Government

A county is defined as an administrative subdivision of a state and, in the United States, is the next subdivision below the state. A county government is made up of a number of offices and agencies charged with the responsibilities of carrying out the requirements of the State Constitution as they pertain to taxation, licensing, judicial, police, and essential services to the public.

The state of Washington has 39 counties. A county’s system of government follows the standard form of county government, except those counties that have adopted through a public vote to operate under the “Home Rule” charter form of county government. The major difference involves greater flexibility in the structuring of the local government through use of a charter. Home Rule Charter counties are allowed to pass ordinances and

resolutions on matters not addressed by the Washington Constitution, while counties not under such a system must rely on the Legislature to enact such matters.

### Standard Form of County Government (non-charter)

* + - Controlled by state laws [Chapter 36.32 RCW](http://apps.leg.wa.gov/rcw/default.aspx?Cite=36)
		- 32 counties use this form of government
		- County legislative authority is 3 to 5 elected county commissioners
		- County legislative authority may appoint a county administrator or manager

### Home Rule Charter Form of County Government

* + - Article XI Section 4 of the Washington State Constitution permits a county to establish a "Home Rule" charter. The charter permits flexibility in the form of local government.
		- 7 counties (Clallam, Clark, King, Pierce, San Juan, Snohomish, and Whatcom)
		- According to the charter, county officials may be elected or appointed, and the positions of elected officials may be partisan or non-partisan.
		- Based on each county’s charter, the county legislative authority includes the elected county council (currently 3-9 members) and may include the elected county executive in some counties. Clallam County is a charter county with three county commissioners.
		- Most charter counties without an elected county executive appoint a county administrator or manager.

Generally within a county, "offices" are headed by elected officials, while "agencies" or “departments” are usually a branch of an elected office, most often under the jurisdiction of the county legislative authority. More information about county government is available through the following organizations:

[Washington Association of County Officials (WACO)](https://countyofficials.org/) [Washington State Association of Counties (WSAC)](http://wsac.org/) [Municipal Research and Services Center (MRSC)](http://mrsc.org/Home.aspx)

The following sections summarize the structure and duties of each elected county office.

## 1.3 County Assessor

The assessor’s primary duty is to determine the value of all taxable real and personal property within their jurisdiction for the purpose of equitable distribution of the tax liabilities of property owners for various districts. The amount of taxes to be paid or amount of levy required is determined by the various taxing district officials such as the state of Washington, county and city legislative bodies, school boards, fire district commissioners, junior taxing districts, and even the voting public for special levies.

State law requires the county assessor to revalue real property on an annual basis. The frequency of physical inspection of property must be at least once every six years. Revaluation of properties in the interval years between each physical inspection is accomplished by means of statistical analysis. Any taxpayer that disagrees with the value determined by the assessor has the right to appeal the valuation to the county board of equalization.

In addition to property record inventory and appraisal reports maintained on properties in the counties, the assessor is required to keep numerous other records. A detailed series of maps showing all properties in the county must be maintained. A geographic information system (GIS) and set of aerial survey photos are also a vital part of the mapping system in most counties. Each time a parcel of property is sold or divided, or a new plat is filed, the transaction is shown in the assessor's records. The assessor maintains the assessment roll of the county, listing ownership, description, tax code area, location, and the assessed valuation for all property in the county.

 **1.3.1 County Assessor – Election or Appointment**

The Territorial Assembly in 1854 created the office of county assessor. Some counties abolished the office in 1925, then the state Legislature restored it to all counties in 1937. The assessor is not a constitutional office.

In the state of Washington, all assessors are elected with one variation. In Pierce County, the elected positions of assessor and treasurer is combined. The Pierce County Assessor-Treasurer oversees one office that conducts all assessor and treasurer functions.

In "Home Rule" counties, an assessor could be elected or appointed, partisan or nonpartisan. A county could have prerequisites for a position even if it is an elected position (like the prerequisite that a person must pass the state bar exam to run for prosecuting attorney). A county could also combine offices (as in the case of Pierce County) with a Home Rule charter.

In all 39 counties, the assessor (assessor-treasurer in Pierce County) is elected for a four-year term. The four- year terms are as follows:

|  |  |
| --- | --- |
| 33 Counties: | January 1, 2019, 2023, 2027 etc. |
| King, Snohomish, and Whatcom Counties: | January 1, 2020, 2024, 2028 etc. |
| Pierce County: | January 1, 2021, 2025, 2029 etc. |
| Clallam and San Juan Counties: | January 1, 2019, 2023, 2027 etc. |

For information on an appointment to fill a term following a vacancy in office, refer to [RCW 36.16.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.110) and [RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.115)

[36.16.115](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.115). Refer to Chapter 42.12 RCW concerning vacancies caused by death or disqualification.

The central committee of the political party of the vacated position will submit three names of candidates to the county commissioners (in the 32 counties without Home Rule) and the county commissioners will then appoint the new assessor. If the appointee does not run for office at the next general election or does not win the election, they are immediately replaced by the winner. Note: Home Rule counties may have some revisions of the procedure noted above.

###  1.3.2 County Assessor – Oath of Office and Bonding

The following are references to oath of office for assessor (county elected officials) in the Revised Code of Washington and State Constitution:

[RCW 36.16.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.040) Oath of Office.

[RCW 36.16.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.050) Official Bonds.

[RCW 36.16.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.060) Place of Filing Oaths and Bonds.

[Chapter 5.28 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=5.28) Oaths and Affirmations.

[RCW 5.28.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=5.28.010) Who May Administer.

[State Constitution, Art. I, Sec. 6](http://www.leg.wa.gov/LAWSANDAGENCYRULES/Pages/constitution.aspx) Oaths – Mode of Administering.

###  1.3.3 County Assessor – Public Disclosure

[RCW 42.17A.001](http://app.leg.wa.gov/RCW/default.aspx?cite=42.17A.005) Definitions.

[RCW 42.56](http://apps.leg.wa.gov/rcw/default.aspx?cite=42.56) Public Records Act

[RCW 84.08.210](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.210) Confidentiality and privilege of tax information – Exceptions – Penalty**.**

[RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) Assessment date – Average inventory basis may be used – Public inspection of listing, documents, and records.

[RCW 84.40.340](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.340) Verification by assessor of any list, statement, or schedule – Confidentiality, penalty. Access to public records

###  Other References

[AGO 1975, No. 15](http://www.atg.wa.gov/ago-opinions/access-lists-individuals-under-initiative-no-276) Offices and officers – State – Department of Motor Vehicles – Public records – Access to lists of individuals under Initiative No. 276.

[AGLO 1975, No. 38](http://www.atg.wa.gov/ago-opinions/access-lists-individuals) Initiative No. 276 – Public records – Access to lists of individuals.

[AGLO 1977, No. 21](http://www.atg.wa.gov/ago-opinions/offices-and-officers-county-assessor-taxation-property-public-records-access-comparable) Offices and officers – County – Assessor – Taxation – Property – Public Records – Access to comparable leases.

[AGLO 1979, No. 16](http://www.atg.wa.gov/ago-opinions/districts-fire-protection-public-meetings-procedure-calling-special-meetings-fire) Districts – Fire protection – Public meetings – Procedure for calling special meetings of fire protection district commissioners.

[AGLO 1979, No. 18](http://www.atg.wa.gov/ago-opinions/districts-fire-protection-public-meetings-procedure-calling-special-meeting-fire) (Withdrawing AGLO 1979 No. 16). Districts – Fire protection – Public meetings – Procedure for calling special meeting of fire protection district commissioners.

[AGO 1980, No. 1](http://www.atg.wa.gov/ago-opinions/public-access-property-tax-assessment-rolls) Offices and officers – County – Assessor – Public records – Taxation – Public access to property tax assessment rolls.

[AGO 1983, No. 9](http://www.atg.wa.gov/ago-opinions/access-certain-records-public-utility-districts-under-state-public-disclosure-law) Districts – Public utility – Records – Access to certain records of public utility districts under state public disclosure law.

[AGO 1986, No. 7](http://www.atg.wa.gov/ago-opinions/authority-state-agency-require-production-information-tax-research-confidentiality) Public records - statutes - taxation

[AGO 1991, No. 5](http://www.atg.wa.gov/ago-opinions/public-records-open-public-meetings-act-corporations-small-business-export-finance) Public records - open public meetings act - corporations - small business export finance assistance center

[AGO 1991, No. 6](http://www.atg.wa.gov/ago-opinions/public-records-initiative-no-276) Public records - initiative no. 276

[AGO 1998, No. 2](http://www.atg.wa.gov/ago-opinions/authority-public-agencies-allow-inspection-and-copying-lists-individuals) Public disclosure law **–** Authority of public agencies to allow inspection and copying of lists of individuals.

[AGO 2000, No. 3](http://www.atg.wa.gov/ago-opinions/public-disclosure-status-farm-plan-prepared-and-held-state-conservation-district-when) Public disclosure law - public records - conservation districts

[AGO 2002, No. 2](http://www.atg.wa.gov/ago-opinions/applicability-public-records-sections-rcw-4217-associations-comprised-counties-county) Counties - cities - port districts - state agencies - public disclosure act - public records [AGO 2005, No. 4](http://www.atg.wa.gov/ago-opinions/meaning-term-elected-legislative-body-used-rcw-4217130) Public disclosure law - public disclosure commission - counties - cities and towns

[[AGO 2006, No. 6](https://www.atg.wa.gov/ago-opinions/applicability-open-public-meetings-act-when-quorum-members-governing-body-are-present)](https://www.atg.wa.gov/ago-opinions/applicability-open-public-meetings-act-when-quorum-members-governing-body-are-present) OPEN PUBLIC MEETINGS ACT – CITIES AND TOWNS – COUNTIES – Applicability of Open Public Meetings Act when a quorum of the members of a governing body are present at a meeting not called by that body.

[AGO 2010, No. 9](https://www.atg.wa.gov/ago-opinions/meetings-committee-attended-other-members-governing-body) OPEN PUBLIC MEETINGS ACT—Meetings Of Committee Attended By Other Members Of Governing Body

[AGO 2017, No. 5](https://www.atg.wa.gov/ago-opinions/whether-information-learned-executive-session-confidential) OPEN PUBLIC MEETINGS ACT—PUBLIC MEETINGS—CONFIDENTIALITY—ETHICS—MUNICIPALITIES—CRIMES—Whether Information Learned In An Executive Session Is Confidential

[AGO 2019, No. 3](https://www.atg.wa.gov/ago-opinions/listings-taxable-property-lists-names-individuals-requested-commercial-purpose) **REAL ESTATE—PUBLIC RECORDS—PROPERTY—NAMES—Listings Of Taxable Property As Lists Of Names Of Individuals Requested For A Commercial Purpose**

###  1.3.4 County Assessor – Budget

The due dates for submitting annual budgets (for the 32 non-Home Rule counties)\*:

|  |  |  |
| --- | --- | --- |
| To county auditor:To county commissioners: | Second Monday in AugustFirst Tuesday in September | ([RCW 36.40.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.40.010))([RCW 36.40.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.40.050)) |
| Final budget due: | First Monday in December | ([RCW 36.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.40.080) and [RCW 36.40.071](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.40.071)) |

***\*Home Rule counties may have similar or different due dates.***

[RCW 84.41.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.050) states that each county assessor shall make adequate provision in budgets to effect countywide revaluation as directed. In passing the budgets submitted by the assessors, the boards of county commissioners shall authorize and levy amounts which in the judgment of the board will suffice to carry out the direction of this chapter. (Also see [RCW 84.41.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.060) – Assistance by department of revenue at request of assessor; [RCW 84.41.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.070)

– Finding of unsatisfactory progress – Notice – Duty of county legislative authority; and [RCW 84.41.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.080) – Contracts for special assistance.)

The Washington State Auditor is required by state law to issue accounting and reporting requirements for local governments. Most counties in the state of Washington use a budget/accounting system known as BARS ([Budgeting, Accounting and Reporting System).](http://scc.wa.gov/bars/) To review the entire BARS manual, see your county auditor or website of the [Washington State Auditor](https://sao.wa.gov/).

In many counties, the legislative body (commissioners or council) requires a written narrative with the budget request. It is often helpful to review prior successful budget request. It is also helpful to spend some time with your county auditor to review the budget process early in the year.

There are three methods of presenting a budget:

1. Written outlines.
2. Written narratives.
3. Oral presentations at public hearings or finance committee hearings, or before the county commissioners or county council.

Supporting documentation could include letters from other assessors, letters from the Department of Revenue, written or oral support from your local taxing districts, etc.

Methods of illustrating your budget might include:

* + Cost per parcel.
	+ Cost per population.
	+ Number of parcels per staff member.
	+ Number of population per staff member.

If your employees belong to a union, review the union contract from beginning to end. In most cases, you may have little control over the salary or benefit levels from one year to the next.

Your budget will determine the level of service your office will have for the following year. Remind the county commissioners or county council that the assessor can obtain new revenue (through new construction) and that the assessor's office is one of the few mandated offices in the courthouse.

The Department of Revenue report, [*A Comparison of County Assessor Statistics*](https://dor.wa.gov/comparison-county-assessor-statistics-reports) includes various workload metrics and budget information for all assessors’ offices in the state.

The following is an example of the BARS Chart of Accounts used by counties.

**00**

**10**

**20**

**30**

**40**

**CLASSIFICATION OF EXPENDITURES BY OBJECT**

Definitions **Reclassifications and Cost Allocations** Depreciation, Amortization, and Depletion Expense Bad Debt Expense

Inventory Write-Offs

Reallocated Costs (Debit and Credit)

Other Cost Reclassifications (Debit and Credit)

**Salaries and Wages Personnel Benefits**

Pension and Disability Payments

**Supplies**

Office and Operating Supplies Fuel Consumed

Power/Water/Gas Purchased for Resale Supplies Purchased for Inventory or Resale Small Tools and Minor Equipment

**Services** Professional Services Communication Travel

Advertising

Operating Rentals and Leases Insurance

Utility Services

Repairs and Maintenance Miscellaneous

### 50 Intergovernmental Services and Other Interfund Payments

Intergovernmental Professional Services

Intergovernmental Payments from Federal, State, or Local Funds External Taxes and Operating Assessments

Interfund Taxes and Operating Assessments Interfund Subsidies

### 60 Capital Outlays

Land and Land Improvements Buildings and Structures Other Improvements Machinery and Equipment Construction of Capital Assets Capital Leases

**70 Debt Service: Principal** General Obligation Bonds Revenue Bonds

Special Assessment Bonds Revenue Warrants

Capital Leases & Installment Purchases Anticipation Notes/Warrants

Other Notes Intergovernmental Loans Other Debt

**80 Debt Service: Interest and Related Costs** Interest on Short-term External Debt Interest on Interfund Debt

Interest on Long-term External Debt Debt Issue Costs

Debt Registration Costs

Other Interest and Debt Service Costs

### 90 Interfund Payments for Services

Professional Services Communications Supplies

Capital Outlays

Operating Rentals and Leases Insurance Services

Repairs and Maintenance

Other Services and Charges

 **1.3.5 County Assessor – Assessor's Deputies/Appraisers**

[RCW 36.16.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.16.070) Deputies and employees.

[RCW 36.21.011](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.011) Appointment of deputies and assistants – Engaging expert appraisers – Employment and classification plans for appraisers.

[RCW 36.21.015](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.015) Qualifications for persons assessing real property – Examination – Examination waiver

– Continuing education requirement.

[WAC 458-10-010](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-010) Accreditation of real property appraisers – Implementation – Definitions. [WAC 458-10-020](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-020) Application for accreditation.

[WAC 458-10-030](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-030) Accreditation examination – Prerequisites – Waiver or exemption – Reexamination. [WAC 458-10-040](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-040) Accreditation certificate.

[WAC 458-10-050](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-050) Continuing education requirements – Appraisal practice and ethics. [WAC 458-10-060](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-060) Standards of practice.

[WAC 458-10-070](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10-070) Denial, suspension, or revocation of accreditation.

###  1.3.6 County Assessor – Appointment of Deputy

Subscribed and sworn to before me , 20 .

County of )

I, , being first duly sworn, upon oath do depose and say that I will support the Constitution of the United States and the laws of the State of Washington, and faithfully discharge and perform the duties of Deputy of County, Washington, according to the best of my ability. So help me God.

 of County and State aforesaid.

)

) ss.

STATE OF WASHINGTON,

I, , of County,

Washington, reposing special confidence in do hereby constitute and appoint him or her Deputy of County, Washington, until

 , 20 , after which date said appointment shall cease and be null and void.

IN TESTIMONY WHEREOF, I have hereunto set my hand

 , 20 .

.

 Office

) ss.

)

County of

A PPO I N T M E N T OF D E P U T Y

)

STATE OF WASHINGTON,

## 1.4 Other Elected Officials

### County Auditor

The duties and responsibilities of the county auditor cover a large and varied field. These duties each require skill and know-how in many different areas so that the office can be run efficiently and effectively. The major duties of the auditor are as follows:

**Recording** - Documents recorded by the auditor include, but are not limited to, deeds, real estate contracts, liens, and other written instruments which are required by law to be filed in the county. The records become public upon filing and are indexed accordingly.

**Auditing** - The county auditor must audit all bills approved for payment by the county legislative authority before warrants are issued. It must be confirmed that charges are legitimate and ascertained that there are adequate funds to cover the payments in the proper departmental budgets.

**Licensing** - As an agent of the Washington State Department of Licensing, the auditor is responsible for vehicle licensing and title transfers, watercraft titling and registration, and issuing marriage licenses as well as other types of licenses. As an agent for the Department of Revenue, the auditor collects sales tax on the transfer of vehicles between individuals.

The auditor also serves as the ex-officio supervisor of all elections and is the chief registrar of voters within the county.

### County Clerk

The county clerk is one of several independent, elected officials provided by the Washington State Constitution, with specific and special duties assigned by statute and by local and state court rules. The position of county clerk is best characterized as the administrative and financial officer of the Superior Court. The purpose of the office of county clerk is to ensure the separation of powers among the three branches of government by preserving the integrity of the judiciary. This is accomplished in the following ways:

1. By being independent of the judicial branch of government, the clerk protects the judiciary from the appearance of impropriety or unfairness in the setting of cases, selection of jurors, implementation of orders, or investment of funds.
2. The clerk is located in the executive branch of government and provides the avenue for external oversight of the judiciary without legislative or executive branch interference with its actions, integrity, or independence.
3. As an independent elected official, the clerk preserves for the public unfettered access to a fair, accurate, and independently established record of the opinions, decisions, and judgments of the court.

Specific functions of the county clerk include:

* **Administrator of the Court Records and Exhibits:** All documents presented in a superior court cause of action must be received and processed by the clerk. The processing of court documents involves record classification, assignment of cause number, computerized docketing, and manual filing of hard copy records. Records must be maintained, retained, and purged in accordance with statutory time constraints and required archival standards.
* **Financial Officer for the Courts:** As the court’s agent, the clerk collects statutory fees, fines, trust funds, and support funds: maintains a trust account for monies received; establishes an accounting system for receipting and disbursing monies ordered by the court; and provides an investment plan for monies held.
* **Quasi-judicial Officer:** For the issuance of writs, subpoenas, and other court-related orders, the clerk serves a quasi-judicial function (to exercise discretion of judicial nature). Duties include reviewing court documents for possible judicial or attorney errors, performing acts required by law, issuing letters of testamentary; warrants (civil and criminal), and writs of execution, garnishment, attachments, restitution, and orders of sale.
* **Ex Officio Clerk of the Court:** Under the constitution of the State of Washington, the clerk has the title of “Ex Officio Clerk of the Court.” This requires the clerk’s presence at all court sessions for the purpose of receiving and recording court documents and exhibits, and to establish an independent record of court proceedings.
* **Justice System Administrator:** In this role, the clerk identifies and articulates the changing needs of the court record processing, storage, retrieval, and disposal of documents, records, and exhibits, and the collection, accounting, and investment of court monies to ensure that the interests of the public and the county are secured.
* **Departmental Administrator:** As the administrator of a county department, the clerk has the responsibility to establish office policies, budgets, and procedures in accordance with the established guidelines and policies of the Board of County Commissioners.

Accuracy and efficiency are critical to the clerk's office, as even the slightest error or omission in indexing, posting, filing, preparation of writs or disbursements of funds affects the life or property of members of the public and makes the clerk personally liable for damages and subject to monetary fines.

### County Legislative Authority

*Standard County Government*

In 33 of Washington State's 39 counties, the board of county commissioners is the county's legislative body (including Clallam, a Home Rule County). The commissioners serve as the chief administrators for several important county operations and have some quasi-judicial duties.

The county commissioners' primary duty is to levy the taxes to operate the county and to adopt a balanced budget for each calendar year. The commissioners fix the budget amount for each department within the county, but variances and increases can be permitted during the year if extraordinary circumstances can be shown. Other elected officials in the county are responsible for their own adopted budget, and the commissioners themselves are responsible for the operation of budgets under the control of appointed department heads.

Also within their legislative capacity, the commissioners are responsible for adopting, amending, and repealing all county ordinances which are essentially the laws of the county.

As administrators, the commissioners are responsible for the public roads and public works programs, public health services, planning and zoning of unincorporated areas, emergency services or civil defense programs, county park and recreation system, and other services and programs which are clearly not the responsibility of another elected county official.

In their judicial capacity, the commissioners are often called upon as the first level of appeal to sit in judgment of decisions made by other county officials.

*Home Rule Charter County*

In six of the seven counties (Clark, King, Pierce, San Juan, Snohomish and Whatcom), a county council is the legislative body, made possible by Home Rule Charter. The seventh, Clallam County, has also adopted a charter but retains the three-member board of commissioners. King, Pierce, Snohomish, and Whatcom counties have an elected County Executive that may or may not have legislative authority functions. Refer to the specific county’s charter for more information about the county’s legislative authority, county council, elected county executive, and appointed county executive, administrator, or manager.

### County Coroner

Deaths occurring in Washington State must be investigated and certified by a medical-legal officer. This individual is most often the county coroner, usually a nonmedical officer, who retains the services of a qualified pathologist when an autopsy is needed to determine cause of death. In many smaller counties, the prosecuting attorney also serves as the county coroner. Larger counties may have a full-time coroner or medical examiner.

It is also the duty and responsibility of the coroner to locate and notify next of kin, dispose of the deceased person's body, have custody of money and property found on the body of the deceased, and prepare reports to governmental agencies. While not a common occurrence, the county coroner is authorized by law to serve as county sheriff under certain circumstances. The coroner may also serve subpoenas on the sheriff or sheriff's deputies.

### County Prosecuting Attorney

The county prosecuting attorney has major responsibilities, such as a legal advisor, a prosecutor of criminal matters, a representative of the county in civil cases, and in smaller counties, ex-officio coroner.

State statutes fix the following duties for the prosecuting attorney:

* Be legal advisor to the board of county commissioners, school directors, and other county and precinct officers in all matters relating to their official business.
* Appear for and represent the state, county, and all school districts in all criminal and civil proceedings in which the state or county or any school district in the county may be a party.
* Prosecute all criminal and civil actions in which the state or county may be a party.
* Defend all suits brought against the county; review and approve all cost bills in criminal cases and take care that no useless witness fees and other charges are greater than allowed by law; attend and appear before and give advice to the grand jury when cases are presented for consideration,

make an annual report to the Governor at the end of each year and submit to the State Liquor Control Board a written report of all prosecutions brought under state liquor laws in the county during the year.

* Serve as coroner in certain counties.
* Provide legal guidance on a twenty-four hour basis to law enforcement agencies investigating felonies, which may require advice or assistance in obtaining search warrants or warrants for the arrest of a suspect.

### County Sheriff

State statutes provide that the sheriff is the chief executive officer and conservator of the peace of the county. The law assigns certain general duties to the sheriff and these duties are governed by hundreds of statutes and judicial opinions, all intended to protect the individual citizen and safeguard his or her rights. The sheriff's duties include law enforcement, crime prevention, confinement of prisoners, execution of certain civil and legal processes, and in many cases, direct emergency services.

### County Treasurer

The county treasurer is the custodian of all funds for the county and governmental subdivisions; receipting and disbursing all funds of the county. The treasurer receives the general property tax collections for cities, schools, and many other units of local government. The office handles special assessment funds, justice court fines, certain state and federal funds allocated to local government, and fees collected in county offices such as those of auditor, clerk, sheriff, and engineer.

Upon receipt of the tax rolls from the county assessor, the treasurer is required to send all property owners a statement on or before March 15 of each year showing all real and personal property taxes due. Although the tax is due and payable on April 30 when the amount payable is $50 or more, one half may be paid on or before April 30, with the second half due on or before October 31. Upon payment of the property taxes, the treasurer is required to furnish a receipt and credit the payment to the property owner’s account. Another tax received by the treasurer is the real estate excise tax. Every conveyance of real property, before recording in the auditor's office, must be presented to the treasurer for payment of the "excise" tax.

It is the treasurer's duty to enforce the state's laws on collection of taxes. Personal property taxes are required to be paid each year, and, if delinquent, the treasurer is directed to seize the property and offer it for public sale to collect the taxes due. Real property taxes may remain delinquent for three years before the treasurer can begin foreclosure action.

The treasurer is responsible for depositing money collected daily in local banks, separating those monies at the end of each month so each unit of government receives its proper proportional share. They must maintain accurate journals and prepare monthly reports, and, upon direction, invest funds not required for immediate expenditure.

## 1.5 Washington Association of County Assessors

### CONSTITUTION AND BYLAWS

**of the**

**WASHINGTON STATE ASSOCIATION OF COUNTY ASSESSORS**

(Last amended June 27, 2019 at the Annual Summer Conference)

### ARTICLE I: NAME

### The name of the association shall be the “WASHINGTON STATE ASSOCIATION OF COUNTY ASSESSORS,” hereinafter known as “Association.”

### MISSION STATEMENT

### The Washington State Association of County Assessors is dedicated to “Valuing Washington” with the highest standards of professionalism, using the broadest application of proper appraisal methods, techniques and standards available, in order to assure statewide equalization in the valuation of real and personal property, while maintaining the principle of local control; to provide information to the public so they might acquire a better understanding of the appraisal and assessment process; and to assist with and provide information to the Washington State Legislature, in order to achieve a “Fair and Equitable” ad valorem system.

### ARTICLE II: OBJECTS AND PURPOSES

### The Association shall direct its activities to matters pertaining to the appraisal of real and personal property, and the administration of the property tax system. The Association shall support initiatives intended to educate citizens, industry and governmental officials in regard to the separation between appraisal function, and levying and collection of property tax revenues.

### The Association reaffirms its policy of requesting the support of the Washington State Department of Revenue (WSDOR), the Washington State Legislature (WSL), and any and all public and governmental bodies interested in the implementation of the statutes that will make possible the practical fulfillment of the provisions of Chapter 84.41 RCW and Article VII, Section 2 of the Washington State Constitution.

### The Association shall take no action that promotes or condones discrimination in violation of state or federal laws.

### The Association shall cooperate with the WSDOR in all matters pertaining to uniformity of appraisal methods and procedures, provided they conform to Washington State statutes.

### The Association shall promote the highest standards of professionalism in statewide appraisal practice, and the broadest application of scientific techniques and standards in such practice; to accomplish these objectives, the Association will:

### Support the Professional Educational Standards established by the International Association of Assessing Officers (IAAO).

### Support and adhere to the Code of Ethics established by the IAAO.

### Support the Standards of Appraisal Practice established by the IAAO.

### Recommend additions and changes to educational programs offered by the WSDOR, and continue to promote and sponsor appraisal schools for assessors and their deputies; the Education Committee shall approve the curriculum.

### The Association shall support statewide equalization in the valuation of real and personal property for assessment purposes, and work with the WSDOR to achieve this goal.

### The Association shall support the principle of local control, particularly of areas pertaining to property assessment.

### The Association shall continuously strive for uniformity of appraisals and ratios within its respective counties and between counties within the state, while never interfering with the methods, procedures or problems of individual assessors in their respective counties, unless requested to do so.

### The Association shall support efforts to keep procedures and administrative processes relative to assessments simple and cost effective.

### The Association shall actively promote any and all legislation that enables its members to perform a more efficient job of appraising property and equalizing values.

### The Association shall promote public understanding of appraisal processes, appraisal and assessment standards, appeal processes and levying authorities.

### The Association shall develop and maintain effective communications with other associations and organizations on which assessment practices have an impact.

### The Association shall work constantly for and with the Washington Association of County Officials (WACO) to achieve a better understanding of mutual problems experienced by the Association and other county officials.

### It is the expressed belief of the charter members of this Association that the Association’s meetings remain free from the influence of special interest groups and their representatives.

### The Association shall continue its affiliation with the IAAO, and urge each assessor to become a member.

###

### ARTICLE III: MEMBERSHIP

### Each duly elected or appointed Washington assessor is eligible for regular membership.

### Each regular member shall have one vote in matters relating to Association business.

### Associate members of the Association shall be any employee of the WSDOR or any deputy assessor.

### All past member assessors shall be honorary members, with the privilege of the floor at regular meetings, but shall not vote on Association business.

### ARTICLE IV: DUES

### Association dues of regular members shall be determined by vote of the Association at any general membership meeting or at a special meeting called for that purpose. Each regular member shall be charged annual dues as specified by the membership, to be paid no later than February 15 of each year. The Secretary-Treasurer shall mail notices of dues payable no later than January 1 of each year. No dues shall be charged to associate members.

### ARTICLE V: GOVERNMENT

### The government of the Association shall be vested in the membership thereof, except as otherwise provided in these bylaws.

### Only regular members shall be qualified, except as otherwise provided, to hold office, vote or otherwise participate in the government of the Association; provided, however, that associate members shall have the privilege of the floor.

### The Executive Board shall have control and management of the property and finances of the Association, and shall set the policy of the Association between conferences.

### No proxy shall be voted nor any ballots cast, except in person by a regular member; if a regular member is not present, such member may, upon notice to the President, appoint an Association member from his or her office to cast a ballot for the county.

### Association members may serve on regular committees with the consent of their assessor.

### ARTICLE VI: DISTRICT ORGANIZATION

### The Association shall be divided into four districts as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| WesternDistrict | Puget Sound District | SoutheasternDistrict | NortheasternDistrict |
| Clallam County | Island County | Adams County | Chelan County |
| Clark County | King County | Asotin County | Douglas County |
| Cowlitz County | Kitsap County | Benton County | Ferry County |
| Grays Harbor County | Pierce County | Columbia County | Grant County |
| Jefferson County | San Juan County | Franklin County | Kittitas County |
| Lewis County | Skagit County | Garfield Count | Lincoln County |
| Mason County | Snohomish County | Klickitat County | Okanogan County |
| Pacific County | Thurston County | Walla Walla County | Pend Oreille County |
| Skamania County | Whatcom County | Whitman County | Spokane County |
| Wahkiakum County |  | Yakima County | Stevens County |

### These districts shall have the authority to set their own meeting schedules and elect officers. Copies of all meeting minutes shall be filed with the President of the Association who shall be notified of all district meetings prior to the meeting being held.

### The districts shall abide by the constitution and bylaws of the Association, and shall not adopt any policy contrary to that of the Association.

### ARTICLE VII: OFFICERS

### The officers of the Association shall be President, Vice President, Secretary-Treasurer, Immediate Past President, WACO representative, Legislative Committee Chair (non-voting), and the chairpersons of the four districts.

### The officers shall constitute the Executive Board.

### A quorum shall consist of five members of the Executive Board.

### The President, Vice President and Secretary-Treasurer shall perform the duties ascribed to these offices, and shall be ex-officio members of all committees.

### The Immediate Past President shall perform such duties as the Executive Board assigns and shall sit on the Board in an ex-officio capacity and shall have the power to vote.

### President: The President shall be the principal executive officer of the Association, and shall preside at all general membership and special meetings and all Executive Board meetings. The President shall perform such other functions and duties as may from time to time be prescribed by the Executive Board. The President shall also work with the annual summer conference host(s) on programs, meetings and education for the annual summer conferences and shall officiate at said conferences.

### The President may attend the IAAO Annual Conference to represent WSACA, or designate another board member to attend.

### Vice President: The Vice President shall assist the President and, in the absence of the President, the Vice President shall exercise the rights, duties and privileges of the President.

### Secretary-Treasurer: The Secretary-Treasurer shall be responsible for the meeting minutes of the Executive Board, all notices required by these bylaws or by order of the Executive Board, and a record of actions taken at all official meetings. The Secretary-Treasurer shall be the custodian of the Association’s funds, and shall have the authority to expend such funds with the authorization of the Executive Board. The Secretary-Treasurer shall keep the financial records of the Association, and shall report the status of all financial accounts at the general membership meetings. The Secretary-Treasurer shall produce the financial records on demand by any member of the Executive Board.

### District Chairs: The district chairs shall be elected by the members of the respective districts. The district chairs shall preside at district meetings held at least once per year and shall serve as members of the Executive Board.

###  In the event any of these offices or the position of the Association’s representative to the Board of Trustees of WACO is vacated, a majority of the Executive Board may fill the vacancy at its next regular meeting, subject to the approval of the Association. Should a vacancy occur of any of the district chairpersons, such vacancy shall be filled by the district at its next regular or special meeting.

### Terms of Office: All terms of office shall be for one year without salary, and shall commence after election at the annual legislative conference. The duration of terms continue until their elected successors hold office. Resignations shall become effective upon notice to the Executive Board.

### ARTICLE VIII: NOMINATIONS AND ELECTIONS

### The President shall appoint a Nominating Committee to consist of five regular members, not less than ninety (90) days prior to the Association’s annual legislative conference (normally held in January or February).

### The Nominating Committee shall be the four district chairpersons of the Association and the Immediate Past President. The President shall, at the time of appointment, designate the chairperson of the committee.

### The Nominating Committee shall meet, not less than sixty (60) days prior to the annual legislative conference, for the purpose of nominating a slate of candidates for the Association offices in the following manner:

### For the office of President, the committee may nominate the present Vice President and at least one other candidate.

### For the office of Vice President, the committee may nominate the present Secretary-Treasurer and at least one other candidate.

### For the office of Secretary-Treasurer, the committee shall nominate at least two candidates. If three candidates are nominated on the first ballot, and if one receives a 50 percent margin on the first ballot, then that candidate receiving a 50 percent margin shall be considered elected to the position of Secretary-Treasurer. If no one receives a 50 percent margin, then the top two candidates in total vote tally will proceed to a final election ballot. No assessor may serve more than two consecutive terms in any of the above-mentioned offices.

### In odd-numbered years, the committee shall nominate at least two candidates, each of whom must be a regular member, for a two-year term as the Association’s representative on the Board of Trustees of WACO.

### These nominations shall be made a part of the committee chairperson’s report to the annual legislative conference, whereupon the office shall be filled by a vote of the membership.

### The districts shall certify to the Association at its annual legislative conference the names of their newly-elected district chairs who shall take office at the same time as the President, Vice President and Secretary-Treasurer.

### ARTICLE IX: EXECUTIVE BOARD

### The affairs of the Association shall be under the direction of an Executive Board consisting of the officers, district chairs, legislative committee chair and immediate past president of the Association. In the event the immediate past president is unavailable to serve, the position shall be held by the immediate predecessor. If this person is also unavailable, the current President shall appoint a past president to serve.

### The Executive Board shall transact such business throughout the year, as the Association shall designate at its general membership and special meetings, and shall make decisions on all emergencies that shall arise between such meetings.

### The duties of the Executive Board shall include:

### Consulting with the Assistant Director of Property Tax on matters pertaining to the functions of the assessor’s office.

### Cooperating with the executive and legislative branches of state government concerning the development of property tax laws.

### Causing an annual review, plus any additional audits as necessary, to be conducted of Association funds and financial records. The Secretary-Treasurer shall report the findings to the Executive Board.

### Initiating and executing actions to fulfill the projects and purposes of the Association.

### Reviewing and approving all contracts involving the Association.

### Vacancies: If any member of the Executive Board should leave the position of county assessor for any reason, the board position shall be declared vacant. If the vacated office is that of President, Vice President or Secretary-Treasurer, the Executive Board shall, by majority vote, appoint an eligible assessor to fill such vacancy. If the vacated office is that of district chair, the district shall appoint an assessor from the district to fill the vacancy. All appointees shall continue in office until the next election of Association officers for that office.

### ARTICLE X: FINANCE

### The funds of the Association shall not be expended, nor any financial obligations of the Association be incurred, without the approval of the Executive Board.

### The funds of the Association shall be deposited in a bank or other insured financial institution immediately upon receipt thereof, and shall not be withdrawn except by signature of the Secretary-Treasurer; if the Secretary-Treasurer should become incapacitated, the Executive Board is given the authority to appoint an acting Secretary-Treasurer.

### The Secretary-Treasurer shall keep the records of the Association as to account for (under classified headings) the amounts received and expended in any month or year, and maintain a record of receipted bills.

### The Secretary-Treasurer, immediately upon election of a successor, shall turn over to his or her successor all monies, records and materials pertaining to the Association.

### All funds in excess of $10,000 shall be deposited in a savings account; the funds shall not be withdrawn without the approval of the President, and by signature of the Secretary-Treasurer and the Executive Director of WACO.

### ARTICLE XI: MEETINGS

### Executive Board Meetings

### The Executive Board shall meet at the call of the President at least three times during each calendar year. If required, additional meetings may be called by the President or by any two members of the Board; five members shall constitute a quorum.

### General Membership Meetings

### There shall be an annual summer conference (normally held in June) of the Association. Such conference shall be held, to the extent possible, in accordance with the provision of RCW 84.08.190, and the President shall cause notice to be given to all regular members at least two weeks in advance of the conference.

### At each annual summer conference, the regular members shall select the site of the conference which will be held two years following the year in which such selection is made.

### The Association shall have an annual legislative conference for the purpose of electing officers and conducting other affairs of the Association.

### Special Meetings

### Special meetings of the Association may be called by the President, or by a majority vote of the executive officers.

### Voting by Proxy

### 4.1 An assessor member who is unable to attend a meeting may designate a proxy in writing.

### Voting

### Each assessor member is entitled to one vote.

### Notice of Meetings

### Upon direction from the Executive Board, the Secretary-Treasurer is responsible for written notice to all member assessors of the date, time and place of all general membership meetings. Notice of the annual legislative conference shall be given at least thirty (30) days prior to the meeting. Notice of special meetings shall be given at least ten (10) days prior to the meeting.

### All meetings of the Association shall be open to the public; however, the Association may at any meeting resolve itself into executive session by a majority vote of the regular members.

### All records of the Association shall be open to inspection and copying pursuant to Chapter 42.17 RCW.

### During any annual or special meeting, those qualified members attending shall constitute a quorum, and any action taken will be legal and binding upon the Association if approved by a simple majority; a two-week notice is required.

### ARTICLE XII: COMMITTEES

### The establishment of committees, other than the standing committees, shall be at the discretion of the President who shall also appoint committee chairs. Committee membership shall be open to all regular members.

### The duration of appointments to committees shall be for the same period as that for the Association’s officers; when deemed advisable, the Executive Board may authorize the appointment of any committee for a longer period of time.

### Standing Committees shall be as follows:

###  Education Committee

### In order to coordinate the Association’s in-service training program (designed for the purpose of providing well-qualified appraisal personnel), eight regular or associate members shall be appointed by the President to an Education Committee. There may also be a member who is a designee of the IAAO Chapters in Washington State.

### The President shall appoint an Education Committee chair to serve as chairperson over the Education Committee. The Education Chair will serve a three-year term; at the end of that term, the President of the Association may ask the chairperson if he or she would desire to serve an additional term.

### Except for the initial terms, which shall be staggered so that at least two positions on the Education Committee will expire each year, the members on the committee will serve three-year terms. Each expiring term shall terminate on the date the President is installed at the Association’s annual legislative conference. The President may ask each Education Committee member, who is at the end of their three-year term, if he or she would desire to serve an additional three-year term.

### The President shall make any necessary Education Committee appointments within thirty (30) days following his or her election at the Association’s annual summer conference. The President shall fill vacancies occurring during a term within sixty (60) days, and such appointments shall be only for the balance of the unexpired term. If the President refuses or neglects to make the appointment within the time required, the Executive Board shall make the appointment.

### All school instructors shall be appointed and serve at the discretion of the Education Committee, and shall be either a regular member, an associate member or other specially-qualified person selected by the committee.

### The Education Committee is granted authority to establish registration fees and other necessary school charges, and shall approve a custodian of all such funds. The Education Committee shall be responsible for the agenda, supervision and selection of educational courses and materials used in the schools, and approval of scholarship funds awarded to employees of assessor’s offices (subject to Executive Board approval).

### The Education Committee, in approving training programs, will plan and review curriculum to assist in meeting the requirements of Chapter 36.21.015 RCW, which establishes the qualifications for persons assessing property.

### The Education Chair may attend the IAAO annual conference to represent WSACA education committee and IAAO education in Washington State.

### Legislative Committee

### The Legislative Committee shall be responsible for the review and determination of the Association's position on pending legislation that affects property valuation and assessment, as well as working with the Association to draft new legislation to propose to the WSL. It shall also provide guidance and direction for WACO staff in lobbying efforts. At least every other week during the legislative session, the committee shall cause a report to be issued to the general membership on legislative matters of interest to the Association.

### Nominating Committee

### Not less than ninety (90) days prior to the Association’s annual legislative conference, the President shall appoint a Nominating Committee to consist of five regular members. The committee shall be the four district chairpersons of the Association and the immediate past president. The President shall also designate the chairperson of the committee at the time of appointment. The committee shall meet not less than sixty (60) days prior to the annual legislative conference for the purpose of nominating a slate of candidates for the Association offices; nominations may be made from the floor.

### Resolutions Committee

### The President shall appoint a Resolutions Committee composed of at least four members, one of which shall be the Legislative Committee Chair. (See Article XIV)

### Special committees shall consist of Administration, Assessment Standards, Open Space, Timber, Computer Technology, Cadastre, Exemptions and others as needed. Special committees are appointed by the President of the Association, and may be dismissed by the President of the Association.

### ARTICLE XIII: PUBLICITY

### The statewide publicity of this Association shall be released, from time to time, by the Executive Director of WACO, with the approval of the officers of this Association.

### ARTICLE XIV: RESOLUTIONS

### Resolutions shall be submitted to the Resolutions Committee no later than twenty (20) days prior to the annual legislative conference and the annual summer conference, or seven days prior to any special meeting.

### The Resolutions Committee is authorized to reject resolutions submitted on issues not relevant to the general membership or not within the stated purposes of the Association.

### Resolutions shall be introduced by the Resolutions Committee to the general membership by being read into the record. District chairs shall be charged with leading discussion on the resolutions during district meetings.

### Resolutions involving future legislative activity should be presented at the annual summer conference. A legislative resolution to be passed shall require an affirmative majority vote by the quorum upon second reading. At the discretion of the President, the second reading may consist of a roll call vote.

### The question of whether a resolution is legislative or not will be determined by a majority vote of the Resolutions Committee.

### Resolutions may be accepted from the floor upon a majority vote of the regular members present at the first reading of resolutions.

### ARTICLE XV: ORDER OF BUSINESS

### The latest edition of *Robert’s Rules of Order Newly Revised* shall govern all deliberations during meetings of the Association and its committees, unless otherwise provided in these bylaws.

### ARTICLE XVI: AMENDMENTS TO BYLAWS

### Any regular member of the Executive Board may make proposed amendments to WSACA’s bylaws. Any amendments to these bylaws must be approved by a majority affirmative vote of regular members. The Secretary-Treasurer will send a written and/or electronic notice of any proposed amendments to all county assessors at least fourteen (14) days prior to any meeting, at which a vote on the bylaws will be taken.

### A copy of these bylaws shall be mailed and/or electronically delivered by the Secretary-Treasurer to each newly elected or appointed county assessor shortly after the new official assumes office.

### WASHINGTON ASSOCIATION OF COUNTY ASSESSORS – STANDING RULES:

### All vendors wanting to display any message or promotion at any WSACA meeting must pay full registration for each person associated with their display. All arrangements for location and equipment needed with displays are the responsibility of the vendor in conjunction with the motel or building manager.

### Any vendor or association, wanting either a hospitality room or to host a function, cannot be denied that function; WSACA will not publicize the event in any of the Association’s agendas. However, the vendor or association hosting the function may distribute or have available their own announcements of the event.

### Sponsors for an activity, such as a boat trip or golf tournament, will only be allowed by a vendor that does not have a potential vested interest in a concern or an issue relating to an assessed value.

### Small donated items (typically with a company logo) that are included with registration packages, raffled off or given as prizes are allowed, as long as the item or items are not of excessive value.

### In the event a decision needs to be reached concerning a vendor or any association participating in a conference, the event chairperson and the WSACA President will confer and make a final decision concerning the propriety of the participation.

## 1.6 Washington Association of County Officials

During the 1953 Annual Convention of the Washington State Association of Auditors and Treasurers, a resolution was adopted to create an association of elected county officials. The purpose of this organization is "to promote more uniform procedure in respective county offices in order to better serve the public". The association began its early stages of development in 1954 with all elected officials extended an invitation to join through their respective associations.

By January of 1955, county officials drafted a formation bill for presentation to the Legislature. This organization bill did not pass in 1955; nor did it pass in 1956, 1957 or 1958. Still not discouraged, determined county officials continued their efforts, redrafted the bill, and ultimately won passage in the 1959 legislative session. Actual commencement of the Washington State Association of Elected County Officials' operations began March 1, 1960, in Olympia.

Many things have changed over the years, but the main objective of the [Washington Association of County](https://countyofficials.org/) [Officials](https://countyofficials.org/) (WACO) is still clear: ***Working to improve county government through better service to all taxpayers***.

**CONSTITUTION AND BYLAWS**

**of the WASHINGTON STATE ASSOCIATION of COUNTY OFFICIALS**

206 10th Avenue SE Olympia, Washington 98501

Originally adopted in King County on November 17, 1959.

Current as amended October 2, 2019, in Pierce County.

**ARTICLE I – Name and Purpose**

**Section 1.1.** The operating name of this organization shall be the Washington Association of County Officials (WACO), herein referred to as “the Association.” The legal corporate name of this Association is the Washington State Association of County Officials.

**Section 1.2.** The purpose of the Association is to support, as described in Article II of the Articles of Incorporation, each county official as he/she executes the constitutional and statutory duties and responsibilities of his/her office. The Board of Trustees shall be responsible for establishing a strategic plan to further identify the Association’s support of county officials. The Board of Trustees shall be responsible for updating the strategic plan, as necessary.

**ARTICLE II – Membership**

**Section 2.1.** The membership of the Association shall consist of the following county elected and/or appointed officials:

Assessor,

Auditor,

Clerk,

Coroner/Medical Examiner,

Prosecuting Attorney,

Sheriff, and

Treasurer

The Board of Trustees shall be responsible for establishing criteria to maintain membership in good standing.

**Section 2.2.** In the event that a county shall have officials with similar responsibilities but with other titles or designations than those listed in Section 2.1 of this Article, then those officers, whether elected or appointed, shall be members in the Association.

**Section 2.3.** In case of any question of eligibility for membership or question of good standing, the Board of Trustees shall have the authority to determine the eligibility or standing.

**ARTICLE III – Government**

**Section 3.1.** The governing authority of the Association shall be vested in the membership thereof, except as otherwise provided herein.

**Section 3.2.** The control and management of the property, finances, and general supervision of all of the affairs of the Association shall be under the supervision of the Board of Trustees answerable to the membership. The Board of Trustees shall be comprised of:

1. President,
2. Vice-President,
3. Second Vice-President,
4. Secretary-Treasurer,
5. Trustees, one for each affiliate group identified in Article IV, Section 4.2 of these Bylaws,
6. Trustees-At-Large, one for each county category defined in Article IV, Section 4.1 of these Bylaws, and
7. the two most recent Past Presidents.

**Section 3.3.** No loans shall be made by the corporation to any Trustee or Officer.

**ARTICLE IV – Terms of Office**

**Section 4.1.** Six Trustees-at-Large shall be elected from each county category listed below:

1. I – Counties with population above 1,000,000;
2. II – Counties with population 500,001 through 1,000,000;
3. III – Counties with population 100,001 through 500,000;
4. IV – Counties with population 50,001 through 100,000;
5. V – Counties with population 20,000 through 50,000;
6. VI – Counties with population less than 20,000.

Each county’s designation to a county category is determined by the most recent population estimate by the state Office of Financial Management.

The terms of office for the six Trustees-at-large shall be for two years and start on the date of their election to the Board of Trustees and continue until their successors have been elected or appointed. Trustees-at-Large representing counties in categories II, IV, and VI shall be elected in odd numbered years; Trustees-at-Large representing counties in categories I, III, and V shall be elected in even numbered years.

**Section 4.2.** Trustees. The Association recognizes the following affiliate groups:

1. The Washington State Association of County Assessors;
2. The Washington State Association of County Auditors;
3. The Washington State Association of County Clerks;
4. The Washington Association of Coroners and Medical Examiners;
5. The Washington Association of Prosecuting Attorneys;
6. The Washington State Sheriffs’ Association; and
7. The Washington State Association of County Treasurers.

The Trustees selected to represent these affiliate groups will be elected or appointed in a manner determined by each respective affiliate group.

**Section 4.3.** Executive Officers.

The Executive Officers shall be:

(a) President;

(b) Vice President;

(c) 2nd Vice-President;

(d) Secretary/Treasurer; and

(e) Immediate Past President.

The terms of office for the Executive Officers shall be for one year, starting on the date of the election of those officers and continuing until their successors have been elected or appointed.

All Executive Officers, Trustees-at-Large and Trustees will serve without compensation except for reimbursement of costs and travel expenses awarded pursuant Article VII, Section 7.2.

**Section 4.4.** Delegation. If any Executive Officer is absent or unable to act and no other person is authorized to act in such Officer’s place by the provisions of these Bylaws, the Board of Trustees may from time-to-time delegate the powers or duties of such Officer to any other officer, Board member, or any other person it may select.

**Section 4.5.** Removal. The Executive Officers and Trustees-At-Large may be removed at any time, with cause, by the affirmative vote of two-thirds (2/3) of the Board of Trustees. Affiliate Trustees are subject to removal by action of their respective affiliate organization in accordance with the rules of that organization.

**Section 4.6.** Vacancies. Vacancies for Trustees-At-Large and Executive Officers shall be filled by the Board of Trustees for the remainder of the term, except as otherwise provided herein. An appointment to fill a vacancy shall occur within 120 days from the position becoming vacant.

**Article V – Duties of the Executive Officers**

**Section 5.1.** The President shall:

1. Preside at all meetings of the Association;
2. Call special meetings of the Board of Trustees as needed;
3. Appoint and remove all standing and special committee members and name the chair thereof, except as otherwise provided herein;
4. Appoint and remove members of the Association to represent the Association on boards, commissions, committees, etc. convened outside the Association;
5. Preside at meetings of the Board of Trustees;
6. Be an ex-officio member of all standing committees and special committees which he or she appoints, except for the Audit Committee as specified in Section 8.1; and,
7. Only cast a ballot to break a tie vote within the Association, Board or Committee.

**Section 5.2.** The Vice President shall:

1. Perform the duties of the President in the absence of the President;
2. Automatically become President in the event of a vacancy in the office of President, unless the Board of Trustees, with the consent of the Vice President and the Immediate Past President, chooses to have the Immediate Past President fill the vacancy; and
3. Serve as co-chair of the WACO Legislative Committee.

**Section 5.3.** The 2nd Vice President shall:

1. Perform the duties of the Vice President in the absence of the Vice President;
2. Automatically become Vice President in the event of a vacancy in the office of Vice President, and In the event of vacancies in the offices of both the President and Vice President, shall automatically become the President.
3. Compose with the assistance of the other executive officers, the annual
4. performance evaluation of the Executive Director.
5. Chair the Education Committee.

**Section 5.4.** The Secretary-Treasurer shall:

1. Review for approval the minutes of the annual meeting and special meetings of the Association;
2. Review for approval the minutes of all meetings of the Board of Trustees; and
3. Review for approval a record of the finances of the Association from the certification by the Executive Director, as provided in Article VI, Section 6.1, Subsection I;
4. Chair the Audit Committee;
5. Automatically become 2nd Vice President in the event of a vacancy in the office
6. of 2nd Vice President; and
7. In the event of vacancies in the offices of the President, Vice President, and 2nd Vice President, shall automatically become the President.

**Section 5.5.** The Past-President shall:

1. Chair the Legal Committee

**ARTICLE VI – Board of Trustees**

**Section 6.1.**

1. The Board of Trustees shall establish guidelines for regularly scheduled meetings of the Board;
2. Special meetings of the Board of Trustees may be held at any time upon the call of the President, or upon the request of a majority of the Board of Trustees; and
3. The attendance of 10 members of the Board of Trustees constitutes a quorum.

All members of the Board of Trustees shall have the powers to vote in the Board of Trustees meetings except for the President, who shall vote only to break a tie.

**Section 6.2.** The Board of Trustees shall:

1. Have general governance over the affairs of the Association and may formulate such policies as it determines necessary;
2. Appoint or terminate at any time, with or without cause, the Executive Director. The Board shall maintain a job description for the position of Executive Director;
3. Have the power to do any and all things necessary to accomplish the purposes of the Association;
4. Adopt an annual budget for the Association;
5. Establish a Strategic Plan as specified in Article 1; and
6. Approve any litigation or amicus brief.

The membership may overturn any Board of Trustees’ decision at any special meeting or annual meeting with a majority vote where a quorum is present at such meeting.

**Section 6.3.** The Executive Director shall:

1. Act as secretary of the Board of Trustees, the Legislative Committee, and such other committees as the Board of Trustees may determine;
2. Represent the Association before any federal or state legislative body, or other body or hearing upon the direction of the Board of Trustees;
3. Prepare, or cause to be prepared, data and reports as required;
4. Have sole responsibility for direction and supervision over the office and employees of the Association, and shall have the power to hire, discipline, evaluate, and dismiss personnel at any time, with or without cause, consistent with any personnel policy adopted by the Board;
5. Take other actions which are necessary to the successful execution of his or her duties herein; and
6. Perform duties as assigned by the Board for the smooth operation of the Association.

**ARTICLE VII – Finances**

**Section 7.1.** The Board of Trustees shall establish a financial policy to ensure that all financial operations are conducted in an accurate, accountable, transparent, and efficient manner. The funds of the Association shall be handled as follows:

1. No financial obligation outside of the adopted budget may be incurred for the Association without the approval of the Board of Trustees; and
2. Not later than the fifteenth day of each month, the Executive Director shall make available to the Secretary-Treasurer a complete list of deposits and disbursements of the preceding month, and a duplicate copy of the preceding monthly bank statement.

**Section 7.2.** The Board of Trustees and any member of the Association, while attending any authorized meeting other than the annual meeting of the Association membership, are eligible to be reimbursed for travel expenses, which may include lodging, meals, or other costs, consistent with a policy established by the Board of Trustees.

**Section 7.3.** The Board of Trustees shall establish a formula to apportion the costs of reimbursement to the Association for professional services rendered to counties, and adopt an amount to be collected from counties in the annual Association budget. The Association shall prepare an invoice and submit the request for reimbursement to each county consistent with the adopted budget and the approved apportioned formula. Nothing in this section shall be interpreted to prohibit the Association from generating revenues in addition to reimbursements for professional services from counties.

**Section 7.4.** The fiscal year of the Association shall start January 1 and end December 31 of each year.

**ARTICLE VIII – Committees**

**Section 8.1. Member Selection**

It shall be the duty of the President to make appointments of all committees deemed necessary, and to name the chair or co-chair thereof. The President shall be an ex officio member of all committees, except for the Audit Committee. The Board may adopt a policy or policies describing the specific duties and responsibilities of the standing or special committees as required.

**Section 8.2. Terms**

Duration of appointments to all committees shall extend past the appointing Presidents term up to the first quarterly association meeting following the annual meeting of the association.

**Section 8.3.** Committee Types

Standing committees shall be as follows:

1. Audit Committee
2. Budget Committee
3. Education Committee
4. Legal Committee
5. Legislative Committee
6. Nominating Committee
7. Personnel Committee

Special Committees: The President, at their pleasure, may create additional special committees.

**ARTICLE IX – Elections**

**Section 9.1.** An election shall be held for President, Vice President, 2nd Vice President, Secretary-Treasurer and Trustees-at-Large at each annual meeting of the Association.

**Section 9.2.** The Nominating Committee shall establish written policies and procedures approved by the Board of Trustees addressing the solicitation, nomination, and election of Association officers and Trustees-at-Large and arrange in advance for the immediate installation of the duly elected officers and Trustees-at-Large whose terms are specified herein.

**Section 9.3.** Proxy voting is prohibited.

**Section 9.4.** Membership voting by alternative means. Whenever matters are to be voted on by the membership, the Board may authorize that the vote may be taken be mail or electronic means as allowed in RCW 24.03.085.

**ARTICLE X – Meetings of the Association Membership**

**Section 10.1.** The annual meeting of the Association shall be held each year at a time and location to be determined by the Association membership.

**Section 10.2.** Special meetings of the Association may be called:

1. by the President,
2. upon the request of a majority of the Board of Trustees, or
3. by a minimum of four affiliate groups; provided, that sufficient notice is given to the members of the Association.

Requests made under Section 10.2 (b) or (c) of this Article shall be made to the President and may be submitted in hard copy, electronic format or by any other means. Upon receipt of a request made under Section 10.2 (b) or (c) of this Article, the President must call a special meeting.

**Section 10.3.** During any annual or special meeting of the Association, those members attending shall constitute a quorum. If voting by alternate means is authorized under section 9.4, members voting by mail or electronic transmission are present for all purposes of quorum, count of votes, and percentages of total voting power present.

**Section 10.4.** The meetings and special meetings of the Board of Trustees and the annual meeting of the Association shall meet all the requirements set forth in the Open Public Meetings Act. The Board may establish such rules and procedures as it deems necessary for conduct of such meeting, supplemented as necessary by reference to Robert’s Rules of Order.

**Section 10.5.** Annually there shall be four scheduled meetings of the Board of Trustees and one meeting of the Association membership.

**Section 10.6.** Meetings of the Board of Trustees. Unless otherwise deemed appropriate, and with proper notice, meetings of the Board of Trustees will be held at the WACO office, currently located at 206 10th Ave SE, Olympia, WA, except that one meeting shall be held at the location of, and in conjunction with, the annual meeting of the membership.

**ARTICLE XI – Amendments**

**Section 11.1.** Any and all amendments to this Constitution and Bylaws must be approved by majority vote of the general membership of the Association in attendance at any annual meeting or properly called special meeting; provided, however, that sufficient notice is given to the membership of the Association.

**Section 11.2.** The Board may adopt a policy describing the procedures for amending the Bylaws.

## 1.7 International Association of Assessing Officers

### General Information

The ([IAAO](https://www.iaao.org/)) is an educational and research association of individuals in the assessment profession and others with an interest in property tax. Membership is open to anyone, and includes individuals working in government, private industry, academia, and the general public. Its mission is to promote innovation and excellence in property appraisal and property tax policy and administration through professional development, education, research, and technical assistance.

Founded in 1934, the association's objectives are:

* + To improve the standards of assessment practice.
	+ To educate those engaged in assessment practice.
	+ To elevate the standards of personnel requirements in assessment offices.
	+ To educate the general public in matters relating to assessment practice.
	+ To engage in research and to publish the results of studies in assessment administration.
	+ To provide a clearinghouse for the collection and distribution of useful information relating to assessment practice.
	+ To cooperate with other public and private agencies interested in improving assessment administration.
	+ To promote justice and equity in the distribution of the property tax burden.

IAAO's fundamental strength is in the collective knowledge and experience of its membership. While IAAO has come to be regarded as the foremost organization in its field, the association needs to grow in membership to be able to successfully meet the challenges that are confronting the field. New members are welcome, and current members are urged to continue their membership.

Membership in IAAO signifies a professional attitude toward the important work of property tax administration. The association constantly strives to provide its members with information that they can use in their work. The knowledge gained from IAAO membership can save employers substantial amounts of money, as well as further careers of individuals in property appraisal and property tax administration.

The IAAO Executive Board, consisting of 14 persons elected by the membership, is the legislative and policy- making body of the association. The board includes the Executive Committee, which is composed of the president, the president-elect, the vice-president, and the immediate past president, and which acts on behalf of the association between meetings of the board. The Executive Board is assisted in its work by member committees and by IAAO Representatives appointed by the president from among the membership. Some of the standing and special committees include the Research and Technology, Outreach, Professional Development, Legal, Councils and Sections, Ethics, Planning and Operations, Associate Member, Nominating, Local Host, and Resolution Committees.

IAAO executive offices are located in Kansas City, Missouri where the executive director and staff carry out a diversified program of member services and activities.

Members of IAAO enjoy all of the benefits of affiliation with a prestigious organization recognized throughout the world. They enjoy good fellowship, make important professional contacts, and profit from the many fine

programs and publications. Nonmembers should consider joining IAAO today. Members should make sure they take full advantage of the opportunities membership affords.

### Education and Training

The education programs of IAAO are structured to reflect the association's view that the development of mature fee appraisal, mass appraisal, and administrative skills are crucial for the successful functioning of the property tax professional. Mass appraisal skills are essential to the production of initial values as part of a revaluation effort. Fee appraisal skills are necessary in order to properly defend a jurisdiction's assessed values, while administrative skills are needed to properly manage the human and physical resources needed to successfully carry out a tax jurisdiction's assessment function.

The education programs made available by IAAO include courses, workshops, programmed self-study courses, audio-visuals, internet courses, an annual conference, and a number of special workshops and seminars on selected topics of interest to the membership. Each of these programs are designed to meet a specific objective in the professional development of assessing officers and assessment personnel.

The IAAO’s Professional Designation Program confers five internationally recognized professional designations: the Certified Assessment Evaluation (CAE), the Residential Evaluation Specialist (RES), the Cadastral Mapping Specialist (CMS), the Personal Property Specialist (PPS), the Assessment Administration Specialist (AAS) and the Mass Appraisal Specialist (MAS).

### Publications

IAAO publishes books, periodicals, and other publications relating to the association's field of interest. Book titles range from basic textbooks on property valuation to analytical studies that can be useful in policy deliberations. Membership periodicals include the quarterly Journal of Property Tax Assessment & Administration and the monthly Fair & Equitable. Membership categories include member or associate, and dues fall into one of four payment levels:

* + Regular
	+ Entry Level
	+ Student
	+ Retired

# CHAPTER 2 – Department of Revenue

## 2.1 Summary of Duties and Powers

[Chapter 84.08 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08) addresses specifically some of the powers and duties of the Department of Revenue as they relate to the administration of property tax laws.

[RCW 84.08.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.010) Powers of department of revenue – General supervision – Rules and processes – Visitation of counties.

[RCW 84.08.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.020) Additional powers – To advise county and local officers – Books and blanks – Reports. [RCW 84.08.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.030) Additional powers – To test work of assessors – Supplemental assessment lists – Audits. [RCW 84.08.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.040) Additional powers – To keep valuation records – Access to files of other public offices. [RCW 84.08.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.050) Additional powers – Access to books and records – Hearings – Investigation of complaints.

[RCW 84.08.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.060) Additional powers – Power over county boards of equalization – Reconvening – Limitation on increase in property value in appeals to board of tax appeals from county board of equalization.

[RCW 84.08.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.070) Rules and regulations authorized.

[RCW 84.08.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.080) Department to decide questions of interpretation.

[RCW 84.08.115](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.115) Department to prepare explanation of property tax system. [RCW 84.08.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.120) Duty to obey orders of department of revenue.

[RCW 84.08.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.140) Appeals from levy of taxing district to department of revenue. [RCW 84.08.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.190) Assessors to meet with department of revenue.

[RCW 84.08.210](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.210) Confidentiality and privilege of tax information – Exceptions – Penalty.

[RCW 84.08.220](https://app.leg.wa.gov/RCW/default.aspx?cite=84.08.220) Electronic communication of confidential property tax information.

[Chapter 84.12](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12) and [84.16 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16) require that the Department of Revenue annually make an assessment of the operating property of all companies and prepare an assessment roll of the true cash value of the property each year. [RCW 84.12.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.200) (8) states: "'Operating property' means and includes all property, real and personal, owned by any company, or held by it as occupant, lessee or otherwise, including all franchises and lands, buildings, rights-of-way, water powers, motor vehicles, wagons, horses, aircraft, aerodromes, hangars, office furniture, water mains, gas mains, pipe lines, pumping stations, tanks, tank farms, holders, reservoirs, telephone lines, telegraph lines, transmission and distribution lines, dams, generating plants, poles, wires, cables, conduits, switch boards, devices, appliances, instruments, equipment, machinery, landing slips, docks, roadbeds, tracks, terminals, rolling stock equipment, appurtenances and all other property of a like or different kind, situate within the state of Washington, used by the company in the conduct of its operations; and, in case of personal property used partly within and partly without the state, it means and includes a proportion of such personal property to be determined as in this chapter provided."

[RCW 82.45.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.45.060) imposes an excise tax upon each sale of real property. The county treasurer is an agent for the collection of the real estate excise tax. The Department of Revenue (Department) is charged with the promulgation of the rules and with the general administration of the tax.

The Department administers the nonprofit exemptions included in [chapter 84.36 RCW.](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36) The Department is the granting authority for exemptions such as cemeteries, churches, character-building properties, public assembly

halls, libraries, orphanages, day care centers, nursing homes, hospitals, nonpermanent indigent homes, nonprofit organizations for medical research and training, schools, colleges, art, scientific, historic, water distribution, sheltered workshops for handicapped, and certain conservation organizations.

The Department administers the grant assistance program for widows and widowers of veterans. Although the assessor administers the deferral program for senior citizens and disabled persons and the deferral program for homeowners with limited incomes, the Department audits the approved applications, notifies the assessor of any disqualifying factors, and certifies to the state treasurer the amounts due to the respective county, city, or special district treasurers. The Department also has authority to conduct audits of the assessor’s administration of the property tax exemption program for senior citizens and disabled persons.

The Forest Tax Section of the Department of Revenue collects the timber excise tax on a quarterly basis on timber harvested from state, federal, and private lands. Semi-annually, the section determines and reports WAC rules containing the stumpage value of the various species of timber, which provides the basis for tax assessment and collection. In addition, the section annually determines bare forest land values according to a statutory formula for use by the county assessors in assessing designated forest land.

Each county's 4 percent portion of the excise tax collected from private timber harvest, less administrative fees, is distributed to the county of origin quarterly. Distribution to local taxing districts is based on their portion of the assessed value of designated forest lands in their local district. The district Timber Assessed Value (TAV) is part of the county TAV, which is computed annually by the Department. In some instances, the district TAV is used as part of the base to determine bond and school maintenance and operation levy rates.

The Department provides assistance to counties in other matters, including forest land designation, compensating tax assessment for removal from designation, and statistical data on timber harvest, tax collections, and harvest projections. For questions or information about specific programs, call the Department’s Property Tax Division at (360) 534-1400.

**Other References**

[AGO 2010 No. 5](http://www.atg.wa.gov/ago-opinions/distribution-timber-excise-tax-revenues) Taxation - Tax Levies - Timber - Treasurer

**Court Cases** Andrews v. Munro (1984) 102 Wn.2d 761

Carpenter v. Franklin County Assessor, (1981) 30 WA 826, 638 P2d 619.

Makah Indian Tribe v. Clallam County, (1968) 73 W2d 677, 440 P2d 442.

Sohol v. Clark, (1971) 78 W2D 813, 479 P2d 925.

Timber Traders v. Johnston, (1975) 13 WA 607, 636 P2d 655.

Wasser & Winters v. Jefferson County, (1974) 84 W2d 597, 528 P2d 479.

## 2.2 General Provisions

[RCW 84.09.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.010) Nomenclature – Taxes designated as taxes of year in which payable. [RCW 84.09.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.020) Abbreviations authorized.

[RCW 84.09.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.030) Taxing district boundaries – Establishment.

[RCW 84.09.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.035) Withdrawal of certain areas of a library district, metropolitan park district, fire protection district, or public hospital district – Date effective.

[RCW 84.09.037](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.037) School district boundary changes.

[RCW 84.09.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.040) Penalty for nonperformance of duty by county officers.

[RCW 84.09.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.050) Fees and costs allowed in civil actions against county officers. [RCW 84.09.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.070) Authority of operating agencies to levy taxes.

**Other References**

[AGO 1989 No. 6](http://www.atg.wa.gov/ago-opinions/fire-protection-districts-annexation-boundaries-taxation-municipal-corporations) Fire protection districts - boundary review boards - municipal corporations - taxation - boundaries - annexation

[AGO 2000 No. 1](https://www.atg.wa.gov/ago-opinions/authority-boundary-review-board-add-additional-territory-proposal-annex-territory-city) Boundary review boards - cities and towns - annexation

[AGO 2006 No. 9](https://www.atg.wa.gov/ago-opinions/effect-fire-protection-district-s-taxing-authority-annexing-part-district-code-city) Fire protection districts - cities and towns - annexation - taxation

# CHAPTER 3 – Taxable Property

## 3.1 General Information

[RCW 84.09.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.010) Nomenclature – Taxes designated as taxes of year in which payable. [RCW 84.36.005](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.005) Property subject to taxation.

[RCW 84.36.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.010) Public, certain public-private property exempt. [RCW 84.40.025](http://app.leg.wa.gov/RCW/default.aspx?cite=84.40.025) Access to property required.

[RCW 84.41.041](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.041) Physical inspection and valuation of taxable property required – Adjustments during intervals based on statistical data.

[RCW 84.60.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.020) Attachment of tax liens.

[WAC 458-07-010](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-010) Valuation and revaluation of real property – Introduction. [WAC 458-07-015](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-015) Revaluation of real property .

[WAC 458-07-025](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-025) Revaluation of real property – Plan submitted to department of revenue.

[WAC 458-07-030](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-030) True and fair value – Defined – Criteria – Highest and best use – Data from property owner.

[WAC 458-07-035](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-035) Listing of property – Subdivisions and segregation of interests.

###  3.1.1 State Constitution – Article VII

**WASHINGTON STATE CONSTITUTION**

[**ARTICLE VII**](http://www.courts.wa.gov/education/constitution/?fa=education_constitution.display&amp;displayid=Article-07) **REVENUE AND TAXATION**

**Section 1. Taxation.** The power of taxation shall never be suspended, surrendered or contracted away. All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class: *Provided,* that the legislature may tax mines and mineral resources and lands devoted to reforestation by either a yield tax or an ad valorem tax at such rate as it may fix, or by both. Such property as the legislature may by general laws provide shall be exempt from taxation. Property of the United States and of the state, counties, school districts and other municipal corporations, and credits secured by property actually taxed in this state, not exceeding in value the value of such property, shall be exempt from taxation. The legislature shall have power, by appropriate legislation, to exempt personal property to the amount of fifteen thousand ($15,000.00) dollars for each head of a family liable to assessment and taxation under the provisions of the laws of this state of which the individual is the actual bona fide owner. [**AMENDMENT 98**, 2006 House Joint Resolution No. 4223, p 2117. Approved November 7, 2006.]

**Section 2. Limitations on Levies.** Except as hereinafter provided and notwithstanding any other provision of this Constitution, the aggregate of all tax levies upon real and personal property by the state and all taxing districts now existing or hereafter created, shall not in any year exceed one percent of the true and fair value of such property in money. Nothing herein shall prevent levies at the rates now provided by law by or for any port or public utility district. The term "taxing district" for the purposes of this section shall mean any political subdivision, Municipal Corporation, district, or other governmental agency authorized by law to levy, or have levied for it, ad valorem taxes on property, other than a port or public utility district. Such aggregate limitation or any specific limitation imposed by law in conformity therewith may be exceeded only as follows:

1. By any taxing district when specifically authorized so to do by a majority of at least three-fifths of the voters of the taxing district voting on the proposition to levy such additional tax submitted not more than twelve months prior to the date on which the proposed initial levy is to be made and not oftener than twice in such twelve month period, either at a special election or at the regular election of such taxing district, at which election the number of voters voting "yes" on the proposition shall constitute three-fifths of a number equal to forty percent of the total number of voters voting in such taxing district at the last preceding general election when the number of voters voting on the proposition does not exceed forty percent of the total number of voters voting in such taxing district in the last preceding general election; or by a majority of at least three-fifths of the voters of the taxing district voting on the proposition to levy when the number of voters voting on the proposition exceeds forty percent of the number of voters voting in such taxing district in the last preceding general election. Notwithstanding any other provision of this Constitution, any proposition pursuant to this subsection to levy additional tax for the support of the common schools or fire protection districts may provide such support for a period of up to four years and any proposition to levy an additional tax to support the construction, modernization, or remodeling of school facilities or fire facilities may provide such support for a period not exceeding six years. Notwithstanding any other provision of this subsection, a proposition under this subsection to levy an additional tax for a school district shall be authorized by a majority of the voters voting on the proposition, regardless of the number of voters voting on the proposition;
2. By any taxing district otherwise authorized by law to issue general obligation bonds for capital purposes, for the sole purpose of making the required payments of principal and interest on general obligation bonds issued solely for capital purposes, other than the replacement of equipment, when authorized so to do by majority of at least three-fifths of the voters of the taxing district voting on the proposition to issue such bonds and to pay the principal and interest thereon by annual tax levies in excess of the limitation herein provided during the term of such bonds, submitted not oftener than twice in any calendar year, at an election held in the manner provided by law for bond elections in such taxing district, at which election the total number of voters voting on the proposition shall constitute not less than forty percent of the total number of voters voting in such taxing district at the last preceding general election. Any such taxing district shall have the right by vote of its governing body to refund any general obligation bonds of said district issued for capital purposes only, and to provide for the interest thereon and amortization thereof by annual levies in excess of the tax limitation provided for herein. The provisions of this section shall also be subject to the limitations contained in Article VIII, Section 6, of this Constitution;
3. By the state or any taxing district for the purpose of preventing the impairment of the obligation of a contract when ordered so to do by a court of last resort. [**AMENDMENT 101,** 2007 Engrossed House Joint Resolution No. 4204, pp 3143-3145. Approved November 6, 2007.]

###  3.1.2 RCW Numbering and Citation System

The Revised Code of Washington (RCW) is the compilation of all permanent laws now in force. It is a collection of Session Laws (enacted by the Legislature, and signed by the Governor, or enacted via the initiative process), arranged by topic, with amendments added and repealed laws removed. It does not include temporary laws such as appropriations acts. The RCW is published by the Statute Law Committee and the Code Reviser and is the official version of the code. The online version of the RCW is updated twice a year, once in the early fall following the legislative session, and again at the end of the year if a ballot measure that changes the law passed at the general election. ([RCW 1.04.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=1.04.010))

### Numbering System

The number of each section of this code is made up of three parts, in sequence as follows: Number of title, number of chapter within the title, number of section within the chapter. Thus, RCW 1.04.020 is Title 1, chapter 4, section 20. The section part of the number (.020) is initially made up of three digits, constitutes a true decimal, and provides a facility for numbering new sections to be inserted between old sections already consecutively numbered, merely by adding one or more digits, at the end of the number. In most chapters of the code, sections have been numbered by tens (.010, .020, .040, etc.) leaving nine vacant number between original sections so that for a time new sections may be inserted without extension of the section number beyond three digits.

### Citation to the Revised Code of Washington

The code should be cited as RCW; see [RCW 1.04.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=1.04.040). An RCW title should be cited Title 7 RCW; an RCW chapter as chapter 7.24 RCW, and an RCW section as RCW 7.24.010. An inclusive string should be cited as RCW 7.24.010 through 7.24.100. A series of sections should be cited as RCW 7.24.010, 7.24.020, and 7.24.030.

In searching for a law regarding a specific subject, it is necessary to refer to the [Revised Code of Washington.](http://apps.leg.wa.gov/rcw/) Locate the title and chapter which contains your subject.

For instance, Title 84 RCW is entitled Property Taxes, and if you were searching for the definition of real property, you would find that it is contained under Taxation with reference to RCW 84.04.090 which means Title 84, chapter .04 and section .090, or properly referenced as RCW 84.04.090.

Here is a list of the chapters contained in Title 84 RCW, Property Taxes. Title 84 RCW and many other titles are involved in the administration of property taxes, and these will be referenced in this procedural manual under their respective subjects.

###  3.1.3 Title 84 RCW – Property Tax Laws

[Chapter 84.04 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04) Definitions.

[Chapter 84.08 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08) General powers and duties of department of revenue. [Chapter 84.09 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09) General provisions.

[Chapter 84.12 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12) Assessment and taxation of public utilities.

[Chapter 84.14 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14) New and rehabilitated multiple-unit dwellings in urban centers. [Chapter 84.16 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16) Assessment and taxation of private car companies.

[Chapter 84.20 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.20) [Chapter 84.25 RCW](http://app.leg.wa.gov/RCW/default.aspx?cite=84.25)

Easements of public utilities. Targeted urban areas—Exemption.

[Chapter 84.26 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26) Historic property. [Chapter 84.33 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33) Timber and forest lands.

[Chapter 84.34 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34) Open space, agricultural, timber lands – Current use – Conservation futures.

[Chapter 84.36 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36) [Chapter 84.37 RCW](http://app.leg.wa.gov/RCW/default.aspx?cite=84.37)

Exemptions.

Property Tax Deferral program.

[Chapter 84.38 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38) Deferral of special assessments and/or property taxes. [Chapter 84.39 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.39) Property tax exemption — widows or widowers of veterans [Chapter 84.40 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40) Listing of property.

[Chapter 84.41 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41) Revaluation of property. [Chapter 84.44 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44) Taxable situs.

[Chapter 84.48 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48) Equalization of assessments. [Chapter 84.52 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52) Levy of taxes.

[Chapter 84.55 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55) Limitations upon regular property taxes. [Chapter 84.56 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56) Collection of taxes.

[Chapter 84.60 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60) Lien of taxes. [Chapter 84.64 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.64) Lien foreclosure.

[Chapter 84.68 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68) Recovery of taxes paid or property sold for taxes. [Chapter 84.69 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69) Refunds.

[Chapter 84.70 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.70) Destroyed property – Abatement or refund. [Chapter 84.72 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.72) Federal payments in lieu of taxes.

[Chapter 84.98 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.98) Construction.

###  3.1.4 Title 458 WAC – Property Tax Rules

[Washington Administrative Code](http://apps.leg.wa.gov/wac/) (WAC) rules have been adopted by the Department of Revenue in accordance with the authority contained in Title 34 RCW.

These rules are developed by title, chapter, and section and have been adopted governing the formal and informal procedures regarding the administration of property taxes.

The following chapters have been adopted:

[Chapter 458-02 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-02) Consolidated licensing system.

[Chapter 458-07 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07) Valuation and revaluation of real property.

[Chapter 458-10 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-10) Accreditation of real property appraisers. [Chapter 458-12 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12) Property tax division – Rules for assessors. [Chapter 458-14 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-14) County boards of equalization.

[Chapter 458-15 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15) Historic property.

[Chapter 458-16 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16) Property tax – Exemptions.

[Chapter 458-16A WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A) Property tax – Exemptions – Homes for the aging, senior citizens and disabled persons**.** [Chapter 458-17 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-17) Assessment and taxation of ships and vessels.

[Chapter 458-18 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18) Property tax – Abatements, credits, deferrals and refunds. [Chapter 458-18A WAC](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18A) Limited income deferral program

[Chapter 458-19 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-19) Property tax levies, rates, and limits. [Chapter 458-20 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-20) Excise tax rules.

[Chapter 458-28 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-28) Taxation of financial businesses by cities or towns [Chapter 458-29A WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-29A) Leasehold excise tax.

[Chapter 458-30 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30) Open space taxation act rules. [Chapter 458-40 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-40) Taxation of forest land and timber.

[Chapter 458-50 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-50) Inter-county utilities and transportation companies – Assessment and taxation. [Chapter 458-53 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-53) Property tax annual ration study

[Chapter 458-57 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-57) State of Washington Estate and Transfer Tax Reform Act rules [Chapter 458-61A WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-61A) Real estate excise tax.

[Chapter 458-276 WAC](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-276) Access to public records

## 3.2 Real Property

[RCW 84.04.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.090) "Real property." (Defined.)

[RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) Assessment date – Average inventory basis may be used – Public inspection of listing, documents, and records.

[RCW 84.40.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.030) Basis of valuation, assessment, appraisal – One hundred percent of true and fair value – Exceptions – Leasehold estates – Real property – Appraisal – Comparable Sales

[RCW 84.40.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.040) Time and manner of listing.

[RCW 84.40.175](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.175) Listing of exempt property – Proof of exemption – Valuation of publicly owned property. [WAC 458-07-030](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-030) True and fair value – Defined – Criteria – Highest and best use – Data from property owners. [WAC 458-12-010](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-010) Definition – Property – Real.

[WAC 458-12-012](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-012) Definition – Irrigation systems – Real – Personal. [WAC 458-12-055](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-055) Taxable situs – Real Property.

### Other References

[AGO 1995 No. 5](http://www.atg.wa.gov/ago-opinions/taxation-property-valuation-constitutional-requirements-imposition-ad-valorem-property) Taxation – Property – Valuation – Constitutional requirements on imposition of ad valorem property tax.

###  3.2.1 Real Property Revaluation

[RCW 36.21.011](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.011) Appointment of deputies and assistants – Engaging expert appraisers – Employment and classification plans for appraisers.

[RCW 84.40.0301](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.0301) Determination of value by public official – Review – Revaluation - Presumptions. [RCW 84.40.178](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.178) Exempt residential property – Maintenance of assessed valuation – Notice of change.

[RCW 84.41.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.030) Revaluation program to be on continuous basis – Revaluation schedule – Effect of other proceedings on valuation.

[RCW 84.41.041](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.041) Physical inspection and valuation of taxable property required – Adjustments during intervals based on statistical data.

[RCW 84.41.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.050) Budget, levy, to provide funds.

[RCW 84.41.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.060) Assistance by department of revenue at request of assessor.

[RCW 84.41.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.070) Finding of unsatisfactory progress – Notice – Duty of county legislative authority. [RCW 84.41.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.080) Contracts for special assistance.

[RCW 84.41.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.090) Department to establish statistical methods – Publication of rules, regulations, and guides – Compliance required.

[RCW 84.41.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.100) [RCW 84.41.110](http://app.leg.wa.gov/RCW/default.aspx?cite=84.41.110)

Assessor may appoint deputies and engage expert appraisers. Appraisers to act in advisory capacity.

[RCW 84.41.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.120) Assessor to keep records – Orders of department of revenue, compliance enjoined, remedies.

[RCW 84.41.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.130) Assessor’s annual reports.

[WAC 458-07-025](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-07-025) Revaluation of real property – Plan submitted to department of revenue.

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[State Constitution,](http://leg.wa.gov/LawsAndAgencyRules/Pages/constitution.aspx) [Art. VII](http://leg.wa.gov/LawsAndAgencyRules/Pages/constitution.aspx)

[AGO 1957-58, No.](http://www.atg.wa.gov/ago-opinions/tax-commission-county-assessors-tax-commissions-authority-over-assessors) [2](http://www.atg.wa.gov/ago-opinions/tax-commission-county-assessors-tax-commissions-authority-over-assessors)

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[AGO 1979, No. 17](http://www.atg.wa.gov/ago-opinions/taxation-property-valuation-new-construction-county-assessors) Taxation – Property – Valuation of new construction by county assessors.

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[AGO 1986, No. 3](http://www.atg.wa.gov/ago-opinions/presumption-correctness) Counties – Assessor – Taxes – Valuation of property – Presumption of correctness.

[AGO 1965, No. 31](http://www.atg.wa.gov/ago-opinions/blanket-percentage-increase-without-physical-inspection-property) Office and officers – County – Assessors – Taxation – Real property – Maximum level of assessment – Blanket percentage increase without physical inspection of property – Fair market value.

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Schreiber v. Riemcke, 11 Wn. App., 873, 526 P 2d 904 (1974).

###  3.2.2 REAL PROPERTY – New Construction

[RCW 36.21.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.070) New construction building permits – Appraisal of building.

[RCW 36.21.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.080) New construction building permits – When property placed on assessment rolls. [RCW 36.21.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.090) Initial placement of mobile home on assessment roll.

[RCW 84.40.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.040) Time and manner of listing. [WAC 458.12.342](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-342) New construction – Assessment. [WAC 458-12-343](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-343) New construction – Reports.

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**Special Notices** [Adding New Value to the Assessment Roll (Updated August 25, 2020)](https://dor.wa.gov/sites/default/files/2021-11/sn_20_AssessmentRolls.pdf)

[Building Permits In Relationship to Adding Value of New Construction (Issued](https://dor.wa.gov/sites/default/files/2021-11/sn_08_BuildingPermits.pdf) [September 15, 2008)](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_08_BuildingPermits.pdf)

###  3.2.3 REAL PROPERTY – Notice of Change in Value

[RCW 84.08.115](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.115) Department to prepare explanation of property tax system.

[RCW 84.34.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.160) Information on current use classification – Publication and dissemination.

[RCW 84.40.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.045) Notice of change in valuation of real property to be given taxpayer – Copy to person making payments pursuant to mortgage, contract, or deed of trust – Procedure – Penalty.

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## 3.3 Mobile Homes

[RCW 6.13.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=6.13.010) Homestead, what constitutes – "Owner," "net value" defined. [RCW 36.21.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.090) Initial placement of mobile home on assessment roll.

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[RCW 46.12.105](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.12.105) Transfer of ownership of mobile home, county assessor notified – Evidence of taxes paid. [RCW 46.12.290](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.12.290) Mobile or manufactured homes, application of chapter to – Rules.

[RCW 46.44.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.44.170) Mobile home or park model trailer movement special permit and decal – Responsibility for taxes – License plates – Rules.

[RCW 46.44.173](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.44.173) Notice to treasurer and assessor of county where mobile home or park trailer to be located. [RCW 82.50.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.50.010) Definitions.

[RCW 82.50.530](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.50.530) Ad valorem taxes prohibited as to mobile homes, travel trailers or campers – Loss of identity, subject to property tax.

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[RCW 84.60.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.020) Attachment of tax liens.

## 3.4 Current Use

[WAC 458-30-200](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-200) Definitions.

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[WAC 458-30-220](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-220) Application fee.

[WAC 458-30-225](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-225) Application for farm and agricultural classification. [WAC 458-30-230](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-230) Application for open space classification.

[WAC 458-30-232](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-232) Application for timber land classification.

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| [WAC 458-30-240](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-240)[WAC 458-30-242](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-242) | Agreement relating to open space and timber land classifications.Application for open space/farm and agricultural conservation land classification. |
| [WAC 458-30-245](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-245) | Recording of documents. |
| [WAC 458-30-250](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-250) | Approval or denial and appeal. |
| [WAC 458-30-260](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-260) | Valuation procedures for farm and agricultural land. |
| [WAC 458-30-262](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-262) | Agricultural land valuation – Interest rate – Property tax component. (Updated annually.) |
| [WAC 458-30-265](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-265) | Valuation cycle. |
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| [WAC 458-30-270](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-270) | Data relevant to continuing eligibility – Assessor may require owner to submit. |
| [WAC 458-30-275](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-275) | Continuing classification upon sale or transfer of ownership of classified land – Actions of landowner and county officials to be taken prior to recording a conveyance of classified land. |
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| [WAC 458-30-305](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-305) | Due date of additional tax, interest, and penalty upon withdrawal or removal. |
| [WAC 458-30-310](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-310) | County recording authority – County financial authority – Duties. |
| [WAC 458-30-317](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-317) | Principal residence of farm operator or housing for farm and agricultural employees. |
| [WAC 458-30-320](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-320) | Assessment and tax rolls. |
| [WAC 458-30-325](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-325) | Transfers between classifications – Application for reclassification. |
| [WAC 458-30-330](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-330) | Rating system **–** Authorization to establish. |
| [WAC 458-30-345](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-345) | Advisory committee. |
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| [WAC 458-30-520](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-520) | Notification of district – Certification by assessor – Estimate by district. |
| [WAC 458-30-525](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-525) | Notification of final assessment roll. |
| [WAC 458-30-530](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-530) | Notification of owner regarding creation of district. |
| [WAC 458-30-540](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-540) | Waiver of exemption. |
| [WAC 458-30-550](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-550) | Exemption – Removal or withdrawal. |
| [WAC 458-30-560](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-560) | Partial special benefit assessment – Computation. |
| [WAC 458-30-570](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-30-570) | Connection subsequent to final assessment roll – Interest – Connection charge. |

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[RCW 84.34.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.030) Applications for current use classification – Forms - Fee – Times for making.

[RCW 84.34.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.035) Applications for current use classification – Approval or denial – Appeal – Duties of assessor upon approval.

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[RCW 84.34.041](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.041) Application for current use classification – Forms – Public hearing – Approval or denial.

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[RCW 84.34.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.065) Determination of true and fair value of farm and agricultural land – Definitions. [RCW 84.34.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.070) Withdrawal from classification.

[RCW 84.34.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.080) Change in use.

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[RCW 84.34.111](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.111) Remedies available to owner liable for additional tax. [RCW 84.34.121](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.121) Information required.

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**Court Case** Van Buren v. Miller, (1979) 22 Wn. App. 836, 592 P.2d 671

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[Land Containing Historical Sites Classified as Open Space Land](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/SN_10_OpenSpaceLand.pdf) (Issued June 8, 2010 and reissued April 8, 2011)

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[Wheat Prices Used to Determine the Assessed Value of Farm & Agricultural Land](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_09_WheatPrices.pdf) (Issued October 2, 2009)

###  3.4.2 Current Use – Special Benefit Assessments

[RCW 84.34.300](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.300) Special benefit assessments for farm and agricultural land or timber land – Legislative findings – Purpose.

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[RCW 84.33.075](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.075) Excise tax on harvesters of timber – Exemption for certain nonprofit organizations, associations, or corporations.

[RCW 84.33.077](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.077) Credit for property taxes paid on timber on public land. [RCW 84.33.0775](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.0775) Timber harvest tax credit.

[RCW 84.33.0776](http://app.leg.wa.gov/RCW/default.aspx?cite=84.33.0776) Timber harvest excise tax agreement credit.

[RCW 84.33.078](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.078) Sale of timber on non-federally owned public land – Notice of sale or prospectus to indicate tax treatment.

[RCW 84.33.081](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.081) Distributions from timber tax distribution account – Distributions from county timber tax account.

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land – Hearing – Rules – Approval, denial of application – Appeal.

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Taxation - property - agricultural - open space - timber land - forest land – assessor – inheritance of classified or designated land

**Special Notice** [Distribution of Additional Tax and Compensating Tax](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_10_DistribAddCompTax.pdf) (Issued May 17, 2010)

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Manke Lumber v. Diehl, (1998) 91 Wn. App. 793

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## 3.6 Personal Property

[RCW 84.04.080](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.04.080) “Personal Property”

[RCW 84.04.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.150) "Computer software" and allied terms. [RCW 84.36.005](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.005) Property subject to taxation.

[RCW 84.36.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.070) Intangible personal property – Appraisal.

[RCW 84.36.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.110) Household goods and personal effects – Three thousand dollars actual value to head of family.

[RCW 84.36.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.120) Household goods and personal effects – Definitions. [RCW 84.36.600](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.600) Computer software.

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[RCW 84.40.185](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.185) Individuals, corporations, limited liability companies, associations, partnerships, trusts, or estates required to list personalty.

[RCW 84.40.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.190) Statement of personal property.

[RCW 84.40.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.200) Listing of personalty on failure to obtain statement – Statement of valuation to person assessed or listing – Exemption.

[RCW 84.40.340](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.340) Verification by assessor of any list, statement, or schedule -- Confidentiality, penalty. [RCW 84.44.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.010) Situs of personalty generally.

[RCW 84.44.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.020) Gas, electric, water companies – Mains and pipes, as personalty. [RCW 84.44.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.030) Lumber and sawlogs.

[RCW 84.44.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.050) Personalty of automobile transportation companies – Vessels, boats and small craft. [RCW 84.44.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.080) Owner moving into state or to another county after January 1st.

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## 3.7 State Assessed Property

###  3.7.1 State Assessed Property – Centrally Assessed Property

[RCW 84.12.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.200) Definitions.

[RCW 84.12.210](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.210) Property used but not owned deemed sole operating property of owning company. [RCW 84.12.220](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.220) Jurisdiction to determine operating, nonoperating property.

[RCW 84.12.230](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.230) Annual reports to be filed. [RCW 84.12.240](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.240) Access to books and records. [RCW 84.12.250](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.250) Depositions may be taken.

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[RCW 84.16.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.020) Annual statement of private car companies. [RCW 84.16.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.030) Annual statement of railroad companies.

[RCW 84.16.032](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.032) Access to books and records. [RCW 84.16.034](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.034) Depositions may be taken, when.

[RCW 84.16.036](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.036) Default valuation by department of revenue – Penalty – Estoppel. [RCW 84.16.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.040) Annual assessment – Sources of information.

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[RCW 84.16.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.130) Certification to county assessors – Apportionment to taxing districts – Entry upon tax rolls.

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###  3.7.4 State Assessed Property – PUD Privilege Tax

[RCW 54.28.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=54.28.010) Definitions.

[RCW 54.28.011](http://apps.leg.wa.gov/RCW/default.aspx?cite=54.28.011) "Gross revenue" defined.

[RCW 54.28.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=54.28.020) Tax imposed – Rates – Additional tax imposed.

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[RCW 82.49.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.49.020) Exemptions.

[RCW 82.49.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.49.060) Disputes as to appraised value or status as taxable – Petition for conference or reduction of tax – Appeal to board of tax appeals – Independent appraisal.

[RCW 84.12.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.200) Definitions.

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[RCW 84.36.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.070) Intangible personal property -- Appraisal. [RCW 84.36.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.080) Certain ships and vessels.

[RCW 84.36.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.090) Exemption for other ships and vessels. [RCW 84.36.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.100) Size of vessel immaterial.

[RCW 84.40.036](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.036) Valuation of vessels – Apportionment.

[RCW 84.40.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.065) Listing of taxable ships and vessels with department – Assessment – Rights of review

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## 3.8 Other Property

###  3.8.1 Other Property – Nonoperating Property

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[RCW 84.12.220](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.220) Jurisdiction to determine operating, nonoperating property. [RCW 84.12.380](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.380) Assessment of nonoperating property.

[RCW 84.16.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.140) Assessment of nonoperating property.

###  3.8.2 Other Property – Motor Vehicles (Exemption)

[RCW 84.36.595](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.595) Motor vehicles, travel trailers, and campers.

**3.9 In Lieu of Property Tax**

###  3.9.1 In Lieu of Property Tax – Game Lands

[RCW 77.12.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=77.12.170) State wildlife fund – Deposits.

[RCW 77.12.201](http://apps.leg.wa.gov/RCW/default.aspx?cite=77.12.201) Counties may elect to receive an amount in lieu of taxes – County to record collections for violations of law or rules – Deposit.

[RCW 77.12.203](http://apps.leg.wa.gov/RCW/default.aspx?cite=77.12.203) In lieu payments authorized – Procedure – Game lands defined.

###  3.9.2 In Lieu of Property Tax – Fire/Forest Protection

[RCW 52.16.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=52.16.170) Taxation and assessment of lands lying both within a fire protection district and forest protection assessment area.

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[RCW 84.72.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.72.010) State treasurer authorized to receive in lieu payments – Department of revenue to apportion.

[RCW 84.72.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.72.020) Basis of apportionment.

[RCW 84.72.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.72.030) Certification of apportionment to state treasurer – Distribution to county treasurers.

## 3.10 Public Lands

[RCW 79.02.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.02.010) Definitions.

[RCW 84.04.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.080) “Personal property.”

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[RCW 84.40.240](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.240) Annual list of lands sold or contracted to be sold to be furnished assessor. [RCW 84.40.315](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.315) Federal agencies and property taxable when federal law permits.

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[WAC 458-12-175](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-175) Listing of property – Public lands – Leasehold interests and improvements. [WAC 458-12-180](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-180) Listing of property – Public lands – Public body as lessee – Improvements.

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[RCW 79.44.003](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.44.003) "Assessing district" defined.

[RCW 79.44.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.44.010) Lands subject to local assessments.

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[RCW 79.44.095](https://apps.leg.wa.gov/RCW/default.aspx?cite=79.44.095) Assessments paid by state to be added to purchase price of land.

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[RCW 79.44.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.44.190) Acquisition of property by state or political subdivision which is subject to unpaid assessments or delinquencies – Payment of lien or installments.

## 3.11 Leases

###  3.11.1 Railroad Leases

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[RCW 84.12.220](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.220) Jurisdiction to determine operating, nonoperating property. [RCW 84.12.380](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.380) Assessment of nonoperating property.

###  3.11.2 State Leases

[RCW 79.13.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.13.010) Lease of state lands – General.

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[RCW 79.13.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.13.150) Lease/rent of acquired lands.

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[RCW 79.13.180](http://apps.leg.wa.gov/RCW/default.aspx?cite=79.13.180) Record of leases.

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[WAC 332-22-080](http://apps.leg.wa.gov/WAC/default.aspx?cite=332-22-080) Rights to re-lease denied.

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[WAC 332-22-120](http://apps.leg.wa.gov/WAC/default.aspx?cite=332-22-120) Assignment.

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[RCW 82.29A.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.29A.030) Tax imposed – Credit – Additional tax imposed.

[RCW 82.29A.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.29A.040) Counties and cities authorized to impose tax – Maximum rate – Credit – Collection. [RCW 82.29A.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.29A.050) Payment – Due dates – Collection and remittance – Liability – Reporting.

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[RCW 82.29A.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.29A.080) Counties and cities to contract with state for administration and collection – Local leasehold excise tax account.

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[RCW 82.29A.138](http://app.leg.wa.gov/RCW/default.aspx?cite=82.29A.138) Exemptions—Certain amateur radio repeaters.

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# CHAPTER 4 – Property Tax Collection

## 4.1 Taxable Situs

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[RCW 84.44.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.020) Gas, electric, water companies – Mains and pipes, as personalty. [RCW 84.44.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.030) Lumber and sawlogs.

[RCW 84.44.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.050) Personalty of automobile transportation companies – Vessels, boats and small craft. [RCW 84.44.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.080) Owner moving into state or to another county after January 1st.

[RCW 84.44.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.090) Disputes over situs to be determined by department of revenue.

## 4.2 Listing of Property

[RCW 36.21.015](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.015) Qualifications for persons assessing real property – Examination – Examination waiver – Continuing education requirement.

[RCW 84.04.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.030) "Assessed value of property."

[RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) Assessment date – Average inventory basis may be used – Public inspection of listing, documents, and records.

[RCW 84.40.025](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.025) Access to property required.

[RCW 84.40.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.030) Basis of valuation, assessment, appraisal – One hundred percent of true and fair value – Exceptions – Leasehold estates – Real property – Appraisal – Comparable sales.

[RCW 84.40.0301](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.0301) Determination of value by public official -- Review -- Revaluation -- Presumptions. [RCW 84.40.031](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.031) Valuation of timber and timberlands -- Criteria established.

[RCW 84.40.032](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.032) Valuation of timber and timberlands -- "Timberlands" defined and declared lands devoted to reforestation.

[RCW 84.40.033](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.033) Valuation of timber and timberlands -- Legislative findings. [RCW 84.40.036](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.036) Valuation of vessels -- Apportionment.

[RCW 84.40.037](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.037) Valuation of computer software -- Embedded software.

[RCW 84.40.038](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.038) Petition county board of equalization -- Limitation on changes to time limit -- Waiver of filing deadline -- Direct appeal to state board of tax appeals.

[RCW 84.40.039](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.039) Reducing valuation after government restriction -- Petitioning assessor -- Establishing new valuation -- Notice -- Appeal -- Refund.

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[RCW 84.40.042](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.042) Valuation and assessment of divided or combined property.

[RCW 84.40.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.045) Notice of change in valuation of real property to be given taxpayer – Copy to person making payments pursuant to mortgage, contract, or deed of trust – Procedure – Penalty.

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[RCW 84.40.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.065) Listing of taxable ships and vessels with department -- Assessment -- Rights of review. [RCW 84.40.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.070) Companies, associations -- Listing.

[RCW 84.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.080) Listing omitted property or improvements.

[RCW 84.40.085](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.085) Limitation period for assessment of omitted property or value – Notification to taxpayer of omission – Procedure.

[RCW 84.40.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.090) Taxing districts to be designated – Separate assessments. [RCW 84.40.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.110) Examination under oath – Default listing.

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[RCW 84.40.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.190) Statement of personal property.

[RCW 84.40.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.200)

[RCW 84.40.210](http://app.leg.wa.gov/RCW/default.aspx?cite=84.40.210) [RCW 84.40.220](http://app.leg.wa.gov/RCW/default.aspx?cite=84.40.220)

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[RCW 84.40.230](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.230) Contract to purchase public land.

[RCW 84.40.240](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.240) Annual list of lands sold or contracted to be sold to be furnished assessor. [RCW 84.40.315](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.315) Federal agencies and property taxable when federal law permits.

[RCW 84.40.335](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.335) Lists, schedules or statements to contain declaration that falsification subject to perjury. [RCW 84.40.340](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.340) Verification by assessor of any list, statement, or schedule – Confidentiality, penalty.

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## 4.3 Collection of Taxes

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## 4.4 Lien of Taxes

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[RCW 84.60.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.070) Acquisition by governmental unit of property subject to tax lien or placement under agreement or order of immediate possession or use – Segregation of taxes if only part of parcel required.

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[AGLO 1975, No. 56](http://www.atg.wa.gov/ago-opinions/status-personal-property-tax-lien-attaching-real-property-under-rcw-8460020) Taxation -- Real property – Liens -- Status of personal property tax lien attaching to real property under RCW 84.60.020.

[AGO 1996, No. 6](https://www.atg.wa.gov/ago-opinions/effect-homestead-declaration-and-declaration-allodial-ownership-property-tax-liability)REAL PROPERTY - TAXATION - COUNTIES - HOMESTEADS **- Effect of homestead declaration and declaration of allodial ownership on property tax liability.**

**Court Case** Pierce County v. Wingard, (1971) 5 WA 568, 490 P2d 129.

## 4.5 Omitted Property and Omitted Value

[RCW 84.08.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.030) Additional powers – To test work of assessors – Supplemental assessment lists – Audits. [RCW 84.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.080) Listing omitted property or improvements.

[RCW 84.40.085](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.085) Limitation period for assessment of omitted property or value – Notification to taxpayer of omission – Procedure.

[WAC 458-14-015](http://apps.leg.wa.gov/wac/default.aspx?cite=458-14-015) Jurisdiction of county boards of equalization.

## 4.6 Destroyed Property

[RCW 36.21.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.080) New construction building permits – When property placed on assessment rolls. [RCW 84.70.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.70.010) Reduction in value – Abatement – Formulas – Appeal.

[RCW 84.70.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.70.040) Arson destroyed property.

## 4.7 Refunds

[RCW 84.69.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.010) Definitions.

[RCW 84.69.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.020) Grounds for refunds – Determination – Payment – Report. [RCW 84.69.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.030) Refunds – Procedure – When claim for an order required.

[RCW 84.69.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.040) Refunds may include amounts paid to state, and county and taxing district taxes. [RCW 84.69.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.050) Refund with respect to amounts paid state.

[RCW 84.69.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.060) Refunds with respect to county, state, and taxing district taxes.

[RCW 84.69.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.070) Refunds with respect to taxing districts – Administrative expenses – Disposition of funds upon expiration of refund orders.

[RCW 84.69.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.080) Refunds with respect to taxing districts – Not to be paid from county funds. [RCW 84.69.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.090) To whom refund may be paid.

[RCW 84.69.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.100) Refunds shall include interest – Written protests not required – Rate of interest. [RCW 84.69.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.110) Expiration date of refund orders.

[RCW 84.69.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.120) Action on rejected claim – Time for commencement.

[RCW 84.69.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.130) Claim prerequisite to action – Recovery limited to ground asserted. [RCW 84.69.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.140) Interest shall be allowed on amount recovered.

[RCW 84.69.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.150) Refunds within sixty days.

[RCW 84.69.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.160) Chapter does not supersede existing law. [RCW 84.69.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.69.170) Payment under protest not required.

[WAC 458-18-210](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-210) Refunds – Procedure – Interest.

[WAC 458-18-215](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-215) Refunds – Payment under protest requirements. [WAC 458-18-220](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18-220) Refunds – Rate of interest. (Updated annually.)

###  Other References

[AGO 1967, No. 20](http://www.atg.wa.gov/ago-opinions/taxation-notice-persons-entitled-notice-property-taxes-due-refund-taxes-paid-without) Taxation – Notice – Persons entitled to notice of property taxes due – Refund of taxes paid without protest.

[AGO 1969, No. 21](http://www.atg.wa.gov/ago-opinions/taxation-exemption-refund-property-taxes-persons-exempt-under-rcw-8436128) Taxation – Exemption – Refund of property taxes to persons exempt under RCW 84.36.128. [AGO 1984, No. 21](http://www.atg.wa.gov/ago-opinions/administrative-refund-certain-property-taxes) Taxation – Property – Administrative refund of certain property taxes.

## 4.8 Reassessment of Property

[RCW 84.08.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.060) Additional powers – Power over county boards of equalization – Reconvening – Limitation on increase in property value in appeals to board of tax appeals from county board of equalization.

[RCW 84.56.430](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.430) Relisting and relevy of tax adjudged void.

###  4.8.1 Conveyances

[RCW 64.04](http://app.leg.wa.gov/RCW/default.aspx?cite=64.04) Conveyances

## 4.9 Recovery of Taxes Paid or Property Sold for Taxes

[RCW 84.68.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.010) Injunctions prohibited – Exceptions.

[RCW 84.68.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.020) Payment under protest – Claim not required. [RCW 84.68.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.030) Judgment – Payment – County tax refund fund. [RCW 84.68.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.040) Levy for tax refund fund.

[RCW 84.68.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.050) Venue of action – Intercounty property. [RCW 84.68.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.060) Limitation of actions.

[RCW 84.68.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.070) Remedy exclusive – Exception.

[RCW 84.68.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.080) Action to recover property sold for taxes – Tender is condition precedent. [RCW 84.68.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.090) Action to recover property sold for taxes – Complaint.

[RCW 84.68.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.100) Action to recover property sold for taxes – Restrictions construed as additional. [RCW 84.68.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.110) Small claims recoveries – Recovery of erroneous taxes without court action.

[RCW 84.68.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.120) Small claims recoveries – Petition – Procedure of county officers – Transmittal of findings to department of revenue.

[RCW 84.68.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.130) Small claims recoveries – Procedure of department of revenue. [RCW 84.68.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.140) Small claims recoveries – Payment of refunds – Procedure.

[RCW 84.68.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.150) Small claims recoveries – Limitation as to time and amount of refund. [WAC 458-18-215](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18-215) Refunds – Payment under protest requirements.

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[AGO 1974, No. 6](http://www.atg.wa.gov/ago-opinions/offices-and-officers-county-assessor-taxation-real-property-exemptions) Offices and officers -- County -- Assessor -- Taxation -- Real property -- Exemptions.

[AGO 1981, No. 3](http://www.atg.wa.gov/ago-opinions/application-106-percent-limitation-county-tax-refund-levy) Taxation -- Property -- Counties -- Cities and towns -- Application of 106 percent limitation to county tax refund levy.

**Court Case** Star Iron & Steel Co. v. Pierce County, (1971) 5 WA 515, 488 P2d 776.

# CHAPTER 5 – Exemptions and Deferrals

## 5.1 Senior Citizens and Disabled Persons

###  5.1.1 Exemptions

[RCW 84.36.379](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.379) Residences – Property tax exemption – Findings.

[RCW 84.36.381](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.381) Residences – Property tax exemptions – Qualifications. [RCW 84.36.383](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.383) Residences – Definitions.

[RCW 84.36.385](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.385) Residences – Claim for exemption – Forms – Change of status – Publication and notice of qualifications and manner of making claims.

[RCW 84.36.387](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.387) Residences – Claimants – Penalty for falsification – Reduction by remainderman. [RCW 84.36.389](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.389) Residences – Rules and regulations – Audits – Confidentiality – Criminal penalty. [RCW 84.40.178](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.178) Exempt residential property – Maintenance of assessed valuation – Notice of change.

[WAC 458-16A-100](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-100) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Definitions.

[WAC 458-16A-110](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-110) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Gross income.

[WAC 458-16A-115](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-115) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Adjusted gross income.

[WAC 458-16A-120](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-120) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Determining combined disposable income.

[WAC 458-16A-130](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-130) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Qualifications for exemption.

[WAC 458-16A-135](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-135) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Application procedures.

[WAC 458-16A-140](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-140) Senior citizen, disabled person, and one hundred percent disabled veteran exemption – Exemption described – Exemption granted – Exemption denied – Freezing property values.

[WAC 458-16A-150](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-150) Senior citizen, disabled person, one hundred percent disabled veteran exemption – Requirements for keeping the exemption.

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[AGO 1967 No. 11](http://www.atg.wa.gov/ago-opinions/taxation-exemption-eligibility-life-tenant-tax-exemption-under-chapter-168-laws-1965-ex) Taxation- Exemption- Eligibility of life tenant for tax exemption under chapter 168, laws of 1965, ex. Sess.

[AGO 1967 No. 13](http://www.atg.wa.gov/ago-opinions/beneficiary-revocable-trust-tax-exemption-under-chapter-168-laws-1965-ex-sess) Taxation- Exemption- Eligibility of trustor- Beneficiary of a revocable trust for tax exemption under chapter 168, laws of 1965, ex. Sess.

[AGO 1967 No. 20](http://www.atg.wa.gov/ago-opinions/taxation-notice-persons-entitled-notice-property-taxes-due-refund-taxes-paid-without) Taxation- Notice- Persons entitled to notice of property taxes due- Refund of taxes paid without protest.

[AGO 1972 No. 23](http://www.atg.wa.gov/ago-opinions/taxation-real-property-exemption-elderly-sale-noneligible-grantee-portion-tax-be-paid) Taxation- Real Property- Exemption- Elderly- Sale to non-eligible grantee- Portion of tax to be paid.

[AGLO 1979 No. 24](http://www.atg.wa.gov/ago-opinions/offices-and-officers-county-assessor-taxation-real-property-applicability-retired) Offices and officers- County- Assessor- Taxation- Real Property- Applicability of retired persons’ property tax exemption to certain leasehold interests.

[AGO 1980 No. 1](http://www.atg.wa.gov/ago-opinions/public-access-property-tax-assessment-rolls)

[AGO 1988 No. 12](http://www.atg.wa.gov/ago-opinions/confidential-income-information)

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Public disclosure- Privacy- Confidential income information.

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[Legislative Update – Income Thresholds for Property Tax Relief Programs for Senior](https://www.dor.wa.gov/sites/default/files/2021-11/sn_15_PropTaxReliefPrograms.pdf)

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[Legislative Update for Assessors and Treasurers – State School Levy, Enrichment Levies,](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/2017/sn_Aug17_additionalstateschoollevy.pdf) [and State Local Effort Assistance](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/2017/sn_Aug17_additionalstateschoollevy.pdf) – 2017

[Legislative Update – Engrossed Substitute Senate Bill 5160 Concerning Property Tax Relief Programs - 2019](https://www.dor.wa.gov/sites/default/files/2021-11/sn_19_ESSB5160.pdf)

[Changes to property tax relief programs - 2020](https://www.dor.wa.gov/sites/default/files/2021-11/sn_20_PropTaxReliefPrograms.pdf)

[Legislative changes for property tax relief programs to calculate combined disposable income - 2021](https://www.dor.wa.gov/sites/default/files/2022-02/sn_21_LegChangesPropTaxReliefPrograms.pdf)

###  5.1.2 Assistance for Widows or Widowers of Veterans

[RCW 84.39.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.010) Exemption authorized—Qualifications. [RCW 84.39.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.020) Filing claim for exemption—Requirements. [RCW 84.39.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.030) Continued eligibility—Renewal forms.

[RCW 84.39.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.040) Agent or guardian filing claim on behalf of claimant. [RCW 84.39.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.050) Failure to reside on property—Repayment.

[RCW 84.39.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.39.060) Determination of assistance—Biennial budget request.

## 5.2 Nonprofit Organizations

[RCW 84.36.005](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.005) Property subject to taxation.

[RCW 84.36.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.010) Public, certain public-private property exempt.

[RCW 84.36.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.020) Cemeteries, churches, parsonages, convents, and grounds.

[RCW 84.36.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.030) Property used for character building, benevolent, protective or rehabilitative social services – Camp facilities – Veteran or relief organization owned property – Property of nonprofit organizations that issue debt for student loans or that are guarantee agencies.

[RCW 84.36.031](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.031) Clarification of exemption in RCW [84.36.030.](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.030)

[RCW 84.36.032](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.032) Administrative offices of nonprofit religious organizations.

[RCW 84.36.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.035) Nonprofit organization engaged in procuring, processing, etc., blood, plasma or blood products.

[RCW 84.36.037](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.037) Nonprofit organization property connected with operation of public assembly hall or meeting place.

[RCW 84.36.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.040) Nonprofit day care centers, libraries, orphanages, homes or hospitals for the sick or infirm, out-patient dialysis facilities.

[RCW 84.36.041](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.041) Nonprofit homes for the aging.

[RCW 84.36.042](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.042) Nonprofit organization, corporation, or association property used to provide housing for persons with developmental disabilities

[RCW 84.36.043](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.043) Nonprofit organization property used in providing emergency or transitional housing to low-income homeless persons or victims of domestic violence.

[RCW 84.36.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.045) Nonprofit organization property available without charge for medical research or training of medical personnel.

[RCW 84.36.046](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.046) Nonprofit cancer clinic or center

[RCW 84.36.047](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.047) Nonprofit organization property used for transmission or reception of radio or television signals originally broadcast by governmental agencies.

[RCW 84.36.049](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.049) Nonprofit Homeownership Development [RCW 84.36.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.050) Schools and colleges.

[RCW 84.36.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.060) Art, scientific and historical collections and property used to maintain, etc., such collections – Property of associations engaged in production and performance of musical, dance, artistic, etc., works – Fire engines, implements, and buildings of cities, towns, or fire companies – Humane societies.

[RCW 84.36.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.070) Intangible personal property — Appraisal.

[RCW 84.36.240](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.240) Soil and water conservation districts, personal property.

[RCW 84.36.250](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.250) Water distribution property owned by nonprofit corporation or cooperative association.

[RCW 84.36.260](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.260) Property, interests, etc., used for conservation of ecological systems, natural resources, or open space – Conservation or scientific research organizations.

[RCW 84.36.262](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.262) Cessation of use giving rise to exemption.

[RCW 84.36.264](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.264) Application for exemption under RCW [84.36.260,](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.36.260) conservation of ecological systems. [RCW 84.36.350](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.350) Property owned or used for sheltered workshops for handicapped.

[RCW 84.36.480](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.480) Nonprofit fair associations.

[RCW 84.36.550](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.550) Nonprofit organizations – Property used for solicitation or collection of gifts, donations, or grants.

[RCW 84.36.560](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.560) Nonprofit organizations that provide rental housing or used space to very low-income households.

[RCW 84.36.570](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.570)

Nonprofit organizations – Property used for agricultural research and education programs.

[RCW 84.36.650](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.650) Property used by certain nonprofits to solicit or collect money for artists.

[RCW 84.36.670](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.670) Senior citizen organizations – Property used for operation of a multipurpose senior citizen center.

[RCW 84.36.675](https://app.leg.wa.gov/RCW/default.aspx?cite=84.36.675) Housing for low-income households provided by limited equity cooperatives.

[RCW 84.36.800](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.800) Definitions.

[RCW 84.36.805](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.805) Conditions for obtaining exemptions by nonprofit organizations, associations or corporations.

[RCW 84.36.810](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.810) Cessation of use under which exemption granted – Collection of taxes. [RCW 84.36.812](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.812) Additional tax payable at time of sale – Appeal of assessed values.

[RCW 84.36.813](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.813) Change in use – Duty to notify county assessor – Examination – Recommendation.

[RCW 84.36.815](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.815) Initial application, renewal declaration for exemption – Affidavit certifying exempt status – Exemption effective for following year.

[RCW 84.36.820](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.820) Application forms to be mailed to owners of exempt property – Failure to file before due date, effect.

[RCW 84.36.825](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.825) Application, declaration fee – Waiver authorized – Late filing penalty.

[RCW 84.36.830](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.830) Review of applications for exemption – Procedure – Approval or denial – Notice. [RCW 84.36.833](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.833) Application for exemption or renewal may include all contiguous exempt property. [RCW 84.36.835](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.835) List of exempt properties to be prepared and furnished each county assessor.

[RCW 84.36.840](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.840) Statements – Reports – Information – Filing – Requirements.

[RCW 84.36.845](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.845) Revocation of exemption approved or renewed due to inaccurate information. [RCW 84.36.850](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.850) Review – Appeals.

[RCW 84.36.855](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.855) Property changing from exempt to taxable status – Procedure. [RCW 84.36.860](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.860) Public notice of provisions of act.

[RCW 84.36.865](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.865) Rules and regulations. [RCW 84.36.900](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.900) Severability

[RCW 84.36.905](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.905) Effective date – Construction

[RCW 84.40.315](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.315) Federal agencies and property taxable when federal law permits. [RCW 84.40.350](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.350) Assessment and taxation of property losing exempt status.

[RCW 84.40.360](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.360) Loss of exempt status – Property subject to pro rata portion of taxes for remainder of year. [RCW 84.40.370](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.370) Loss of exempt status – Valuation date – Extension on rolls.

[RCW 84.40.380](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.380) Loss of exempt status – When taxes due and payable – Dates of delinquency – Interest. [RCW 84.40.390](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.390) Loss of exempt status – Taxes constitute lien on property.

[RCW 84.68.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.010) Injunctions prohibited – Exceptions.

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[WAC 458-16A-](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-020) [020](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16A-020)

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[WAC 458-16-120](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-120) Appeals.

[WAC 458-16-130](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-130) Change in taxable status of real property.

[WAC 458-16-150](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-150) Cessation of use – Taxes collectible for prior years.

[WAC 458-16-165](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-165) Conditions under which nonprofit organizations, associations, or corporations may obtain a property tax exemption.

[WAC 458-16-180](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-180) Cemeteries.

[WAC 458-16-190](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-190) Churches, parsonages and convents.

[WAC 458-16-200](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-200) Land upon which a church or parsonage shall be built.

[WAC 458-16-210](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-210) Nonprofit organizations or associations organized and conducted for nonsectarian purposes.

[WAC 458-16-215](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-215) Nonprofit organizations that solicit, collect, and distribute gifts, donations, or grants. [WAC 458-16-220](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-220) Church camps.

[WAC 458-16-230](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-230) Character building organizations. [WAC 458-16-240](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-240) Veterans organizations.

[WAC 458-16-245](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-245) Student loan agencies.

[WAC 458-16-260](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-260) Nonprofit day care centers, libraries, orphanages, homes for sick or infirm, hospitals, outpatient dialysis facilities.

[WAC 458-16-266](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-266) Homeownership development. [WAC 458-16-270](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-270) Schools and colleges.

[WAC 458-16-280](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-280) Art, scientific, and historical collections.

[WAC 458-16-282](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-282) Musical, dance, artistic, dramatic and literary associations. [WAC 458-16-284](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-284) Fire companies.

[WAC 458-16-286](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-286) Humane societies.

[WAC 458-16-290](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-290) Nature conservancy lands.

[WAC 458-16-300](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-300) Public meeting hall – Public meeting place – Community meeting hall. [WAC 458-16-310](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-310) Community celebration facilities.

[WAC 458-16-320](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-320) Emergency or transitional housing.

[WAC 458-16-330](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-330) Sheltered workshops for the handicapped.

[WAC 458-16-340](https://app.leg.wa.gov/WAC/default.aspx?cite=458-16) Multipurpose senior citizen centers.

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[AGO 1979 No. 19](http://www.atg.wa.gov/AGOOpinions/opinion.aspx?section=archive&amp;id=7348) Taxation – Property – Indians – Taxation of property situated on federally-recognized Indian reservations.

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Johnson v. Spokane, (1978) 19 WA 722, 577 P2d 164.

Timber Traders, Inc. v. Johnston, (1976) 87 W2d 42, 548 P2d 1080.

United Methodist Church v. Walla Walla County, (1973) 82 W2d 138, 508 P2d 1361.

[BTA Decisions](https://bta.wa.gov/search.html) Board of Tax Appeals search decisions

[Special Notices](https://dor.wa.gov/forms-publications/publications-subject/special-notices) Property Tax Special Notices search by title and subject

## 5.3 Deferral of Special Assessments and/or Property Taxes

###  5.3.1 Senior Citizens and Disabled Persons

[RCW 84.38.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.010) Legislative finding and purpose. [RCW 84.38.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.020) Definitions.

[RCW 84.38.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.030) Conditions and qualifications for claiming deferral.

[RCW 84.38.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.040) Declaration to defer special assessments and/or real property taxes – Filing – Contents – Appeal

[RCW 84.38.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.050) Renewal of deferral – Forms – Notice to renew – Limitation upon special assessment deferral amount.

[RCW 84.38.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.060) Declaration of deferral by agent, guardian, etc.

[RCW 84.38.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.070) Ceasing to reside permanently on property subject to deferral declaration. [RCW 84.38.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.080) Right to deferral not reduced by contract or agreement.

[RCW 84.38.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.090) Procedure where residence under mortgage or purchase contract.

[RCW 84.38.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.100) Lien of state, mortgage or purchase contract holder – Priority – Amount – Interest. [RCW 84.38.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.110) Duties of county assessor.

[RCW 84.38.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.120) Payments to local improvement or taxing districts. [RCW 84.38.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.130) When deferred assessments or taxes become payable. [RCW 84.38.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.140) Collection of deferred assessments or taxes.

[RCW 84.38.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.150) Election to continue deferral by surviving spouse or surviving domestic partner. [RCW 84.38.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.160) Payment of part or all of deferred taxes authorized.

[RCW 84.38.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.170) Collection of personal property taxes not affected.

[RCW 84.38.180](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.180) Forms – Rules and regulations.

[WAC 458-18-010](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-010) Deferral of special assessments and/or property taxes – Definitions.

[WAC 458-18-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-020) Deferral of special assessments and/or property taxes – Qualifications for deferral. [WAC 458-18-030](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-030) Deferral of special assessments and/or property taxes – Declarations to defer – Filing –

Forms.

[WAC 458-18-040](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-040) Deferral of special assessments and/or property taxes – Lien of state – Mortgage – Purchase contract – Deed of trust.

[WAC 458-18-050](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-050) Deferral of special assessments and/or property taxes – Declarations to renew deferral – Filing – Forms.

[WAC 458-18-060](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-060) Deferral of special assessments and/or property taxes – Limitations of deferral – Interest. [WAC 458-18-070](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-070) Deferral of special assessments and/or property taxes – Duties of the county assessor.

[WAC 458-18-080](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-080) Deferral of special assessments and/or property taxes – Duties of the department of revenue – State treasurer.

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###  Other References

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[Legislative Update – Clarifying treatment of deferral lien balances included in certificates of delinquency](https://dor.wa.gov/sites/default/files/2021-11/sn_15_SSB5275.pdf) – 2015

[Changes to property tax relief programs](https://dor.wa.gov/sites/default/files/2021-11/sn_20_PropTaxReliefPrograms.pdf) – 2020

Legislative changes for property tax relief programs to calculate combined disposable income - 2021

###  5.3.2 Homeowners With Limited Income

[RCW 84.37.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.010) Findings -- Intent. [RCW 84.37.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.020) Definitions.

[RCW 84.37.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.030) Deferral program qualifications. [RCW 84.37.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.040) Deferral program administration.

[RCW 84.37.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.050) Renewals -- Requirement to reside on property.

[RCW 84.37.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.060) Right to defer not reduced by contract or agreement. [RCW 84.37.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.070) State lien on property.

[RCW 84.37.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.080) Conditions under which deferment ends. [RCW 84.37.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.090) Applicable statutory provisions.

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[RCW 84.37.902](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.37.902) Review by the joint legislative audit and review committee. – Decodified by the code reviser, July 2016.

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Forms.

[WAC 458-18A-040](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-040) Deferral of special assessments and/or property taxes -- Lien of state -- Mortgage -- Purchase contract -- Deed of trust.

[WAC 458-18A-050](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-050) Deferral of special assessments and/or property taxes -- Declarations to renew deferral -- Filing -- Forms.

[WAC 458-18A-060](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-060) Deferral of special assessments and/or property taxes -- Limitations of deferral -- Interest.

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[WAC 458-18A-080](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-080) Deferral of special assessments and/or property taxes -- Duties of the department of revenue -- State treasurer.

[WAC 458-18A-090](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-090) Deferral of special assessments and/or property taxes -- Appeals.

[WAC 458-18A-100](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-18A-100) Deferral of special assessments and/or property taxes -- When payable -- Collection -- Partial payment.

###  Other References

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[Legislative Update – Clarifying treatment of deferral lien balances included in certificates](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_15_SSB5275.pdf) [of delinquency](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_15_SSB5275.pdf) - 2015

## 5.4 Other Exemptions

###  5.4.1 Other Exemptions – Improvements to Single Family Dwellings

[RCW 84.36.400](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.400) Improvements to single family dwellings.

[WAC 458-16-080](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-16-080) Improvements to single family dwellings – Definitions – Exemption – Limitation – Appeal rights.

###  5.4.2 Other Exemptions – Alcohol, Biodiesel, and Wood Biomass Fuels [RCW 82.29A.135](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.29A.135) Exemptions – Property used to manufacture alcohol, biodiesel, or wood biomass fuel. [RCW 84.36.635](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.635) Property used for the manufacture of alcohol fuel or biodiesel fuel.

[RCW 84.36.640](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.640) Property used for the manufacture of wood biomass fuel.

###  5.4.3 Other Exemptions – Multi Unit Dwellings

[RCW 84.14.005](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.005) Findings. [RCW 84.14.007](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.007) Purpose. [RCW 84.14.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.010) Definitions.

[RCW 84.14.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.020) Exemption – Duration – Valuation – Relocation assistance.

[RCW 84.14.021](https://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.021#:~:text=PDFRCW%2084.14.021,Exemption%E2%80%94Duration%E2%80%94Valuation%E2%80%94New%20construction.) Exemption – Duration – Valuation – New Construction.

[RCW 84.14.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.030) Application – Requirements.

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[RCW 84.14.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.070) Processing – Approval – Denial – Appeal. [RCW 84.14.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.080) Fees.

[RCW 84.14.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.090) Filing requirements upon completion – Owner, city – Determination by city – Notice of intention of city not to file – Extension of deadline – Appeal.

[RCW 84.14.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.100) Report – Filing.

[RCW 84.14.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.110) Cancellation of exemption – Notice by owner of change in use – Additional tax – Penalty – Interest – Lien – Notice of cancellation – Appeal – Correction of tax rolls.

###  5.4.4 Other Exemptions – Improvements for Water Quality

[RCW 84.36.255](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.255) Improvements to benefit fish and wildlife habitat, water quality, and water quantity – Cooperative assistance to landowners – Certification of best management practice – Limitation – Landowner claim and certification.

[RCW 89.08.440](http://apps.leg.wa.gov/RCW/default.aspx?cite=89.08.440) Best management practices for fish and wildlife habitat, water quality, and water quantity property tax exemption – List – Forms – Certification of claims.

###  5.4.5 Other Exemptions – Parcels Valued at Less Than $500

[RCW 84.36.015](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.015) Property valued at less than five hundred dollars – Exceptions.

###  5.4.6 Other Exemptions – Personal Property Exemptions

[RCW 84.36.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.070) Intangible personal property – Appraisal.

[RCW 84.36.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.110) Household goods and personal effects – Fifteen thousand dollars actual value to head of family.

[RCW 84.36.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.120) Household goods and personal effects – Definitions. [RCW 84.36.240](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.36.240) Soil and water conservation districts, personal property.

[RCW 84.36.300](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.300) Stocks of merchandise, goods, wares or material – Aircraft parts, etc. – When eligible for exemption.

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[RCW 84.36.477](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.477) Business inventories.

[RCW 84.36.510](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.510) Mobile homes in dealer's inventory.

[RCW 84.36.595](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.36.595) Motor vehicles, travel trailers, and campers.

[RCW 84.36.597](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp.leg.wa.gov%2FRCW%2Fdefault.aspx%3Fcite%3D84.36.597%26pdf%3Dtrue&data=05%7C01%7CMarcL%40DOR.WA.GOV%7Cbb85215cfced439fac1908daef670df8%7C11d0e217264e400a8ba057dcc127d72d%7C0%7C0%7C638085523135970869%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=3esXhmuqTGaqx2dBzsnQPjoxzlDX%2BR6tl8vOfgR6f00%3D&reserved=0) Heavy equipment rental tax exemption.

[RCW 84.36.600](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.600) Computer software.

[RCW 84.36.630](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.630) Farming machinery and equipment.

[RCW 84.36.645](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.645) Semiconductor materials. *(Contingent effective date; contingent expiration date.)*

[RCW 84.40.405](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.405) Rules for agricultural products and business inventories.

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[WAC 458-50-160](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-50-160) Exempt intangible property distinguished from other intangibles.

[WAC 458-50-170](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-50-170) Valuation principles.

[WAC 458-50-180](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-50-180) Appraisal practices relating to valuing intangible personal property.

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###  5.4.7 Historic Property

[RCW 84.26.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.010) Legislative findings. [RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020) Definitions.

[RCW 84.26.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.030) Special valuation criteria. [RCW 84.26.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.040) Application -- Fees.

[RCW 84.26.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.050) Referral of application to local review board – Agreement – Approval or denial.

[RCW 84.26.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.060) Notice to assessor of approval – Certification and filing – Notation of special valuation. [RCW 84.26.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.070) Valuation.

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[RCW 84.26.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.110) Special valuation – Request for assistance from state historic preservation officer authorized.

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[RCW 84.26.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.130) Appeals from decisions on applications. [WAC 458-15-005](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-005) Purpose.

[WAC 458-15-010](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-010) Authority. [WAC 458-15-015](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-015) Definitions. [WAC 458-15-020](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-020) Application.

[WAC 458-15-030](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-030) Multiple applications. [WAC 458-15-040](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-040) Costs and fees.

[WAC 458-15-050](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-050) Qualifications.

[WAC 458-15-060](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-060) Processing of the agreement. [WAC 458-15-070](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-070) Disqualification or removal.

[WAC 458-15-080](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-080) Disqualification or removal – Effective date. [WAC 458-15-090](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-090) Additional tax.

[WAC 458-15-100](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-100) Appeals

[WAC 458-15-110](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-110) Exemption of portion of historic property. [WAC 458-15-120](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-15-120) Revaluation and new construction.

###  5.4.8 Miscellaneous Exemptions

[RCW 82.48.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.48.110) Aircraft not to be subject to ad valorem tax – Exceptions. [RCW 84.09.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.040) Penalty for nonperformance of duty by county officers.

[RCW 84.36.079](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.079) Rights, title, interest, and materials of certain vessels under construction. [RCW 84.36.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.080) Certain ships and vessels.

[RCW 84.36.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.090) Exemption for other ships and vessels. [RCW 84.36.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.100) Size of vessel immaterial.

[RCW 84.36.105](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.105) Cargo containers used in ocean commerce.

[RCW 84.36.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.130) Airport property in this state for smaller airports belonging to municipalities of adjoining states.

[RCW 84.36.135](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.135) Real and personal property of housing finance commission. [RCW 84.36.210](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.210) Public right of way easements.

[RCW 84.36.230](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.230) Interstate bridges – Reciprocity.

[RCW 84.36.301](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.301) Legislative finding and declaration for RCW 84.36.300.

[RCW 84.36.451](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.451) [RCW 84.36.470](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.470)

Right to occupy or use certain public property, including leasehold interests. Agricultural Products – Exemption.

[RCW 84.36.487](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.487) Air pollution control equipment in thermal electric generation facilities – Records – Payments on cessation of operation.

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| [RCW 84.36.500](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.500) | Conservation futures on agricultural land. |
| [RCW 84.36.590](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.590) | Property used in connection with privatization contract at Hanford reservation. |
| [RCW 84.36.595](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.595) | Motor vehicles, travel trailers, and campers. |
| [RCW 84.36.605](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.605) | Sales/leasebacks by regional transit authorities. |
| [RCW 84.36.655](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.655) | Property related to the manufacture of superefficient airplanes. *(Expires July 1, 2040.)* |

# CHAPTER 6 – Taxing Districts

## 6.1 Taxing Districts

[RCW 36.35.290](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.35.290) Easements – Electric utility recorded interest [RCW 84.04.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.120) "Taxing district".

[RCW 84.08.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.140) Appeals from levy of taxing district to department of revenue. [RCW 84.09.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.030) Taxing district boundaries – Establishment.

[RCW 84.09.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.035) Withdrawal of certain areas of a library district, metropolitan park district, fire protection district, or public hospital district – Date effective.

[RCW 84.09.037](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.037) School district boundary changes.

[RCW 84.40.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.090) Taxing districts to be designated – Separate assessments. [RCW 84.40.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.160) Manner of listing real estate – Maps.

[RCW 84.40.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.170) Plat of irregular subdivided tracts – Notice to owner – Surveys – Costs.

[RCW 84.48.130](https://app.leg.wa.gov/RCW/default.aspx?cite=84.48.130) Certification of assessed valuation to taxing district.

[RCW 84.52.025](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.025) Budgets of taxing districts filed with county commissioners to indicate estimate of cash balance.

[RCW 84.52.020](https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.020) Taxing districts must certify their budgets or estimates of property taxes to be levied.

[RCW 84.52.070](https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.070) Certification of levies to the assessor.

[WAC 458-12-140](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-12-140) Taxing district boundaries -- Designation of tax code area. [WAC 458-50-130](http://apps.leg.wa.gov/WAC/default.aspx?cite=458-50-130) Taxing district boundary changes – Estoppel.

###  Other References

**Special Notice** [Property Tax Special Notice - 2008 Legislation Updates](https://dor.wa.gov/sites/default/files/2021-11/sn_08_PropLegUpdate.pdf)

[PTA 21.1.2021](http://taxpedia.dor.wa.gov/documents/current%20pta/pta%2021.1.2021.pdf) Levy Certification Requirements

## 6.2 Plats

[RCW 36.18.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.18.010) Auditor's fees. [RCW 36.80.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.80.050) Highway plat book.

[RCW 58.08.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.010) Town plat to be recorded – Requisites. [RCW 58.08.015](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.015) Effect of donation marked on plat.

[RCW 58.08.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.020) Additions.

[RCW 58.08.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.030) Plats to be acknowledged – Certificate that taxes and assessments are paid. [RCW 58.08.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.035) Platted streets, public highways – Lack of compliance, penalty.

[RCW 58.08.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.08.050) Official plat – Platted streets as public highways.

[RCW 58.17.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.070) Preliminary plat of subdivisions and dedications – Submission for approval – Procedure. [RCW 58.17.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.080) Filing of preliminary plat – Notice.

[RCW 58.17.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.090) Notice of public hearing.

[RCW 58.17.092](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.092) Public notice – Identification of affected property.

[RCW 58.17.095](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.095) Ordinance may authorize administrative review of preliminary plat without public hearing.

[RCW 58.17.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.100) Review of preliminary plats by planning commission or agency – Recommendation – Change by legislative body – Procedure – Approval.

[RCW 58.17.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.110) Approval or disapproval of subdivision and dedication – Factors to be considered – Conditions for approval – Finding – Release from damages.

[RCW 58.17.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.120) Disapproval due to flood, inundation or swamp conditions – Improvements – Approval conditions.

[RCW 58.17.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.130) Bond in lieu of actual construction of improvements prior to approval of final plat – Bond or security to assure successful operation of improvements.

[RCW 58.17.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.140) Time limitation for approval or disapproval of plats – Extensions.

[RCW 58.17.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.150) Recommendations of certain agencies to accompany plats submitted for final approval. [RCW 58.17.155](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.155) Short subdivision adjacent to state highway – Notice to department of transportation. [RCW 58.17.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.160) Requirements for each plat or replat filed for record.

[RCW 58.17.165](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.165) Certificate giving description and statement of owners must accompany final plat – Dedication, certificate requirements if plat contains – Waiver.

[RCW 58.17.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.170) Written approval of subdivision – Original of final plat to be filed – Copies. [RCW 58.17.180](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.180) Review of decision.

[RCW 58.17.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.190) Approval of plat required before filing – Procedure when unapproved plat filed.

[RCW 58.17.195](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.195) Approval of plat or short plat – Written finding of conformity with applicable land use controls.

[RCW 58.17.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.200) Injunctive action to restrain subdivision, sale, transfer of land where final plat not filed. [RCW 58.17.205](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.205) Agreements to transfer land conditioned on final plat approval – Authorized.

[RCW 58.17.210](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.210) Building, septic tank or other development permits not to be issued for land divided in violation of chapter or regulations – Exceptions – Damages – Rescission by purchaser.

[RCW 58.17.212](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.212) Vacation of subdivision – Procedure. [RCW 58.17.215](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.215) Alteration of subdivision – Procedure.

[RCW 58.17.225](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.225) Easement over public open space – May be exempt from RCW [58.17.215](http://www.leg.wa.gov/RCW/index.cfm?fuseaction=section&amp;section=58.17.215) – Hearing – Notice. [RCW 58.18.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.18.010) Assessor's plat – Requisites, filing, index, etc. – When official plat.

[RCW 65.04.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=65.04.030) Instruments to be recorded or filed.

[RCW 65.04.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=65.04.050) Index of instruments, how made and kept – Recording of plat names.

## 6.3 Surveys

[RCW 58.09.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.020) Definitions.

[RCW 58.09.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.030) Compliance with chapter required.

[RCW 58.09.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.040) Records of survey – Contents – Filing – Replacing corner, filing record.

[RCW 58.09.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.050) Records of survey – Processing – Requirements.

[RCW 58.09.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.060) Records of survey, contents – Record of corner, information. [RCW 58.09.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.080) Certificates – Required – Forms.

[RCW 58.09.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.090) When record of survey not required.

[RCW 58.17.250](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.250) Survey of subdivision and preparation of plat. [RCW 58.17.255](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.255) Survey discrepancy – Disclosure.

**6.4 Segregations**

[RCW 58.17.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.020) Definitions. [RCW 84.04.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.090) "Real property". [RCW 84.04.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.120) "Taxing district".

[RCW 84.04.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.130) "Tract", "lot", etc.

[RCW 84.40.042](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.042) Valuation and assessment of divided or combined property. [RCW 84.40.230](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.230) Contract to purchase public land.

[RCW 84.40.240](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.240) Annual list of lands sold or contracted to be sold to be furnished assessor. [RCW 84.40.315](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.315) Federal agencies and property taxable when federal law permits.

[RCW 84.56.340](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.340) Payment on part of parcel or tract or on undivided interest or fractional interest – Division – Certification – Appeal.

[RCW 84.60.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.050) Acquisition by governmental unit of property subject to tax lien or placement under agreement or order of immediate possession or use -- Effect.

[RCW 84.60.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.070) Acquisition by governmental unit of property subject to tax lien or placement under agreement or order of immediate possession or use – Segregation of taxes if only part of parcel required.

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[Special Notice](https://dor.wa.gov/sites/default/files/2021-11/sn_20_AssessmentRolls.pdf) Adding New Value to the Assessment Rolls.

# CHAPTER 7 – Levies

## 7.1 Levy of Taxes

[State Constitution, Art. VII, Sections 1 and 2](http://leg.wa.gov/LawsAndAgencyRules/pages/constitution.aspx)

[RCW 28A.315.305](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.315.305) School district organizational changes – Corporate existence – Payment of bonded indebtedness – Levy authority – Levy requirements for dissolved or annexed financially insolvent school districts.

[RCW 28A.323.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.010) Joint school districts – Defined – Designation.

[RCW 28A 323.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.040) Joint school districts – Administration – County to which joint school district considered as belonging.

[RCW 28A.323.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.060) Joint school districts – Directors – Vacancies.

[RCW 28A.323.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.080) Joint school districts – Assessed valuation – Certification. [RCW 28A.323.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.090) Joint school districts – Levy of tax.

[RCW 28A.323.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=28A.323.100) Joint school districts – Levy of tax – Remittance to district treasurer.

[RCW 36.21.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.100) Annual report to department of revenue on property tax levies and related matters. [RCW 39.67.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=39.67.010) Agreements contingent on property tax levy – Authorized.

[RCW 39.67.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=39.67.020) Transfer of funds between taxing districts.

[RCW 53.36.100](http://app.leg.wa.gov/RCW/default.aspx?cite=53.36.100) Levy for industrial development district purposes – Notice – Petition - Election [RCW 53.36.160](http://app.leg.wa.gov/RCW/default.aspx?cite=53.36.160) Multiyear levy periods – Requirements.

[RCW 73.08.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=73.08.080) Tax levy authorized. [Veterans Assistance Fund.]

[RCW 84.08.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.140) Appeals from levy of taxing district to department of revenue. [RCW 84.09.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.030) Taxing district boundaries – Establishment.

[RCW 84.41.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.050) Application — Procedures.

[RCW 84.48.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.110) Transcript of proceedings to county assessors – Delinquent tax for certain preceding years included.

[RCW 84.52.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.010) Taxes levied or voted in specific amounts -- Effect of constitutional and statutory limitations**.**

[RCW 84.52.018](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.018) Calculation of tax levy rates when the assessment of highly valued property is in dispute. [RCW 84.52.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.020) City and district budgets to be filed with county legislative authority.

[RCW 84.52.025](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.025) Budgets of taxing districts filed with county commissioners to indicate estimate of cash balance.

[RCW 84.52.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.030) Time of levy.

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| [RCW 84.52.044](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.044) | Limitations upon regular property tax levies — Participating fire protection jurisdictions. |
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| [RCW 84.52.052](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052) | Excess levies authorized – When – Procedure. |
| [RCW 84.52.053](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.053) | Levies by school districts authorized – When -- Procedure. |
| [RCW 84.52.0531](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.0531) | Levies by school districts – Maximum dollar amount for maintenance and operation support – Restrictions – Maximum levy percentage – Levy reduction funds – Rules. |
| [RCW 84.52.054](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.054) | Excess levies – Ballot contents – Eventual dollar rate on tax rolls. |
| [RCW 84.52.056](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056)[RCW 84.52.058](https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.058) | Excess levies for capital purposes authorized.School districts with high/nonhigh relationship |
| [RCW 84.52.063](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.063) | Rural library district levies. |
| [RCW 84.52.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.065) | State levy for support of common schools. |
| [RCW 84.52.067](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.067) | State levy for support of common schools – Disposition of funds. |
| [RCW 84.52.069](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.069) | Emergency medical care and service levies |
| [RCW 84.52.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.070) | Certification of levies to assessor. |
| [RCW 84.52.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.080) | Extension of taxes on rolls – Form of certificate – Delivery to treasurer. |
| [RCW 84.52.085](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.085) | Property tax errors. |
| [RCW 84.52.105](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.105) | Affordable housing levies authorized – Declaration of emergency and plan required. |
| [RCW 84.52.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.120) | Metropolitan park districts – Protection of levy from prorationing – Ballot proposition. |
| [RCW 84.52.125](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.125) | Fire protection districts — Protection from levy prorationing. |
| [RCW 84.52.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.130) | Fire protection district excess levies. |
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| [RCW 84.52.700](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.700) | County airport district levy authorized. |
| [RCW 84.52.703](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.703) | Mosquito control district levies authorized. |
| [RCW 84.52.706](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.706) | Rural county library district levy authorized. |
| [RCW 84.52.709](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.709) | Intercounty rural library district levy authorized. |
| [RCW 84.52.712](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.712) | Reduction of city levy if part of library district. |
| [RCW 84.52.713](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.713) | Island library district levy authorized. |
| [RCW 84.52.718](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.718) | Levy by receiver of disincorporated city authorized. |
| [RCW 84.52.719](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.719) | Second class city levies. |
| [RCW 84.52.721](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.721) | Unclassified city sewer fund levy authorized. |
| [RCW 84.52.724](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.724) | City accident fund levy authorized. |
| [RCW 84.52.727](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.727) | City emergency fund levy authorized. |
| [RCW 84.52.730](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.730) | City lowlands and waterway projects levy authorized. |
| [RCW 84.52.733](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.733) | Metropolitan municipal corporation levy authorized. |

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| [RCW 84.52.736](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.736) | Metropolitan park district levy authorized. |
| [RCW 84.52.739](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.739) | Code city accident fund levy authorized. |
| [RCW 84.52.742](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.742) | County lands assessment fund levy authorized. |
| [RCW 84.52.745](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.745) | General county levy authorized. |
| [RCW 84.52.749](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.749) | County rail district tax levies authorized. |
| [RCW 84.52.750](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.750) | Solid waste disposal district – Excess levies authorized. |
| [RCW 84.52.751](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.751) | County hospital maintenance levy authorized. |
| [RCW 84.52.754](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.754) | Park and recreation service area levies authorized. |
| [RCW 84.52.757](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.757) | Park and recreation district levies authorized. |
| [RCW 84.52.760](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.760) | County road fund levy authorized. |
| [RCW 84.52.761](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.761) | Road and bridge service district levies authorized. |
| [RCW 84.52.763](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.763) | City firemen's pension fund levy authorized. |
| [RCW 84.52.769](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.769) | Reduction of city levy if part of fire protection district. |
| [RCW 84.52.772](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.772) | Fire protection district levies authorized. |
| [RCW 84.52.775](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.775) | Port district levies authorized. |
| [RCW 84.52.778](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.778) | Public utility district levy authorized. |
| [RCW 84.52.784](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.784) | Water-sewer district levies authorized. |
| [RCW 84.52.786](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.786) | Cultural arts, stadium and convention district tax levies authorized. |
| [RCW 84.52.787](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.787) | Cemetery district levy authorized. |
| [RCW 84.52.790](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.790) | Public hospital district levy authorized. |
| [RCW 84.52.793](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.793) | Air pollution control agency levy authorized. |
| [RCW 84.52.796](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.796) | Mental retardation and developmental disability services levy authorized. |
| [RCW 84.52.799](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.799) | Veteran's relief fund levy authorized. |
| [RCW 84.52.802](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.802) | Acquisition of open space, etc., land or rights to future development by counties, cities, metropolitan municipal corporations or nonprofit nature conservancy corporation or association – Property tax levy authorized. |
| [RCW 84.52.808](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.808) | River improvement fund levy authorized. |
| [RCW 84.52.811](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.811) | Intercounty river control agreement levy authorized. |
| [RCW 84.52.814](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.814)[RCW 84.52.816](https://app.leg.wa.gov/RCW/default.aspx?cite=84.52.816) | Flood control zone district levy authorized.Flood control zone prorationing protection |
| [RCW 84.52.817](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.817) | Irrigation and rehabilitation district special assessment authorized. |
| [RCW 84.52.820](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.820) | Reclamation district levy authorized. |
| [RCW 84.52.823](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.823) | Levy for tax refund funds. |
| [RCW 84.55.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.045) | Applicability of chapter to levy by port district for industrial development district purposes. |

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## 7.2 Limitations

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[RCW 84.55.0101](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.0101) Limit factor – Authorization for taxing district to use one hundred one percent or less – Ordinance or resolution.

[RCW 84.55.015](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.015) Restoration of regular levy.

[RCW 84.55.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.020) Limitation upon first levy for district created from consolidation. [RCW 84.55.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.030) Limitation upon first levy following annexation.

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[RCW 84.55.045](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.045) Applicability of chapter to levy by port district for industrial development district purposes.

 [RCW 84.55.047](https://app.leg.wa.gov/RCW/default.aspx?cite=84.55.047) Applicability of chapter to community revitalization financing increment areas.

[RCW 84.55.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.050) Election to authorize increase in regular property tax levy – Limited propositions –

Procedure.

[RCW 84.55.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.060) Rate rules – Educational program – Other necessary action. [RCW 84.55.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.55.070) Inapplicability of chapter to levies for certain purposes.

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[RCW 84.55.130](https://app.leg.wa.gov/RCW/default.aspx?cite=84.55.130) Inapplicability of limitation to certain multiyear levy periods by port districts.

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Limitation on Levies

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## 7.3 Withdrawal or Reannexations of Areas

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# CHAPTER 8 – Property Tax Annual Ratio Study

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[RCW 84.40.185](http://apps.leg.wa.gov/rcw/default.aspx?cite=84.40.185) Individuals, corporations, limited liability companies, associations, partnerships, trusts, or estates required to list personalty.

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# CHAPTER 9 – Assessment Roll/Tax Roll

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# CHAPTER 10 – Special Benefit Assessment Districts

## 10.1 Diking and Drainage

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[RCW 85.05.135](http://apps.leg.wa.gov/rcw/default.aspx?cite=85.05.135) Special assessments – Budgets – Alternative methods. [RCW 85.05.367](http://apps.leg.wa.gov/rcw/default.aspx?cite=85.05.367) Lands owned by district exempt from taxation.

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[RCW 85.18.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=85.18.010) Levy for continuous benefits authorized -- Base benefits.

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## 10.2 Flood Control Districts

### Flood Control

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### Flood Control by Counties Jointly

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### Flood Control Zone Districts

[RCW 86.15.160](http://apps.leg.wa.gov/rcw/default.aspx?cite=86.15.160) Excess levies, assessments, regular levies and charges – Local improvement districts.

## 10.3 Irrigation And Rehabilitation Districts

### Irrigation Districts

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[RCW 87.03.242](http://apps.leg.wa.gov/rcw/default.aspx?cite=87.03.242) Exemption of farm and agricultural land from special benefit assessments.

### Irrigation and Rehabilitation Districts

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## 10.5 Horticultural Assessment Districts

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## 10.6 Mosquito Control Districts

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## 10.9 River and Harbor Improvement

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## 10.10 Road Improvement Districts

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## 10.11 Television Reception Improvement District

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# CHAPTER 11 – Appeals

## 11.1 Board of Equalization

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[RCW 82.03.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.100) Findings and decisions – Signing – Filing – Public inspection. [RCW 82.03.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.110) Publication of findings and decisions.

[RCW 82.03.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.120) Journal of final findings and decisions.

[RCW 82.03.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.130) Appeals to board – Jurisdiction as to types of appeals – Filing. [RCW 82.03.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.140) Appeals to board – Election of formal or informal hearing.

[RCW 82.03.150](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.150) Appeals to board – Informal hearings, powers of board or tax referees – Assistance. [RCW 82.03.160](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.160) Appeals to board – Formal hearings, powers of board or tax referees – Assistance. [RCW 82.03.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.170) Rules of practice and procedure.

[RCW 82.03.180](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.180) Judicial review.

[RCW 82.03.190](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.190) Appeal to board from denial of petition or notice of determination as to reduction or refund – Procedure – Notice.

[RCW 82.03.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.03.200) Appeals from county board of equalization – Evidence submission in advance of hearing. [RCW 84.08.060](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.060) Additional powers — Power over county boards of equalization — Reconvening —

Limitation on increase in property value in appeals to board of tax appeals from county

board of equalization.

[RCW 84.08.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.130) Appeals from county board of equalization to board of tax appeals – Notice. [WAC 456-09](http://apps.leg.wa.gov/wac/default.aspx?cite=456-09) Formal hearings – Practice and procedure.

[WAC 456-10](http://apps.leg.wa.gov/wac/default.aspx?cite=456-10) Informal hearings – Practice and procedure.

## 11.3 Other Appeals

[RCW 79.125.450](https://app.leg.wa.gov/RCW/default.aspx?cite=79.125.450) Second-class shorelands on navigable lakes – Sale.

[RCW 84.08.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.08.140) Appeals from levy of taxing district to department of revenue. [RCW 84.12.340](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.340) Hearings on assessment, time and place of.

[RCW 84.14.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.14.070) Processing – Approval – Denial – Appeal [RCW 84.16.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.16.100) Hearings, time and place of.

[RCW 84.26.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.130) Appeals from decisions on applications. (Historic property.)

[RCW 84.33.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.130) Forestland valuation – Application by owner that land be designated and valued as forestland – Hearing – Rules – Approval, denial of application – Appeal.

[RCW 84.34.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.035) Applications for current use classification – Approval or denial – Appeal – Duties of assessor upon approval.

[RCW 84.34.108](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.108) Removal of classification – Factors – Notice of continuance – Additional tax – Lien – Delinquencies – Exemptions.

[RCW 84.36.385](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.385) Residences – Claim for exemption – Forms – Change of status – Publication and notice of qualifications and manner of making claims.

[RCW 84.36.812](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.812) Additional tax payable at time of sale – Appeal of assessed values. [RCW 84.36.850](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.36.850) Review – Appeals.

[RCW 84.38.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.040) Declaration to defer special assessments and/or real property taxes – Filing – Contents – Appeal.

[RCW 84.40.039](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.039) Reducing valuation after government restriction – Petitioning assessor – Establishing new valuation – Notice – Appeal – Refund

[RCW 84.70.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.70.010) Reduction in value – Abatement – Formulas – Appeal – Physical improvements to qualifying single-family dwellings.

[WAC 458-53-210](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-210) Appeals.

# CHAPTER 12 – Tax Increment Financing

## 12.1 Community Revitalization Financing (CRF)

[RCW 39.89.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.010) Declaration – Purpose. [RCW 39.89.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.020) Definitions.

[RCW 39.89.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.030) Authority – Conditions.

[RCW 39.89.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.040) Coordination with other programs – Improvements by private developer must meet applicable state and local laws.

[RCW 39.89.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.050) Procedure for creating increment areas. [RCW 39.89.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.060) Public notice – Notice to officials.

[RCW 39.89.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.070) Apportionment of taxes.

[RCW 39.89.080](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.080) General indebtedness – Security. [RCW 39.89.090](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.090) Conclusive presumption of validity. [RCW 39.89.100](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.100) Revenue bonds.

[RCW 39.89.900](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.89.900) Supplemental nature of chapter.

## 12.2 Hospital Benefit Zones (HBZ)

[RCW 39.100.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.010) Definitions.

[RCW 39.100.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.020) Conditions for financing public improvements.

[RCW 39.100.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.030) Benefit zone creation – Agreement, hearing, and notice requirements – Ordinance requirements.

[RCW 39.100.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.040) Benefit zone ordinance, publicizing and delivery – Challenges to benefit zone formation. [RCW 39.100.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.050) Use of excess local excise tax – Boundary information – Definitions.

[RCW 39.100.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.100.060) Issuance of revenue bonds.

[RCW 39.100.900](http://app.leg.wa.gov/RCW/default.aspx?cite=39.100.900) Effective date – 2006 c 111.

## 12.3 Local Infrastructure Financing Tool (LIFT)

[RCW 39.102.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.010) Finding.

[RCW 39.102.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.020) Definitions. [RCW 39.102.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.030) Creation.

[RCW 39.102.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.040) Application process – Board approval. [RCW 39.102.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.050) Demonstration projects.

[RCW 39.102.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.060) Limitations on revenue development areas. [RCW 39.102.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.070) Local infrastructure financing – Conditions.

[RCW 39.102.080](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.080) Revenue development area adoption – Process.

[RCW 39.102.090](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.090) Revenue development area adoption – Ordinance – Hearing and delivery requirements. [RCW 39.102.100](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.100) Revenue development area adoption – Notice requirements.

[RCW 39.102.110](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.110) Local excise tax allocation revenues. [RCW 39.102.120](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.120) Local property tax allocation revenues. [RCW 39.102.130](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.130) Use of sales and use tax funds.

[RCW 39.102.140](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.140) Reporting requirements.

[RCW 39.102.150](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.150) Issuance of general obligation bonds. [RCW 39.102.160](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.160) Use of tax revenue for bond repayment. [RCW 39.102.170](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.170) Limitation on bonds issued.

[RCW 39.102.190](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.190) Revenue bonds to fund public improvements. [RCW 39.102.195](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.195) Limitation on use of revenues.

[RCW 39.102.200](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.200) Joint legislative audit and review committee reports. [RCW 39.102.210](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.210) Program evaluation.

[RCW 39.102.220](http://app.leg.wa.gov/RCW/default.aspx?cite=39.102.220) Administration by department and board [RCW 39.102.902](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.102.902) Construction – 2006 c 181.

[RCW 39.102.903](http://app.leg.wa.gov/RCW/default.aspx?cite=39.102.903) Effective date – 2006 c 181

[RCW 39.102.905](http://app.leg.wa.gov/RCW/default.aspx?cite=39.102.905) Expiration date – 2013 2nd sp.s. c 21.

## 12.4 Local Revitalization Financing (LRF)

[RCW 39.104.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.010) Finding.

[RCW 39.104.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.020) Definitions. [RCW 39.104.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.030) Conditions.

[RCW 39.104.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.040) Creation of revitalization area. [RCW 39.104.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.050) Limitations on revitalization areas.

[RCW 39.104.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.060) Use of property tax allocation revenues for revitalization financing – Opting out – Partial participation.

[RCW 39.104.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.070) Participating in revitalization financing – Interlocal agreement – Imposition of sales and use tax – Ordinance to opt out – Notice.

[RCW 39.104.080](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.080) Local property tax allocation revenues – Distribution – Determination – Termination – Exception.

[RCW 39.104.090](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.090) Local sales and use tax increments.

[RCW 39.104.100](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.100) Application process – Department of revenue approval. [RCW 39.104.110](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.110) Issuance of general obligation bonds.

[RCW 39.104.120](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.120) Use of tax revenue for bond repayment. [RCW 39.104.130](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.130) Limitation on bonds issued.

[RCW 39.104.140](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.140) Construction – Port districts – Authority.

[RCW 39.104.150](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.104.150) Administration by the department – Adoption of rules.

## 12.5 Local Infrastructure Project Area Financing (LIPA)

[RCW 39.108.005](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.005) Finding.

[RCW 39.108.010](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.010) Definitions.

[RCW 39.108.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.108.030) Designation of sending areas – Inclusion of agricultural and forestland of long-term commercial significance.

[RCW 39.108.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.108.040) Development rights from agricultural and forestland of long-term commercial significance. [RCW 39.108.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.108.050) Designation of sending areas—Inclusion of rural zoned lands under certain circumstances.

[RCW 39.108.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.108.060) Determination of total number of transferable development rights for agricultural and forestland of long-term commercial significance and designated rural zoned lands.

[RCW 39.108.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.108.070) Allocation among local governments of transferable development rights from agricultural and forestland of long-term commercial significance and designated rural zoned lands.

[RCW 39.108.080](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.080) Development plan for infrastructure.

[RCW 39.108.090](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.090) Program for transfer of development rights into receiving areas – Requirements. [RCW 39-108.100](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.100) Development rights available for transfer to receiving cities.

[RCW 39.108.110](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.110) Quantitative and qualitative performance measures—Reporting. [RCW 39.108.120](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.120) Creating a local infrastructure project area.

[RCW 39.108.130](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.130) Limitations on local infrastructure project areas. [RCW 39.108.140](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.140) Participating taxing districts.

[RCW 39.108.150](http://app.leg.wa.gov/RCW/default.aspx?cite=39.108.150) Allocation of property tax revenues.

## 12.6 State Land Improvement Financing Area (SLIFA)

[RCW 39.112.010](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.010) Finding.

[RCW 39.112.020](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.020) Definitions. [RCW 39.112.030](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.030) Conditions.

[RCW 39.112.040](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.040) Creation of revitalization area. [RCW 39.112.050](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.050) Limitations on revitalization areas.

[RCW 39.112.060](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.060) Use of property tax allocation revenues for revitalization financing – Opting out – Partial participation.

[RCW 39.112.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.070) Participating in revitalization financing – Interlocal agreement – Imposition of sales and use tax – Ordinance to opt out – Notice.

[RCW 39.112.080](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.080) Use of tax revenue for bond repayment. [RCW 39.112.090](http://apps.leg.wa.gov/rcw/default.aspx?cite=39.112.090) Limitation on bonds issued.

## 12.7 Commercial Office Space Development Area (COSDA)

 [RCW 35.107.005](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.005) Findings – Intent.

 [RCW 35.107.010](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.010) Commercial office space development area—Local sales and use tax remittance program—Local property tax reinvestment program.

 [RCW 35.107.020](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.020) Definitions.

 [RCW 35.107.030](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.030) Ordinance establishing commercial office space development area – Requirements.

 [RCW 35.107.040](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.040) Application for a qualifying project – Requirements.

 [RCW 35.107.050](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.050) Application approval by administrative official or committee of the city – When authorized.

 [RCW 35.107.060](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.060) Commercial office development public improvement fund – Required deposits.

 [RCW 35.107.070](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.070) Commercial office development public improvement fund – Expenditures.

 [RCW 35.107.080](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.080) Ownership change in participating projects.

 [RCW 35.107.090](http://app.leg.wa.gov/RCW/default.aspx?cite=35.107.090) Joint legislative audit and review committee report.

## 12.8 Local Tax Increment Financing (LTIF)

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| --- | --- |
|  [RCW 39.114.010](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.010) Definitions [RCW 39.114.020](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.020) Designation of increment areas by local governments – Project analysis – Fees may be charged to private developers – Mitigation plan with fire protection districts or regional  fire protection service authorities – Reimbursement of costs - Ordinance adoption requirements. [RCW 39.114.030](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.030) Public improvements  [RCW 39.114.040](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.040) Notice. [RCW 39.114.050](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.050) Apportionment of taxes. [RCW 39.114.060](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.060) General indebtedness – Security. [RCW 39.114.070](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.070) Direct or collateral attacks. [RCW 39.114.080](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.080) Revenue bonds – Issuance. [RCW 39.114.090](https://app.leg.wa.gov/RCW/default.aspx?cite=39.114.090) Supplemental nature of chapter. [Special Notice](https://dor.wa.gov/sites/default/files/2022-07/sn_22_LegislativeChangesTaxIncrementFinancing.pdf) Legislative changes to tax increment financing (June 2022)  |  |
|  |  |

# CHAPTER 13 – Annual Reports

**Assessor Reports, Deadlines, and DOR Contacts**

| **Due Date** | **Report** | **Rule/Law** | **Division** | **DOR Contact**  | **Phone #** | **Email** |
| --- | --- | --- | --- | --- | --- | --- |
| Feb 28 | Calendar Year Collections Report | RCW 84.08 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | 101 Levy Limitations Worksheets | RCW 84.08 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | Joint District Data | RCW 84.08 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | TCA Levy Totals Booklet | RCW 84.08 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | 10 Page Levy Report | RCW 84.08.040 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | Senior and Disabled Relief Report | RCW 84.08.040 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | Final Values | RCW 84.08.040 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Feb 28 | Roll Data | RCW 84.08.010 | Research & Fiscal Analysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| Mar 15 | County Statistics for Comparison Report (reporting form) | N/A | Property Tax | Marilyn O'Connell | (360) 534-1364 | MarilynO@dor.wa.gov |
| Mar 31 | Revaluation Plan | WAC 458-07-025 | Property Tax | Marilyn O'Connell | (360) 534-1364 | MarilynO@dor.wa.gov |
| Jul 15 | Assessor's Certificate of Assessment Rolls to the County BOE | WAC 458-53-135 | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
| Aug 31 | Taxing District Boundary Report | WAC 458-12-140 | Property Tax | Susan Ragland | (360) 534-1369 | SusanRa@dor.wa.gov |
| Sep 01 | Personal Property Stratification Report | WAC 458-53-140 | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
|  Sep 15 | Assessor's Certificate of New ConstructionValue to the County BOE | N/A | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
| Oct 15 | County Revaluation Progress Report | RCW 84.41.130 | Property Tax | Marilyn O'Connell | (360) 534-1364 | MarilynO@dor.wa.gov |
| Oct 31 | Abstract of Assessed Values Report | RCW 84.08.040 | Research & FiscalAnalysis | Frank Wilson | (360) 534-1527 | FrankW@dor.wa.gov |
| \*\*\* | Current Use Stratification Report | WAC 458-53-030 | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
| \*\*\* | Real Property Sales Study (Ratio Study Valid and Invalid Sales Report | WAC 458-53-100 | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
| \*\*\* | Real Property Stratification Report | WAC 458-53-135 | Property Tax | Mary Burket | (360) 534-1368 | MaryBu@dor.wa.gov |
| \* If a due date falls on a Saturday, Sunday, or legal holiday, the due date changes to the next business day (RCW 1.12.070). |
| \*\*\* Report due as soon as possible after rolls are closed. Ratio will be estimated if report(s) are not received by November 30. RCW 84.48.080 |

**Assessor Required Reports - Narrative**

| **Report Title** | **Description** | **How Data is Used** | **Why Data is Needed** |
| --- | --- | --- | --- |
| Calendar Year Collections Report - RCW 84.08 | Reports property taxes collected for each roll including. additions, collections, cancellations, and the uncollected balance at the end of each year. | Provides source data for Property Tax Statistics Report, used to respond to legislative staff questions and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all 39 collections reports are received. |
| 101 Levy Limitations Worksheets - RCW 84.08 | Used to calculate the levy limit for regular taxing districts and school districts. | Data source for fiscal notes/estimates, source data for Property Tax Statistics, to develop responses to legislative staff questions, and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all levy reports are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences.  |
| Joint District Data - RCW 84.08 | Parent counties supply assessed value, rate, levy, and any relevant 101 levy limit calculations for joint taxing districts. | Data used to develop fiscal notes/estimates, source data for Property Tax Statistics, to develop responses to legislative staff questions, and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all levy reports are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences. |
| TCA Levy Totals Booklet -RCW 84.08 | Includes information for each tax code area (TCA), usually including the taxing districts, levies, and total rates for each TCA. | Data used to develop fiscal notes/estimates, source data for Property Tax Statistics, to develop responses to legislative staff questions, and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all levy reports are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences. |
| 10 Page Levy Report -RCW 84.08.040 | List of every value, rate, and amount levied for each taxing district. | Data used to develop fiscal notes/estimates, source data for Property Tax Statistics, to develop responses to legislative staff questions, and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all levy reports are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences. |
| Senior and Disabled Relief Report - RCW 84.08.040 | Summarizes the amount of property tax relief granted by the senior citizen and disabled person exemption. | Data used to develop fiscal notes/estimates, source data for Property Tax Statistics, to develop responses to legislative staff questions, and to complete data requests. | Statutorily required Annual Property Tax Statistics report cannot be completed until all reports are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences. |
| Final Values - RCW 84.08.040 | Updates real and personal property values for adjusting the state levy parts 1 and 2. | Values change between when the abstract report is completed, and when taxes are actually levied. The state levy must be adjusted the next year for these changes in value, this report is used to make these required adjustments.  | Corrections and adjustments to the state levy must be made in the year following the year the tax was levied. The state levy cannot be calculated until all 39 county reports are received. This allows necessary corrections or adjustments to be made timely.  |
| Roll Data - RCW 84.08.010 | Includes the entire real and personal property rolls for the assessment year. Data includes assessed values, market values, taxable values, exemption types, parcel numbers, owner names and addresses, land use codes, acres, and tax code areas. | Data used to develop fiscal notes/estimates, to develop responses to legislative staff questions, and to complete data requests. | Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences.Reduces the number of DOR requests for additional data due to having complete and accurate roll data. |
| County Statistics for Comparison Report (reporting form) | As a follow-up to the Revaluation Progress Report, reports end-of-year information about appeals, completion of work, status of software/GIS, segregations, personal property auditing, and updates about final budget and staffing. It does not duplicate data requested in the Progress Report. | Data used by DOR to monitor appeal workload, county software usage, and to produce the Comparison of County Assessor Statistics report. | Provides DOR with county dates for completion of revaluation work, status of county appeal workload, and final budget and staffing data. This data is important to determine if a county is likely to complete their revaluation plan and for working with the assessor on mitigation of challenges.  |
| Revaluation Plan - RCW 84.41.041WAC 458-07-025 | Plans cover an inspection cycle of six years or less. General requirements for a plan include providing detailed descriptions of inspection cycles, revaluation workload, staffing and other resources. | Allows DOR to ensure each county has a systematic plan for inspecting all real property at least once every six years and that all property is revalued annually. | Revaluation plans may vary in length (up to six years). By law, assessors must submit revaluation plans to DOR for review and approval. DOR reviews and approves plans and monitors compliance of approved plans. |
| Assessor’s Certificate of Assessment Rolls to the County BOE - WAC 458-53-135 | Serves as a permanent record of locally assessed values for the county. Includes value of forest land, current use land, improvements on current use land, senior frozen value, real property, and personal property. | Assessed values are used by DOR in the annual Ratio Study and the certification date may be used to determine the county board of equalization (BOE) regular convened session.  | Assessors must certify the taxable (assessed) value of locally assessed real/personal property to the BOE with a copy to the DOR Ratio Specialist. Timeliness of DOR reconvene requests may be calculated using the certification date. |
| Taxing District Boundary Report - WAC 458-12-140 | Taxing district boundary changes must be reported annually by August 31 or within 30 days of the change. While no specific format is required, all documentation submitted by the taxing district to the county auditor and the new map from the assessor should be provided. | Allows DOR to update GIS system taxing district and tax code area maps. | Ensures taxing district and tax code area boundaries are accurate and current. Also ensures taxpayers are paying the correct amount of taxes for the districts in the tax code area where their property is located. Accurate and timely information ensures utility values are apportioned to the correct tax code areas where the assets are located.  |
| Personal Property Stratification Report -RCW 36.21.100WAC 458-53-140 | Used to determine the number of appraisals included in the ratio study and for ratio calculation. The most current certified assessment roll is used for stratification. | Necessary for utilization in the random sampling process for the next year’s personal property ratio studies. | Parcel stratification reports are essential for DOR to calculate the county personal property ratio to equalize the state school levy.  |
| Assessor’s Certificate of New Construction Value to the County BOE – RCW 84.40.040 RCW 36.21.080  | Provides the value of new construction added to the assessment roll.  | Values are used by DOR for the annual Ratio Study and the certification date may be used to determine the county board of equalization (BOE) regular convened session. | Assessors must certify the value of new construction added to the assessment roll to the BOE with a copy to the DOR Ratio Specialist. Timeliness of DOR reconvene requests may be calculated using the certification date. |
| County Revaluation Progress Report - RCW 84.41.130WAC 458-07-025 | Annual progress report on completion of approved Revaluation plan. Includes information on physical inspections, valuations scheduled and completed, valuation methods, completion date for key tasks, new construction data, and proposed budget and staffing for the next year.  | Data is used to produce the Comparison of County Assessor Statistic report and to monitor compliance with approved revaluation plans. Assessors may use data to justify filling vacant positions or hiring additional staff to complete required work in a timely manner.  | Assists DOR in determining if all real property is inspected in each inspection area annually, and if the revaluation plan needs adjustments or amendments. Helps DOR identify counties at risk for not complying with an approved revaluation plan, requiring notification of the county legislative authority.  |
| Abstract of Assessed Values - RCW 84.08.040 | Includes senior citizen exemption data, current use values, new construction values, real property values subject to regular levies, personal property values, property values based on land use codes, and other miscellaneous data.  | Essential for calculating the state levy. Data also used to develop fiscal notes/estimates, source data for Property Tax Statistics and Comparison of County Assessor Statistics Reports, to develop responses to legislative staff questions, and to complete data requests. | The state levy cannot be calculated until all 39 county abstracts are received. The same is true for the annual Property Tax Statistics report, which cannot be completed until all abstracts are received. Accurate fiscal notes and estimates provided to the legislature require accurate and complete data to prevent unintended consequences. |
| Current Use Stratification Report - RCW 36.21.100WAC 458-53-030 | Used to determine the number of appraisals included in the ratio study and for ratio calculation. The most current certified assessment roll is used for stratification. | Used by DOR to calculate the current year current use property ratios. Necessary for utilization in the random sampling process for the next year’s ratio studies.  | Stratification reports are essential for DOR to calculate the county current use property ratio to equalize the state school levy.  |
| Real Property Sales Study(Ratio Study Valid / Invalid Sales Report) - WAC 458-53-100 | Study includes all sales occurring in a county between May 1 (preceding January of the current assessment year) and April 30 (of the current assessment year).  | Used by DOR to calculate the current year real property ratios.  | The Assessor is required to submit a sales study to DOR each year. 1% is deducted from each recorded sales price, as adjustments for values transferred that are not assessable as real property. All sales must be reviewed and coded as valid or invalid sales (WAC 458-53-070 & 080). All assessed values must be updated to reflect the current year value prior to the report being run. |
| Real Property Stratification Report -RCW 36.21.100WAC 458-53-135 | Grouping of real property within each county into homogeneous classifications based upon certain criteria to obtain representative samples. Used to determine the number of appraisals included in the ratio study and for ratio calculation. The most current certified assessment roll is used for stratification. Counties must stratify the roll using a land use code stratification system as prescribed by DOR (WAC 458-53-030). | Used by DOR to calculate the current year real property ratios. Necessary for utilization in the random sampling process for the next year’s real property ratio studies.  | Sales stratification reports are essential for DOR to calculate the county real property ratio to equalize the state school levy.  |

\*\*\* Report due as soon as possible after rolls are closed. Ratio will be estimated if report(s) are not received by November 30. RCW 84.48.080

DOR – Department of Revenue

RFA – Research and Fiscal Analysis

PT – Property Tax Division

# CHAPTER 14 – Record Retention

[**General Records Retention Schedule for Local Government Agencies**](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sos.wa.gov%2Farchives%2Frecordsmanagement%2Flocal-government-records-retention-schedules---alphabetical-list.aspx&data=04%7C01%7CMarcL%40DOR.WA.GOV%7Cfff7368f81584545bcf108d99e5394bf%7C11d0e217264e400a8ba057dcc127d72d%7C0%7C0%7C637714904076077757%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=1RY8r2z7gGp5VY%2BBQAO2rSCoeX5dwg%2FpbBzxQDhWm7w%3D&reserved=0)

# APPENDIX A – Definitions and Terminology

The following definitions/terminologies are taken from specific property tax statutes, property tax rules, advisories, or Black's Law Dictionary:

###  - A -

**Ad valorem tax** A tax based on the value of property.

### Additional tax (Current Use)

[RCW 84.34.108](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.108)

### Additional tax (Historic Property)

[RCW 84.26.090](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.090) [WAC 458-15-015](http://apps.leg.wa.gov/wac/default.aspx?cite=458-15-015)

**Advance tax(Quick collect)** [RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.070) [84.56.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.070)

**Advisory value** [RCW 84.41.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.110) [WAC 458-53-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-020)

The difference between the property tax paid as open space land, farm and agricultural land, or timber land and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus interest upon the amounts of such additional tax paid at the same statutory rate charged on delinquent property taxes from the dates on which such additional tax could have been paid without penalty if the land had been assessed without penalty if the land had been assessed without regard to classification.

"Additional taxes, interest and penalties: (a) The cost multiplied by the levy rate in each year the property was subject to special valuation; plus (b) interest on the amounts of the additional tax at the statutory rate charged on delinquent property taxes from the dates on which the additional tax could have been paid without penalty if the property had not been valued as historic property under chapter [84.26](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26) RCW; plus (c) a penalty equal to twelve percent of the amount determined in (a) and (b)."

Tax collected on personal property, which is to be sold, moved, or liquidated. The tax is calculated and collected on current year levy, based on new value.

The true and fair value determinations by department appraisers or auditors made at the request of the county assessor. The value made by them shall not in any manner be binding upon the assessor.

**Appraisal** An estimate of value.

**Assessment date** [RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) [WAC 458-12-360](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-360)

### Assessment ratio

[RCW 84.40.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.030)

### Assessed value

[RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) [RCW 84.04.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.030)

All real and personal property in this state that is subject to taxation shall be listed and assessed every year, with reference to its value on the first day of January of the year in which it is assessed.

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

The terms "assessed valuation of taxable property," "valuation of taxable property," "value of taxable property," "taxable value of property," "property assessed," and "value," whenever used in any statute, law, charter or ordinance with relation to the levy of taxes in any taxing district, shall be held and construed to mean "assessed value of property" as defined in RCW 84.04.030.

RCW 84.04.030 – Assessed value of property shall be held and construed to mean aggregate valuation of property subject to taxation by any taxing district as placed on the last completed and balanced tax rolls of the county preceding the date of any tax levy.

**Assessment year** January 1 through December 31st of any year. The year the property is listed and assessed by the county assessor.

[RCW 84.40.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.020) [RCW 84.04.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.040)

The assessment year is the calendar year prior to the year the taxes become due and payable.

### - B -

### Board of equalization – County

[RCW 84.48.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.010) [WAC 458-14-001](http://apps.leg.wa.gov/wac/default.aspx?cite=458-14-001)

The county governmental authority has the option of either appointing the members or constituting the board. The board shall consist of not less than three nor more than seven members and this board shall convene at a time set by statutes. There is no state board of equalization…Only a state board of tax appeals and the Department of Revenue.

**Bond** A written promise/document to pay a specified sum of money at a specified date or dates in the future together with periodic interest. Revenue and general obligation bond.

**Boundary change** [RCW 84.09.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.09.030) [WAC 458-12-140](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-140)

Any change in taxing district boundaries, for the purpose of property taxation and the levy of property taxes. Most taxing district’s boundaries must be established by August 1 of the year in which the levy is made.

**Cancellation** Reduction to the tax roll after the roll has been certified for collection for a specific year.

### Change of use

[Chapter 84.34 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34) [Chapter 84.33 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33)

### Change of venue

(*Black's Law Dictionary*)

### Compensating tax

[Chapter 84.33 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33)

### Compliance, Notice of

[RCW 84.26.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.080) [WAC 458-15-070](http://apps.leg.wa.gov/wac/default.aspx?cite=458-15-070)

### Consolidated taxing district

[WAC 458-12-140](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-140)

**Constitutional limitation** [RCW 84.55.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.010)

When land which is classified under chapter [84.34](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34) RCW or designated under chapter

* 1. RCW is applied to some other use.

The removal of a suit begun in one county or district to another county or district for trial, though the term is also sometimes applied to the removal of a suit from one court of the same county or district.

Tax calculated on removal from designated forest land classification.

An affidavit on the real estate excise tax form which is signed by the new owner/owners at the time of sale or transfer of ownership of historic property when they desire the property to continue under that respective classification.

A combination of all taxing districts whose combined levy for tax purposes makes up the total levy applicable to an individual property.

The levy for a taxing district in any year shall be set so that the regular property taxes payable in the following year shall not exceed one hundred one percent of the amount of regular property taxes lawfully levied for such district in the highest of the three most recent years in which such taxes were levied for such district plus an additional dollar amount calculated by multiplying the increase in assessed value resulting from new construction, improvements to property and any increase in the assessed value of state assessed property by the regular property tax levy rate of that district for the preceding year.

The constitutional limitation is often referred to as the "101% limit” or “levy limit."

**Contiguous** Land adjoining and touching other property held by the same ownership. Land divided by a public road, railroad, public right of way, or waterway, but otherwise an

[RCW 84.34.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.020) integral part of a farming operation.

### County commissioner

[RCW 36.32.005](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.32.005)

### County governmental authority

**County legislative authority**

[WAC 458-18-510](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-510)

### County recording authority

[RCW 84.04.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.045) [WAC 458-15-015](http://apps.leg.wa.gov/wac/default.aspx?cite=458-15-015)

The term county commissioners when used in Title 36 or other provision of law shall include the governmental authority empowered to so act under the provisions of a charter adopted by any county of the state.

The board of county commissioners or county legislative body as established under Home Rule Charter.

The county commissioners, or in a case of a home rule charter county, the governmental authority empowered to so act.

The county auditor or the county recording authority as authorized under Home Rule Charter.

**Coupon** The interest document specifying the amount of interest and date of payment, attached to a bond or coupon warrant.

**Coupon warrant** A warrant payable to the bearer with interest coupons attached. When issued, constitutes a general obligation of the district.

### Current assessment year

The year the property is listed and valued by the county assessor.

**Current tax year** The year the taxes are due and payable.

### Current use

[Chapter 84.34 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34)

**Deferred taxes** [RCW 84.38.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.38.010) [WAC 458-18-010](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-010)

### Delinquent assessments

**Delinquent interest**

[RCW 84.56.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.020)

### Department

[RCW 84.04.047](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.047)

### Designated forest land

[Chapter 84.33 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33)

**Destroyed property** [RCW 36.21.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21.080) [RCW 84.70.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.70.010)

Present use of the land.

A retired person qualifying under RCW 84.36.381 through 84.36.389 may elect to defer payment of special assessments and/or real property taxes on his/her residence an amount of up to 80% of their equity.

Assessment remaining unpaid on and after the due date for which a penalty for non- payment is attached.

Penalty for non-payment of a tax or assessment by the due date. Department means the Department of Revenue of the state of Washington.

Land which is primarily devoted to and used for growing and harvesting timber but its value for other purposes may be greater than its value for use as forest land.

If, on or before December 31 in any calendar year, any real or personal property placed upon the assessment roll of that year is destroyed in whole or in part, or is in an area that has been declared a disaster area by the governor and has been reduced in value by more than twenty percent as a result of a natural disaster, the true and fair value of such property shall be reduced for that assessment year by an amount determined by taking the true and fair value of such taxable property before destruction or reduction in value and deduct there from the true and fair value of the remaining property after destruction or reduction in value.

### District

[WAC 458-18-510](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-510)

District means any county, city, town, port district, school district, road district, water district, fire district, other municipal corporation, now or hereafter existing, having the power or authorized by law to levy or have levied for it, burdens on property for the purposes of obtaining revenue for public purposes, but shall not include the state.

###  - E -

### Eminent domain, Power of

The right of government to take private property for public use (usually by purchase).

**EMS** [RCW 84.52.069](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.069) Emergency Medical Service.

**Ex officio** By virtue of the office.

### Excess levy

[RCW 84.52.052](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052)

Levy of additional taxes by any taxing district over and above the regular/statutory rate. Approved by the electors at a special or general election. Voter approved levies in accordance with RCW 84.52.052; this does not include the EMS, Port, and PUD districts.

**Export** An export is an article that is sent, taken or carried out (*Black's Law Dictionary*) of a state destined to a foreign country. (Rules relating to the Revenue Act of 1935, Washington state tax commission, p. 135.)

###  - F -

### Farm and agricultural land

[RCW 84.34.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.020)

### Fiscal year

[RCW 84.04.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.040)

### Floating home

[RCW 82.45.032](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.45.032)

Land devoted primarily to the production of livestock, agricultural commodities, etc., for commercial purposes.

The assessment year and fiscal year shall commence January 1st and end December 31st in each year.

A building on a float used in whole or in part for human habitation as a single family dwelling, which is not designed for self-propulsion by mechanical means or for propulsion by means of wind, and which is on the property tax rolls of the county in which it is located.

**Foreign commerce** Means that commerce, commercial intercourse, traffic or trade which involves the purchase, sale or exchange of property and its transportation, or the transportation of persons, or the transportation of communications or electrical energy, from a state or territory of the United States to a foreign country, or from a foreign country to a state or territory of the United States. It includes fish, seafood, or other products originating on the high seas beyond the territorial limits of the state. (Rules relating to the Revenue Act of 1935, Washington state tax commission, p. 135.)

### Forest land

[RCW 84.33.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.035)

"Forest land" is synonymous with "designated forest land" and means any parcel of land that is twenty or more acres or multiple parcels of land that are contiguous and total twenty or more acres that is or are devoted primarily to growing and harvesting timber. Designated forest land means the land only and does not include a residential home site.

###  - G -

### Gender, Number and

[RCW 84.04.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.065)

### General obligation bond

[RCW 39.53.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=39.53.010)

Every word importing the singular number only may be extended to or embrace the plural number, and every word importing the plural number may be applied and limited to the singular number, and every word importing the masculine gender only may be extended and applied to females as well as males.

Any bond, note, warrant, certificate of indebtedness, or other obligation of a public body which constitutes an indebtedness within the meaning of the constitutional debt limitation.

###  - H -

### Highest and best use

[WAC 458-07-030](http://apps.leg.wa.gov/wac/default.aspx?cite=458-07-030)

**Historic property** [RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020) [WAC 458-15-015](http://apps.leg.wa.gov/wac/default.aspx?cite=458-15-015)

### Householder

[RCW 84.04.050](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.050)

Basis for valuing property for assessment purposes. Highest and best use is the most profitable likely use for which a property can be put. It is the use, which will yield the highest return on the owner's investment.

Real property together with improvements thereon, except property listed in a register primarily for objects buried below ground, which is: (a) Listed in a local register of historic places created by comprehensive ordinance, certified by the secretary of the interior as provided in P.L. 96-515; or (b) Listed in the national register of historic places.

Every person, married or single, who resides within the state of Washington being the owner or holder of an estate or having a house or place of abode, either as owner or lessee.

###  - I -

**Import** An import is an article, which comes from a foreign country (not from a state, territory, or possession of the United States) or originates on the high seas and is brought into the taxing jurisdiction of a state. (Rules relating to the Revenue Act of 1935, Washington State Tax Commission, p. 135.)

### Indicated property ratio personal

[WAC 458-53-160](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-160)

### Indicated real property ratio

[WAC 458-53-135](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-135)

### Interstate

[WAC 458-12-115](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-115)

The sum of the actual total county assessed values is divided by the sum of the indicated market values to determine the county indicated personal property ratio.

The sum total of the actual real property assessed values, forest land assessed values, senior freeze assessed values, and current use assessed values is divided by the sum of the indicated market values to determine the county indicated real property ratio.

Goods in transit to this state from another state.

**Interstate commerce** Includes, but is not limited to, that commerce, commercial intercourse, traffic, or trade which involves the purchase, sale or exchange of property and its transportation, or the transportation of persons, from one state or territory of the United States to another. (Rules relating to the Revenue Act of 1935, Washington

### Intrastate

[WAC 458-12-115](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-115)

state tax commission, p. 135.)

Goods in transit from one point in this state to another point within this state.

###  - J -

**Joint taxing district** All taxing districts other than the state, county, county roads, city, port, and public utility districts.

**Judgment** An amount to be paid or collected by a governmental unit as the result of a court decision, including condemnation awards in payment for private property taken for public use.

**Board of equalization** [RCW 84.48.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.010)

The Board of Equalization convenes annually on the 15th day of July, or within fourteen days of the certification of the county assessment rolls, for a period not to exceed four weeks but shall remain is session not less than three days, for the purpose of receiving and equalizing the assessed values for all property listed by the assessor on the real and personal property assessment rolls as of January 1, 12:00 noon meridian time, in the current year. The board shall hear and act upon all petitions regarding current assessments properly filed by any aggrieved party.

###  - L -

**Land** The soil with everything on it and under it.

### Land use code

[WAC 458-53-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-020)

### Lease for life

[WAC 458-16A-100](http://apps.leg.wa.gov/wac/default.aspx?cite=458-16A-100)

The identification of each real property parcel by numerical digits as representations of the major use of the property. The Land Use Code is derived from the Standard Land Use Coding Manual as prepared by the Federal Bureau of Public Roads and includes use classifications specified by state law.

A lease that terminates upon the demise of the lessee.

**Legislative authority** Government authority of a city, town, or county.

### Levy

[RCW 84.52.040](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.040)

### Life estate

[WAC 458-16A-100](http://apps.leg.wa.gov/wac/default.aspx?cite=458-16A-100)

### Local review board

[RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020)

### Local improvement district (LID)

**Lot, tract, etc.**

[RCW 84.04.130](http://app.leg.wa.gov/RCW/default.aspx?cite=84.04.130)

The rate percent necessary to raise the amount of taxes for any taxing district within the county computed by an assessed valuation of any property.

The total dollar amount is also referred to as a levy.

An estate whose duration is limited to the life of the party holding it or of some other person.

A local body designated by the local legislative authority.

A single charge levied against a parcel of real property to defray the cost of a public improvement that presumably will benefit only the properties it serves. Public improvements might be assessments for sidewalks, curbs, sewer, or water lines.

A piece or parcel of real property and piece or parcel of land is any contiguous quantity of land in the possession of, owned by, or recorded as property of the same claimant, person or company.

###  - M -

### Manifest error

[RCW 84.68.110](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.68.110)

### Market value estimate

**Mobile home** [RCW 82.50.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.50.010) [RCW 46.04.302](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.04.302)

### Modular home

[RCW 46.04.303](http://apps.leg.wa.gov/RCW/default.aspx?cite=46.04.303)

Any error that is clearly evident from an inspection of any assessment list or tax roll itself; or any error that becomes clearly evident upon examination of any record of the county assessor or other public officer, any other error made in process of preparing any assessment list or tax roll and subsequently becoming evident. Providing that the correction of any of the above errors does not involve a revaluation of the property.

Value of real property determined by the application of the market data approach, cost approach and income approach. Any one of the three approaches to value, or all of them, or a combination of approaches may finally be used in making the final estimate of market value depending on the circumstances. The market data and income approaches shall be considered where applicable in all appraisals.

A structure, designed and constructed to be transportable in one or more sections, and is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating, and electrical systems contained therein.

A factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein, does not contain its own running gear, and must be mounted on a permanent foundation.

**Money, moneys** Money or moneys shall be held to mean gold and silver coin, gold and silver certificates, treasury notes, United States notes, and bank notes.

**Municipality** A district having powers of local self-government. City, town, etc., having its own self- government.

###  - N -

### Net cash rental

[RCW 84.34.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.065)

**New construction** [Chapter 36.21 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=36.21) [WAC 458-12-342](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-342)

### Notice of change of value

[RCW 84.40.045](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.045) [WAC 458-12-360](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-360)

### Notice of compliance

[RCW 84.26.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.080)

### Notice of continuance

Chapter [82.45](http://apps.leg.wa.gov/RCW/default.aspx?cite=82.45)[,84.33](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33) and

[84.34](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34)

Average rental paid on an annual basis, in cash, for the land being appraised and other farm and agricultural land of similar quality and similarly situated that is available for lease for a period of at least three years to any reliable person without unreasonable restrictions on its use for production of agricultural crops.

The creation of something new rather than the repair or improvement of something already existing. It is the building or erection of something which did not exist before, as distinguished from the alteration or repair of something already existing.

A notice mailed by the assessor to the taxpayer when there is a change in the true and fair value of real property (land and/or improvements) or a change in value of land in open space classification.

An affidavit on the real estate excise tax form which is signed by the new owner/owners at the time of sale or transfer of ownership of historic property when they desire the property to continue under that respective classification.

An affidavit on the real estate excise tax form or a separate form which is signed by the new owner/owners at the time of sale or transfer of ownership when classified or designated land (open space, timber land, forest land, or farm and agricultural

RCW Chapter [458-30](http://apps.leg.wa.gov/wac/default.aspx?cite=458-30) and [458-40](http://apps.leg.wa.gov/wac/default.aspx?cite=458-40) WAC

### Number and gender

[RCW 84.04.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.065)

land) is desired to continue under the respective classification or designation.

Every word importing the singular number only may be extended to or embrace the plural number, and every word importing the plural number may be applied and limited to the singular number, and every word importing the masculine gender only may be extended and applied to females as well as males.

### - O -

### Oath/swear

[RCW 84.04.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.070)

### Omitted personal property

[RCW 84.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.080) [WAC 458-12-050](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-050)

### Omitted real property

[RCW 84.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.080) [WAC 458-12-050](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-050)

**Omitted value** [RCW 84.40.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.080) [WAC 458-12-050](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-050)

### Open space land

[RCW 84.34.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.020)

"Oath" may be held to mean affirmation and the word "swear" may be held to mean affirm.

Personal property omitted from the assessment roll. It shall not include personalty that was listed but improperly valued.

Real property omitted from the assessment roll for any preceding year at the value for that year. (Limitation of no more than three assessment years from the year of discovery.)

All personalty that was assessed at less than market value due to inaccurate reporting by the taxpayer or person reporting said property.

"Open space land" means (a) any land area so designated by an official comprehensive land use plan adopted by any city or county and zoned accordingly, or (b) any land area, the preservation of which in its present use would (i) conserve and enhance natural or scenic resources, or (ii) protect streams or water supply, or

(iii) promote conservation of soils, wetlands, beaches or tidal marshes, or (iv) enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space, or (v) enhance recreation opportunities, or (vi) preserve historic sites, or (vii) preserve visual quality along highway, road, and street corridors or scenic vistas, or (viii) retain in its natural state tracts of land not less than one acre situated in an urban area and open to public use on such conditions as may be reasonably required by the legislative body granting the open space classification, or (c) any land meeting the definition of farm and agricultural conservation land under RCW 84.34.108(8). As a condition of granting open space classification, the legislative body may not require public access on land classified under RCW 84.34.108(1)(b)(iii) for the purpose of promoting conservation of wetlands.

**Ordinance** An ordinance of a city or town or resolution or other instrument by which the governing body of the public body exercising any power hereunder takes formal action and adopts legislative provisions and matters of some permanency.

**Owner** The party or parties having the fee interest in land, except where land is subject to real estate contract "owner" means the contract vendee. Legal owner is the person holding legal title to the property against which property tax is charged. The term lienholder is used on personal property.

###  - P -

### Person

[RCW 84.04.075](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.075)

### Personal property

[RCW 84.04.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.080)

### Plat

[RCW 58.17.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.020)

### Power of eminent domain

Person shall be construed to include firm, company, association, or corporation.

The term personal property is defined in RCW 84.04.080, which should be consulted in any case where it is at all doubtful whether a given piece of property is real or personal.

A map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys, or other divisions and dedications.

The right of government to take private property for public use (usually by purchase).

### Public utilities

[RCW 84.12.200](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.12.200)

[Chapter 458-50 WAC](http://apps.leg.wa.gov/wac/default.aspx?cite=458-50)

### PUD

Title [54 RCW](http://apps.leg.wa.gov/RCW/default.aspx?cite=54)

Each company doing intercounty or interstate business in this state that is assessed and has values certified to the county assessor by the Department of Revenue. The term "centrally assessed properties" is sometimes used for these properties. The properties consist of power, communication, and transportation companies.

Public Utility District. The purpose of this district is to conserve the water and power resources of the state of Washington for the benefit of the people thereof, and to supply public utility services including water and electricity for all uses.

###  - Q -

### Quick collect

[RCW 84.56.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.56.070)

The collection of taxes which have been levied (second Monday of October) on personal property that is about to be moved from the county where it has been assessed, about to be destroyed, sold or disposed of.

###  - R -

### Ratio

[RCW 84.48.075](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.075) [WAC 458-53-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-020)

**Ratio study**[RCW 84.48.075](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.075) [WAC 458-53-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-020)

The percentage relationship of real property assessed value to the true and fair value of real property as determined by real property sales, by department appraisals, or by department approved county appraisals, or the percentage relationship of personal property assessed value to the true and fair value of personal property as determined from department audits or from department approved county audits.

The Department's annual comparison of the relationship between the county assessed values of real and personal property with the market value of that property as determined by the Department's analysis of sales, appraisals, and/or audits or the comparison of the relationship between the county assessed values of real property classified under chapter [84.34](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34) RCW (current use) with the current use value of that property as determined by the department.

**Real estate** Land with improvements on it.

**Real property** Exclusive rights of possession, dominion, and use. A mental concept of real estate arising from ownership.

### Regular property taxes/

**regular property tax levies**

[RCW 84.04.140](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.140)

### Rehabilitation

[RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020)

### Resolution

[RCW 84.41.041](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.41.041)

### Revenue bond

[RCW 39.53.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=39.53.010)

The term "regular property taxes" and the term "regular property tax levy" shall mean a property tax levy by or for a taxing district which levy is subject to the aggregate limitation set forth in RCW [84.52.043](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.043) and [84.52.050,](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.050) as now or hereafter amended, or which is imposed by or for a port district or a public utility district.

The process of returning a property to a state of utility through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its architectural and cultural values.

A special or temporary order of a legislative body (requires less legal formality than an ordinance or statute). (See definition of Ordinance.)

Any bond, note, warrant, certificate of indebtedness, or other obligation for the payment of money issued by a public body or any predecessor of any public body and which is payable from designated revenues or a special fund but excluding any obligation constituting an indebtedness within the meaning of the constitutional debt limitation and any obligation payable solely from special assessments or special assessments and a guaranty fund.

### - S -

### Sales study

[RCW 84.40.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.030)

A study of comparable sales within the past five years for appraisal of real property using all factors as to time of sale, location, physical or other factors affecting value as of the assessment date.

**Senior taxing district** State, county, city and road districts.

### Short plat

[RCW 58.17.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.020)

### Short subdivision

[RCW 58.17.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.020)

**Situs, taxable personal property** [RCW 84.44.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.010) [WAC 458-12-115](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-115)

### Situs, taxable real property

[WAC 458-12-055](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-055)

The map or representation of a short subdivision.

The division or re-division of land into four or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

Personal property shall be listed and assessed in the county where it is located.

The situs of real property is at the place where the property is located. The situs of a possessory interest in real property is at the place where the real property is situated. Where a parcel of real property is located in more than one taxing district the portion lying within a particular district is assessable only in that district.

### Special assessments

[WAC 458-18-010](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-010)

### Special valuation

[RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020)

### State levy

[RCW 84.48.080](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.48.080)

The charge or obligation imposed by local government upon real property specially benefited by improvements.

The determination of the assessed value of the historic property subtracting, for up to ten years, such cost as is approved by the local review board.

The amount levied in any one year for general state purposes shall not exceed the lawful dollar rate on the dollar of the assessed value of the property of the entire state,

### State review board

[RCW 84.26.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.26.020)

### Stratification

[WAC 458-53-020](http://apps.leg.wa.gov/wac/default.aspx?cite=458-53-020)

### Subdivision

[RCW 58.17.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.17.020)

which assessed value shall be one hundred percent of the true and fair value of the property in money.

The advisory council on historic preservation established under chapter [27.34](http://apps.leg.wa.gov/RCW/default.aspx?cite=27.34) RCW, or any successor agency designated by the state to act as the state historic preservation review board under federal law.

The grouping of the real or personal property assessment records into specific assessed value and/or use categories for ratio sampling and calculation purposes.

The division or re-division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership. This does not include a short subdivision.

**Supplemental** Tax added to the roll after the roll has been certified for a specific year.

### Survey

[RCW 58.09.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=58.09.020)

### Swear, oath

[RCW 84.04.070](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.070)

Survey shall mean the locating and monumenting in accordance with sound principles of land surveying by or under the supervision of a licensed land surveyor, of points or lines which define the exterior boundary or boundaries common to two or more ownerships or which reestablish or restore general land office corners.

Oath may be held to mean affirmation, and the word *swear* may be held to mean affirm.

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### - T -

### Tax/taxes

[RCW 84.04.100](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.100)

### Tax code area

[WAC 458-19-005](http://apps.leg.wa.gov/wac/default.aspx?cite=458-19-005)

### Tax lien

[RCW 84.60.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.60.010)

**Taxable situs – personalty** [RCW 84.44.010](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.44.010)

[WAC 458-12-115](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-115) [WAC 458-12-120](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-120)

### Taxable situs – real property

[WAC 458-12-055](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-055)

### Taxing district

[RCW 84.04.120](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.120)

The word "tax" and its derivatives, "taxes," "taxing," "taxed," "taxation" and so forth shall be held and construed to mean the imposing of burdens upon property in proportion to the value thereof, for the purpose of raising revenue for public purposes.

A geographical area made up of a unique mix of one or more taxing districts, which is established for the purpose of properly calculating, collecting, and distributing taxes. Only one tax code area will have the same combination of taxing districts, with limited exceptions.

All taxes and levies which have been lawfully imposed or assessed upon the real and personal property. Liens include charges and expenses concerning the taxes.

A claim that governmental units have upon properties until taxes have been paid.

Personal property shall be listed and assessed in the county where it is situated. The personal property pertaining to the business of a merchant or of a manufacturer shall be listed in the town or place where his business is carried.

The situs of real property is at the place where the property is located. The situs of a possessory interest in real property is at the place where the real property is situated. Where a parcel of real property is located in more than one taxing district the portion lying within a particular district is assessable only in that district.

"Taxing district" shall be held and construed to mean and include the state and any county, city, town, port district, school district, road district, metropolitan park district,

[WAC 458-12-140](http://apps.leg.wa.gov/wac/default.aspx?cite=458-12-140) [WAC 458-18-510](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-510)

### Taxpayer

[WAC 458-18-510](http://apps.leg.wa.gov/wac/default.aspx?cite=458-18-510)

### Timber

[RCW 84.33.035](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.035)

### Timber land

[RCW 84.34.020](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.020)(3)

### Tract, lot

[RCW 84.04.130](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.04.130)

water-sewer district or other municipal corporation, now or hereafter existing, having the power or authorized by law to impose burdens upon property within the district in proportion to the value thereof, for the purpose of obtaining revenue for public purposes, as distinguished from municipal corporations authorized to impose burdens, or for which burdens may be imposed, for such purposes, upon property in proportion to the benefits accruing thereto.

The person holding legal title to the property against which tax is charged. "Taxpayer" shall mean any individual, corporation, association, partnership, trust, or

estate whose property has been or will be assessed for property tax purposes according

to Title [84](http://apps.leg.wa.gov/RCW/default.aspx?cite=84) RCW.

"Timber" means forest trees, standing or down, on privately or publicly owned land, and except as provided in RCW [84.33.170](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.33.170) includes Christmas trees and short-rotation hardwoods.

Any parcel of land that is five or more acres or multiple parcels of land that are contiguous and total five or more acres which is or are devoted primarily to the growth and harvest of timber for commercial purposes. Timber land means the land only.

"Tract" or "lot," and "piece or parcel of real property," and "piece or parcel of lands" shall each be held to mean any contiguous quantity of land in the possession of, owned by, or recorded as the property of the same claimant, person, or company.

**Trending** Trending consists of adjusting the sale price of a property or the appraisal value from the time of sale or appraisal to a specific point in time, which is the January 1 assessment date.

**True and Fair Value** [RCW 84.40.030](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.40.030) [RCW 84.34.065](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34.065) [WAC 458-07-030](http://apps.leg.wa.gov/wac/default.aspx?cite=458-07-030)

The basis of all assessments. Means market value and is the amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors, which can within reason be said to affect the price in negotiations between a willing purchaser and willing seller.

###  - U -

**Uniformity** All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. (Article VII, Section 1, State Constitution.)

The county commissioners are the authority that levies the tax (not individual taxing districts) in the county, and all property that comes within their jurisdiction must be uniformly valued and assessed. This rule firmly prohibits the use of varying assessment ratios within the confines of the county borders. The assessor must value all real and personal property at its fair market value and then apply the same or a uniform assessment ratio thereto. (Carroll Barlow, Snohomish County Assessor v. Washington State Tax Commission (1967).)

###  - V -

### Value/ valuation

(*Black's Law*

*Dictionary)*

Relationship between a thing desired and a potential purchaser. Volume of goods, commodities, service a thing will command in exchange. It exists in the minds of men (people create value). Value is related to and influenced by need, utility, scarcity, and purchasing power.

###  - W X Y Z -

# APPENDIX B – Property Tax Advisories & Special Notices

### Property Tax Advisories

 [PTA 2.1.2009](http://dor.wa.gov/Docs/Pubs/Prop_Tax/PTA2_1_2009.pdf) Property Tax Bulletins Cancelled.

[PTA 4.2.2009](http://dor.wa.gov/Docs/Pubs/Prop_Tax/PTA4_2_2009.pdf) Specific Question Pertaining to the Administration and Qualification of the Land on which a Residence is Sited for Property Classified as Farm and Agricultural Land Under Chapter [84.34](http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34) RCW. (REVISED)

[PTA 5.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA5_1_2009.pdf?uid=63efca13d3432) Specific Question Pertaining to Land Classified as Farm and Agricultural Land Under Chapter

* 1. RCW, when the Land Qualifies for Classification because of the Commercial Agricultural Activity Produced from Perennial Plantings.

PTA 6.2.2020 Property Taxability of Motor Vehicles. [PTA 7.1.2009](http://dor.wa.gov/Docs/Pubs/Prop_Tax/PTA7_1_2009.pdf) Sales Tax as an Element of Value.

[PTA 8.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA8_1_2009.pdf?uid=63efca13dc15b) Appraisal of Bed and Breakfast Establishments. [PTA 9.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA9_1_2009.pdf?uid=63efca13df3ea) Assessment of Supplies.

[PTA 10.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA10_1_2009.pdf?uid=63efca13dfe8a) "True Lease" or Security Agreement.

[PTA 11.2.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA11_2_2009.pdf?uid=63efca13e9825) Application of the Federal Servicemembers’ Civil Relief Act and the Washington Service Members’ Civil Relief Act to Property Tax Administration.

[PTA 12.3.2014](https://dor.wa.gov/sites/default/files/2022-02/PTA12_3_2014.pdf?uid=63efca13ed603) Classification of Land Used for Christmas Tree Production.

[PTA 13.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA13_1_2009.pdf?uid=63f7a9c2a3ed9) Impact of Local Zoning Ordinances on Property Tax Exemptions Granted Under Chapter 84.36 RCW.

[PTA 14.2.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA14_2_2009.pdf?uid=63f7a9c2a4b1a) Transfer or Removal of Land Owned by a Federally Recognized Indian Tribe Classified Under Chapters 84.33 or 84.34 RCW.

[PTA 15.1.2009](https://dor.wa.gov/sites/default/files/2022-02/PTA15_1_2009.pdf?uid=63f7a9c2a5ec4) Low-Income Housing Valuation.

[PTA 16.1.2011](https://dor.wa.gov/sites/default/files/2022-02/PTA_16_1_2011.pdf?uid=63fe12b220629) Establishing Additional Eligibility Requirements for the Current Use Program

[PTA 17.0.2014](https://dor.wa.gov/sites/default/files/2022-02/PTA_16_1_2011.pdf?uid=63fe12b220629) Valuation of Community Land Trust (Resale Restricted) Properties

[PTA 18.0.2017](https://dor.wa.gov/sites/default/files/2022-02/PTA%252018.0.2017.pdf?uid=63fe12b225696) BTA Non-acquiescence

[PTA 19.1.2020](https://dor.wa.gov/sites/default/files/2022-02/PTA%252018.0.2017.pdf?uid=63fe12b225696) Occupancy Requirement for Senior Citizen, Disabled Person, and Disabled Veteran Property Tax Exemption

[PTA 20.1.2021](https://dor.wa.gov/sites/default/files/2022-02/PTA%252018.0.2017.pdf?uid=63fe12b225696) State-Assessed Utility Company Annual Apportionment Reports

[PTA 21.1.2021](https://dor.wa.gov/sites/default/files/2022-02/PTA%252018.0.2017.pdf?uid=63fe12b225696) Levy Certification Requirements

### Special Notices

[2008 Legislation Updates – Levy Lid Lift, Establishing Taxing Districts Boundaries, Beach Management Districts,](https://dor.wa.gov/sites/default/files/2021-11/sn_08_PropLegUpdate.pdf) [Binding Site Plans (8/27/2008)](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_08_PropLegUpdate.pdf)

[2009 Legislative Updates – Current Use Program and Designated Forestland (7/23/2009)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_CurrentUseDFL.pdf) [2009 Legislative Updates – Levies and Collection Issues (7/23/2009)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_CurrentUseDFL.pdf)

[2010 Legislative Updates (6/30/2010)](https://dor.wa.gov/sites/default/files/2021-11/SN_10_OpenSpaceLand.pdf)

[2011 Legislative Updates and Special Session – Levies, Collection & Appeal Issues (9/21/2011)](https://dor.wa.gov/sites/default/files/2021-11/SN_11_LeviesCollectionandAppealIssues.pdf)

[Assessment of Low Income Housing – Update (10/2/2009)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_LowIncomeHousing.pdf)

[Building Permits in Relation to Adding Value of New Construction (9/15/2008)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_ExemptionforNonprofitHospitals.pdf) [Determining the Limit Factor for Increases in Property Tax Levies (4/22/2009)](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/SN_09_LimitFactorInPropertyTaxLevies.pdf) [Distribution of Additional Tax and Compensating Tax (5/17/2010)](https://dor.wa.gov/sites/default/files/2021-11/sn_10_DistribAddCompTax.pdf)

[Eliminating the Collection of anticipated taxes and assessments – Legislative update (Revised 1/23/2018)](https://dor.wa.gov/sites/default/files/2021-11/sn_18_HB1283.pdf) [Industrial Development District Levies for Port Districts (8/8/2013)](https://dor.wa.gov/sites/default/files/2021-11/sn_13_IDDLevies.pdf)

[Land Containing Historical Sites Classified as Open Space Land (4/8/2011)](https://dor.wa.gov/sites/default/files/2021-11/SN_10_OpenSpaceLand.pdf)

[Legislative Updates – Changes in the Property Tax Exemption for Museums and Performing Arts Facilities](https://dor.wa.gov/sites/default/files/2021-11/sn_09_MuseumsPerfArts.pdf) [(7/8/2009)](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_09_MuseumsPerfArts.pdf)

[Legislative Updates – Changes in the Property Tax Exemption for Nonprofit Fair Associations (10/17/2013)](https://dor.wa.gov/sites/default/files/2021-11/sn_13_PropertyTaxNonProfit.pdf)

[Legislative Updates – Changes in the statute to clarify inclusion of deferral balances in certificates of](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_13_PropTaxLegUpdate.pdf) [delinquency and treatment of proceeds when tax title properties are rented or sold (12/30/2013)](https://dor.wa.gov/sites/default/files/2021-11/sn_13_PropTaxLegUpdate.pdf)

[Legislative Update – Current Use, Marijuana, and Designated Forest Land Legislation (6/12/2014)](https://dor.wa.gov/sites/default/files/2021-11/sn_14_CurrentUseDFL.pdf)

[Legislative Update – Income Thresholds for Property Tax Relief Programs for Senior Citizens and Disabled](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_15_PropTaxReliefPrograms.pdf) [Persons (8/12/2015)](https://dor.wa.gov/sites/default/files/2021-11/sn_15_PropTaxReliefPrograms.pdf)

[Legislative Update – Refunds for Manifest Error Corrections (7/9/2015)](https://dor.wa.gov/sites/default/files/2021-11/sn_14_PT_LegislativeUpdate-RefundsforManifestErrorCorrections.pdf)

[Legislative Update – Standardized Criteria Established for Exempt Nonprofits (6/17/2014)](https://dor.wa.gov/sites/default/files/2021-11/sn_14_ExemptNonprofits.pdf)

[Legislative Update –Valuation of Publicly Owned Property and Elimination of Leasehold Excise Tax Credit](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_14_PropTaxLegislative.pdf) [(1/10/2014)](https://dor.wa.gov/sites/default/files/2021-11/sn_14_PropTaxLegislative.pdf)

[Legislative Update – Clarifying treatment of deferral lien balances included in certificates of delinquency](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/sn_15_SSB5275.pdf) [(11/13/2015)](https://dor.wa.gov/sites/default/files/2021-11/sn_15_SSB5275.pdf)

[Legislative Update for Assessors and Treasurers – State School Levy, Enrichment Levies, and State Local Effort](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/SpecialNotices/2017/sn_Aug17_additionalstateschoollevy.pdf) [Assistance (8/22/2017)](https://dor.wa.gov/sites/default/files/2021-11/sn_Aug17_additionalstateschoollevy.pdf)

[Property Tax Exemption for Nonprofit Hospitals (3/6/2009)](https://dor.wa.gov/sites/default/files/2022-03/SN_09_LimitFactorInPropertyTaxLevies.pdf) [Property Valuation Appeals (5/20/2009)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_PropertyValuationAppeals.pdf)

[Taxing District Levy Certification (7/15/2008)](https://dor.wa.gov/sites/default/files/2021-11/sn_08_LevyCert.pdf)

[Wheat Prices Used to Determine the Assessed Value of Farm & Agricultural Land (10/2/2009)](https://dor.wa.gov/sites/default/files/2021-11/sn_09_WheatPrices.pdf) [Withdrawing Land from Classification in the Current Use Program – Legislative Update (12/20/2017)](https://dor.wa.gov/sites/default/files/2021-11/sn_17_CurrentUseWithdrawal.pdf)

# APPENDIX C – Forms and Publications

## C.1 Forms

| Form Number | Revision Date | Form Title |
| --- | --- | --- |
| 60 0002\* | 2-12 | Board Clerk's Record of Hearing |
| 60 0003\* | 5-12 | County Secrecy Affidavit |
| 61 0036\* | 3-12 | Appraisal Data Sheet |
| 61 0060\* | 3-12 | Industrial Property Questionnaire |
| 61 0061\* | 3-12 | Rent Information Survey |
| [61 0062](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/61-0062.doc) | 1-19 | Application for Continuing Education Credits: Advisory Appraisals |
| [62 0021](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/applfordesigforestland_e.doc) | 8-17 | Application for Designated Forest Land Parcels with Same Ownership |
| [62 0033](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/620033e.pdf) | 1-20 | Property Owner's Request for Removal of Designated Forest Land |
| [62 0047](https://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/NoticRemlDesigForestLandandCompTaxCalc_E.xls) | 8-17 | Notice of Removal of Designated Forest Land and Compensating Tax Calculation |
| [62 0048](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotIntRemDesigForLand.doc%3Fuid%3D624b0ca912305&wdOrigin=BROWSELINK) | 11-12 | Notice of Intent to Remove Designated Forest Land |
| [62 0049](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotcApprDenAppClassDesgFrstLnd.doc%3Fuid%3D624b0ca90e867&wdOrigin=BROWSELINK) | 2-12 | Notice of Approval or Denial of Application for Designated Forest Land |
| [62 0109](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotOwnerCreaLocImprDistSpecBenAssess.doc%3Fuid%3D624b0ca912a91&wdOrigin=BROWSELINK) | 2-12 | Notification to Owner of Creation of Local Improvement District and Special Benefit Assessments |
| [62 0110](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/applfordesigforestland_e.doc) | 8-17 | Application for Designated Forest Land Parcels with Multiple Ownerships |
| [63 0001](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/63-0001.pdf) | 6-20 | Application for Property Tax Exemption |
| 63 0017\* | 2-12 | Deferred Tax Transmittal (Senior Deferral) |
| [63 0023](https://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/PrptyTxAsstClmWidows-WidowersOfVets.doc) | 12-19 | Property Tax Assistance Claim Form for Widows / Widowers of Veterans |
| [63 0027](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/AppForExmptMachEquip.doc) | 6-19 | Application for Exemption of Farm Machinery and Equipment |
| [63 0028](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotifowncreatelocimpdistspebeneassmt.doc%3Fuid%3D624b0ca8e844e&wdOrigin=BROWSELINK) | 2-12 | Notification to Owner of Creation of Local Improvement District and Special Benefit Assessments |
| [63 0029](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/63-0029.pdf) | 8-17 | Exemption of Real and Personal Property Used in the Manufacturing of Biodiesel, Alcohol, or Wood Biomass Fuel |
| [63 0030](https://dor.wa.gov/sites/default/files/2022-02/63-0030.pdf?uid=624b0ca8f085e) | 6-20 | Application for Tribal Land Used for Essential Government Services |
| [63 0032](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/AffReqRemovePropTxDelManMobPrkTrlr.docx) | 1-14 | Affidavit to Request Removal of Property Tax Delinquency for Manufactured /Mobile Homes or Park Model Trailers |
| [64 0001](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FPetForPropTxRefnd.doc%3Fuid%3D624b0ca919908&wdOrigin=BROWSELINK) | 11-15 | Petition for Property Tax Refund |
| [64 0002](https://dor.wa.gov/sites/default/files/2022-02/64-0002.pdf?uid=624b0ca920df5) | 12-21 | Senior Citizen and Disabled Persons Exemption from Real Property Taxes |
| [64 0003](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2Flegacy%2FDocs%2Fforms%2FPropTx%2FForms%2F64-0003.pdf&data=04%7C01%7CMarcL%40DOR.WA.GOV%7C6b83b566b9264674483208d94c5f5c4a%7C11d0e217264e400a8ba057dcc127d72d%7C0%7C0%7C637624794723393700%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=wsXE%2FXpo2AW%2F4zRH5WtDMLaOdRJrgshXZumP4bnSk6s%3D&reserved=0) | 7-21 | Taxpayer's Claim for Reduction of Assessments Resulting from Destroyed Real or Personal Property or Loss of Value in a Declared Disaster Area |
| [64 0004](https://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/LvyLmtCalcDistrLvy.doc) | 2-12 | Levy Limit Calculation for Districts Not Levying Since 1985 |
| [64 0007](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0007.xlsx) | 9-22 | Highest Lawful Levy Calculation and Actual Levy Calculation |
| [64 0009](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0009.pdf) | 6-20 | Exemption for Physical Improvements to a Single-Family Dwelling |
| [64 0010](https://propertytax.dor.wa.gov/Documents/Forms/Senior/Affidforcoophousforsrcitexempt.doc) | 10-17 | Affidavit of Cooperative Housing or Life Estate for Senior Citizens Exemption |
| [64 0011](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0011.pdf) | 12-19 | Senior Citizen and Disabled Persons Declaration to Defer |
| [64 0012](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FRptPropImmnFrTxtion.doc%3Fuid%3D624b0ca90b7db&wdOrigin=BROWSELINK) | 2-12 | Report on Property Immune from Taxation |
| [64 0014](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FPropTxOnCessOfUse.doc%3Fuid%3D624b0ca8e9aea&wdOrigin=BROWSELINK) | 2-12 | Property Tax on Cessation of Use  |
| [64 0016](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2F64-0016e%2528w%2529.doc%3Fuid%3D624b0ca922d8a&wdOrigin=BROWSELINK) | 12-17 | Senior Citizen / Disabled Persons Gross Income Adjustments for Business, Rental, or Farm Income |
| [64 0018](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0018.pdf) | 11-21 | Change in Status Report – Senior Citizen and Disabled Persons Exemption from Real Property Taxes |
| 64 0019\* | 1-21 | Renewal-Deferral Application for Senior Citizens/People with Disabilities |
| 64 0020\* | 12-19 | Senior Citizen/Disabled Persons Exemption from Real Property Taxes – Renewal |
| [64 0021](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AppForClassOpenSpaceLndTmbrAsses.doc) | 7-19 | Application for Classification or Reclassification as Open Space Land or Timber Land for Current Use Assessment |
| [64 0022](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0022.pdf) | 6-21 | Open Space Taxation Agreement |
| [64 0023](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/NotcRemovCurrUseClassAddTxCalc.xls) | 8-17 | Notice of Removal of Current Use Classification and Additional Tax Calculations |
| [64 0024](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/CurrentUseAppFarmAgricLndClass.doc) | 7-19 | Current Use Application – Farm and Agricultural Land Classification |
| 64 0025\* | 12-20 | Renewal-Deferral Application for Homeowners with Limited Income |
| [64 0027](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/NoticReqWithdrwCurUseAssmtClass.doc) | 8-17 | Notice of Request to Withdraw Current Use Assessment Classification |
| [64 0034](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0034.xls) | 10-21 | School District Levy Computation for Bond, Capital Project Fund, Transportation Vehicle Fund, and Enrichment Levies  |
| [64 0035](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/Appforcertspecvaluaimprohistprop.doc) | 2-12 | Application and Certification of Special Valuation on Improvements to Historic Property |
| [64 0036](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0036.pdf) | 6-20 | Certification of Approval for Special Valuation on Historic Property |
| [64 0037](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0037.pdf) | 6-20 | Removal of Special Valuation on Historic Property |
| [64 0038](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FAppForTnsfrClassForestLndToCurrentUseTx.doc%3Fuid%3D624b0ca914bf2&wdOrigin=BROWSELINK) | 6-14 | Application for Transfer of Designated Forest Land to Current Use Classification |
| [64 0043](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/NonProfHomeAging.doc) | 12-13 | Nonprofit Homes for the Aging  |
| [64 0044](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0044.doc) | 3-18 | Taxpayer Petition to County BOE for Review of Real Property Valuation Determination for Leasehold Excise Tax Purposes |
| [64 0045](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssmtRolCorrecAgrmtChgLndUseDesig.doc) | 2-12 | Assessment Roll Correction Agreement Based on a Change of Land Use Designation |
| [64 0046](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FTxpyrReqChgValuUpnDecLclGovtPlng.doc%3Fuid%3D624b0ca8dfe14&wdOrigin=BROWSELINK) | 2-12 | Taxpayer's Request for Change in Valuation Upon Notice of Decision by Local Government Planning |
| [64 0047](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2F64-0047.doc%3Fuid%3D624b0ca8e3796&wdOrigin=BROWSELINK) | 5-20 | Notice of Continuance – Land Classified as Current Use or Designated as Forest Land |
| [64 0048](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FReqForReconvening.doc%3Fuid%3D624b0ca8d556a&wdOrigin=BROWSELINK) | 2-12 | Request for Reconvening (BOE) |
| 64 0049\* | 8-12 | Notice of Approval to Hear Property Tax Appeals |
| 64 0050\* | 2-12 | Notice of Meeting of County BOE |
| [64 0051](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssrCertAssmtRollCoBOE_E.doc) | 4-20 | Assessor's Certificate of Assessment Rolls to County BOE |
| [64 0052](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssrCertAssmtRealPropRollCoBOE_E.doc) | 4-20 | Assessor’s Certificate of Real Property Assessment Roll to County BOE |
| [64 0053](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssrAnswrPersPropPetnCoBOE_E.doc) | 2-12 | Assessor's Answer to Personal Property Petition to the County BOE |
| [64 0054](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssrCertAssmtPersonalPropRollCoBOE_E.doc) | 4-20 | Assessor’s Certificate of Personal Property Roll to County BOE |
| [64 0055](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0055.doc) | 6-19 | Assessor's Answer to Real Property Petition |
| 64 0056\* | 7-12 | Minutes and Proceedings of the County BOE |
| 64 0058\* | 5-17 | Order of the County BOE |
| [64 0059](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FCertNewConstrucValu_E.doc%3Fuid%3D624b0ca8cd76b&wdOrigin=BROWSELINK) | 2-12 | Assessor’s Certificate of New Construction Value to County BOE |
| [64 0060](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FChngOfClassOrUse_E.doc%3Fuid%3D624b0ca8e22c6&wdOrigin=BROWSELINK) | 6-14 | Application for Change of Classification or Use |
| [64 0062](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FAssrRespReqRvwForestLndDesig.doc%3Fuid%3D624b0ca8cb39b&wdOrigin=BROWSELINK) | 2-12 | Assessor's Response to Request for Review of Application Denial for Farm and Agricultural Land Classification and Forest Land Designation |
| 64 0064\* | 2-12 | County Board of Equalization (Sign-in Sheet) |
| [64 0066](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/AssrAnswrPetnApplngCurUseAssmtValuRemlClass_E.doc) | 2-12 | Assessor's Answer to Petition Appealing Current Use Assessment Valuation or Removal of Classification |
| [64 0070](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0070.doc) | 10-19 | Notice of Request to Remove Current Use Assessment Classification |
| [64 0071](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotcIntntRemCurUseAssmtClass_E.doc%3Fuid%3D624b0ca8e4482&wdOrigin=BROWSELINK) | 12-12 | Notice of Intent to Remove Current Use Assessment Classification |
| [64 0072](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2Frequestinfoverifyintentcontfarmagrlndclass.doc%3Fuid%3D624b0ca8e4c71&wdOrigin=BROWSELINK) | 2-12 | Request for Information Verifying Intent to Continue Farm and Agricultural Land Classification |
| [64 0073](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0073.doc) | 6-19 | Request for Information Verifying Intent to Continue Current Use Classification or Designated Forest Land |
| [64 0075](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0075.doc) | 6-19 | Taxpayer Petition to the County BOE for Review of Real Property Valuation Determination |
| [64 0076](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0076.doc) | 6-19 | Taxpayer Petition to the County BOE for Review of Personal Property Valuation Determination |
| [64 0077](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0077.doc) | 6-19 | Taxpayer Petition to the County BOE for Review of Current Use Determination |
| [64 0078](http://dor.wa.gov/legacy/docs/forms/PropTx/Forms/AssessmntRllCorrecAgrbyTxpyr.doc) | 7-19 | Assessment Roll Corrections Agreed to by the Taxpayer |
| [64 0079](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FReqDirAppealStateBTA.doc%3Fuid%3D624b0ca8ceadb&wdOrigin=BROWSELINK) | 2-12 | Request for Direct Appeal to the State Board of Tax Appeals |
| [64 0080](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0080.doc) | 1-19 | Request for Administration of Appraiser Examination |
| [64 0081](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0081.doc) | 1-19 | Application for Accreditation as an Ad Valorem Real Property Appraiser |
| [64 0082](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0082.doc) | 7-19 | Senior Citizens and Disabled Persons Reduction from Leasehold Excise Tax |
| [64 0083](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0083.doc) | 1-19 | Application for Accreditation Renewal |
| [64 0085](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0085.pdf) | 9-20 | Declaration of Trust for Senior Citizens Property Tax Exemptions  |
| [64 0088](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNoticApprDenialApplClassFarmAgrLnd.doc%3Fuid%3D624b0ca8e1028&wdOrigin=BROWSELINK) | 3-13 | Notice of Approval or Denial of Application for Classification as Farm and Agricultural Land |
| [64 0090](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0090.doc) | 6-19 | Taxpayer Petition to the County BOE for Review of Senior Citizen/Disabled Person Exemption or Deferral Determination |
| [64 0091](https://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/ExmptImprvBenFshWldlfeHbtWtr.doc) | 10-13 | Application for Exemption of Improvements Benefiting Fish and Wildlife Habitat, Water Quality, or Water Quantity |
| [64 0092](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FAnnCertImprMainBenFnWHabWtrQlty.doc%3Fuid%3D624b0ca8e08a7&wdOrigin=BROWSELINK) | 2-12 | Annual Certification for Improvements Being Maintained for the Benefit of Fish and Wildlife Habitat, Water Quality, or Water Quantity |
| [64 0093](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/Noticofwithdrwlcuruseasstclassif.doc) | 8-17 | Notice of Withdrawal of Current Use Assessment Classification |
| [64 0094](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0094.doc) | 1-19 | Continuing Education Course Approval Application |
| [64 0095](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/PrfDisbStatmnt.doc) | 12-17 | Proof of Disability Statement |
| [64 0096](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0096.xlsx) | 10-20 | Prorating worksheet for 1% Constitutional Limit w/ Instructions  |
| [64 0097](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/ProRationWkshtFor5.90AggrLimit.xlsx) | 5-21 | Prorating Worksheet for $5.90 Aggregate Limit w/ Instructions  |
| [64 0098](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FIncmChklstSnrCitnDbldPrsnPropTxRlfPrgm.doc%3Fuid%3D624b0ca91d36f&wdOrigin=BROWSELINK) | 2-12 | Income Checklist for Senior Citizen / Disabled Persons Property Tax Relief Programs |
| [64 0100](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0100.pdf) | 8-21 | Levy Certification |
| [64 0101](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FOrdinanceResolution.doc%3Fuid%3D624b0ca91725d&wdOrigin=BROWSELINK) | 12-14 | Taxing District Ordinance / Resolution |
| [64 0102\*](https://propertytax.dor.wa.gov/Documents/Forms/PersonalProperty/64%200102.pdf) | 5-22 | Electronic Filing of Personal Property Listing |
| [64 0103](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2FNotAppOrDenOfAppClassAsOpenSpcOrTimbLnd.doc%3Fuid%3D624b0ca8e7ca6&wdOrigin=BROWSELINK) | 2-12 | Notice of Approval or Denial of Application for Classification as Open Space or Timber Land |
| [64 0104](https://dor.wa.gov/find-taxes-rates/property-tax/personal-property-valuation-guidelines) | 12-19 | Personal and Industrial Property Valuation Guidelines |
| [64 0105](https://dor.wa.gov/sites/default/files/2022-02/64-0105.pdf?uid=624b0ca8ef5d7) | 12-19 | Deferral Application for Homeowners with Limited Income |
| [64 0106](https://dor.wa.gov/about/statistics-reports/comparison-county-assessor-statistics-reports/2021-comparison-county-assessor-statistics) | 6-22 | County Statistics for Comparison Report |
| [64 0108](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0108.pdf) | 7-20 | Current Use Application Farm and Agricultural Land Classification Parcels with Multiple Ownerships |
| [64 0109](http://dor.wa.gov/legacy/Docs/forms/PropTx/Forms/CurrUseAppTimbLndClassParcMultOwner.doc) | 8-17 | Current Use Application Timber Land Classification Parcels with Multiple Ownerships |
| [64 0110](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0110e.pdf) | 3-20 | Certification of Contiguous Parcels with Different Ownerships |
| [64 0111](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2F64-0111.doc%3Fuid%3D624b0ca8e7401&wdOrigin=BROWSELINK) | 8-17 | Current Use Application Timber Land Classification Parcels with Same Ownership |
| [64 0112](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0112.docx) | 3-18 | Taxpayer Petition to the BOE for Exemption for Physical Improvement to a Single Family Dwelling |
| 64 0113\* | 10-17 | Assessor’s Answer to Petition Appealing Senior Citizen/Disabled Person Exemption Determination or Deferral Determination |
| 64 0115\* | 12-19 | Income Qualification Worksheet |
| [64 0116](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fdor.wa.gov%2Fsites%2Fdefault%2Ffiles%2F2022-02%2F64-0016e%2528w%2529.doc%3Fuid%3D624b0ca922d8a&wdOrigin=BROWSELINK) | 4-21 | Request for Real Property Tax Due Date Extension and Payment Agreement Due to Revenue Loss, Provided in ESHB 1332 |
| [64 0117](https://dor.wa.gov/sites/default/files/legacy/Docs/forms/PropTx/Forms/64-0117.pdf) | 7-21 | Exemption for Qualifying Single Family Residences Damaged by a Natural Disaster |
| [64 0118](https://dor.wa.gov/sites/default/files/2022-12/64-0118.pdf?uid=63979e06d1291) | 12-22 | Application for Extension of Property Tax Exemption as Property Used for Nonprofit Low Income Homeownership Development |
| [65 0004](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_PrivateCarCo.xlsx) | 1-22 | Private Car Companies Annual Report |
| [65 0009](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_AirlineCo_Long.xlsx) | 1-22 | Public Utilities Annual Report (Airline Companies – Domestic) |
| [65 0010](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_AirlineCo_SmDomAndFracAirplaneCoAnySz.xlsx) | 1-22 | Public Utilities Annual Report (Small Domestic and Fractional Airplane Companies of Any Size) |
| [65 0011](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/650011eAirAddendum.xlsx) | 1-22 | Public Utilities Addendum for Part 91 (Charter Airlines) |
| [65 0012](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_LiquidPipelineCo.xlsx) | 1-22 | Public Utilities Annual Report (Liquid Pipeline Companies) |
| [65 0019](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/65%200019e%20RailroadCo.xlsx) | 1-22 | Public Utilities Annual Report (Railroad Companies) |
| [65 0029](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_TelecomCo.xlsx) | 1-22 | Public Utilities Annual Report (Telecommunications Companies) |
| [65 0030](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_TelecomCo.xlsx) | 1-22 | Public Utilities Annual Report (Rural Electric Cooperatives) |
| [65 0032](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_TelecomCo.xlsx) | 1-22 | Public Utilities Annual Report (Electric Investor Owned) |
| [65 0033](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_TelecomCo.xlsx) | 1-22 | Public Utilities Annual Report (Natural Gas Pipeline & Distribution) |
| [65 0036](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/PU_ARept_TelecomCo.xlsx) | 1-22 | Public Utilities Annual Report (Wireless Telecommunications Companies) |
| [65 0037](https://propertytax.dor.wa.gov/Documents/Forms/PublicUtility/NotifRealPropTran_E.doc) | 3-17 | Notification of Real Property Transfers of Public Utility Companies |

| Publication Number | Revision Date | Publication Title |
| --- | --- | --- |
| [BR 0012](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/Protest.pdf) | 9-12 | Paying your Property Taxes Under Protest |
| [BR 0025](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/IndustSpecific/Vessel.pdf) | 3-15 | Commercial Vessel Tax (DOR Special Programs Division) |
| [FS 0024](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PT_Ordinance.pdf) | 8-10 | Resolution/Ordinance Procedures for Increasing Property Tax Revenue |
| [FS 0012](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/HomeOwn.pdf) | 3-16 | Homeowner’s Guide to Property Taxes |
| [FS 0080](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PropTaxMassAppraisal.pdf) | 7-14 | Homeowner’s Guide to Mass Appraisal  |
| [FS 0014](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PersProp.pdf) | 4-20 | Personal Property Tax |
| [FS 0016](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/IndustSpecific/NonProfit.pdf) | 10-13 | Nonprofit Organizations |
| [FS 0017 LP](https://dor.wa.gov/sites/default/files/2022-02/PTDeferral_SeniorsDisabilities.pdf?uid=625d152a664b7) | 12-20 | Property Tax Deferrals for Senior Citizens and People with Disabilities |
| [PTFS 0017 EX](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PT_Senior_Exempt_202010.pdf) | 12-20 | Property Tax Exemptions for Senior Citizens and People with Disabilities |
| [FS 0024](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/ForestTax/ForestSum.pdf) | 12-15 | Guidelines for Timber Management Plans (DOR Special Programs Division) |
| [FS 0026](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/SchoolLevy.pdf) | 5-18 | Property Tax Tip Sheet- State School Levy |
| [FS 0031](https://propertytax.dor.wa.gov/Documents/2022%20property%20tax%20calendar.pdf) | 1-22 | Property Tax Calendar |
| [FS 0034](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/AppealProp.pdf) | 5-18 | Appealing Your Property Tax Valuations to the County Board of Equalization |
| [FS 0046](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/OpenSpace.pdf) | 7-17 | Open Space Taxation Act |
| [FS 0049](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/designatedforestland.pdf) | 7-17 | Designated Forest Land |
| [PTFS 0051](https://dor.wa.gov/sites/default/files/2022-02/PTAssistance_WidowsWidowers.pdf) | 12-19 | Property Tax Assistance for Widows or Widowers of Disabled Veterans |
| [PTFS 0057](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PTDeferral_LimitedIncome.pdf) | 12-20 | Property Tax Deferrals for Homeowners with Limited Income |
| [FS 0050](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/MobileHomesFAQ.pdf) | 1-15 | Property Tax Assessment of Mobile and Manufactured Homes |
|  | 1-23 | [County Assessor’s Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/AssessorRefManual.pdf) |
|  | 6-18 | [County Boards of Equalization Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/BOE_Manual.pdf) |
|  | 9-22 | [Levy Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/LevyManual.pdf) |
|  | 7-21 | [Property Tax Revaluation Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/RevaluationManual.pdf) |
|  | 11-16 | [Personal Property Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PersonalPropertyManual.pdf) |
|  | 1-20 | [Current Use and Designated Forestland Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/CurrentUseDesignatedForestlandManual.pdf) |
| [Web Based](https://dor.wa.gov/education/industry-guides/ballot-measure-requirements) | 7-19 | Ballot Measure Requirements for Voted Property Tax Levies |

\* Contact the Department of Revenue for a copy.

## C.2 Publications

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| **Publication Number** | **Publication Title** |
| [BR 0012](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/Protest.pdf) | Paying your Property Taxes Under Protest |
| [BR 0025](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/IndustSpecific/Vessel.pdf) | Commercial Vessel Tax (DOR Special Programs Division) |
| [FS 0024](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PT_Ordinance.pdf) | Resolution/Ordinance Procedures for Increasing Property Tax Revenue |
| [FS 0012](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/HomeOwn.pdf) | Homeowner’s Guide to Property Taxes |

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| **Publication Number** | **Publication Title** |
| [FS 0080](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PropTaxMassAppraisal.pdf) | Homeowner’s Guide to Mass Appraisal |
| [FS 0014](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PersProp.pdf) | Personal Property Tax |
| [FS 0016](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/IndustSpecific/NonProfit.pdf) | Nonprofit Organizations |
| [FS 0017 LP](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/SeniorDefs.pdf) | Property Tax Deferrals for Senior Citizens and Disabled Persons |
| [PTFS 0017 EX](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/SeniorExempt.pdf) | Property Tax Exemptions for Senior Citizens and Disabled Persons |
| [FS 0024](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/ForestTax/ForestSum.pdf) | Guidelines for Timber Management Plans (DOR Special Programs Division) |
| [FS 0026](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/SchoolLevy.pdf) | Property Tax Tip Sheet- State School Levy |
| [FS 0031](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/2018PropCal.pdf) | Property Tax Calendar |
| [FS 0034](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/AppealProp.pdf) | Appealing Your Property Tax Valuations to the County Board of Equalization |
| [FS 0046](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/OpenSpace.pdf) | Open Space Taxation Act |
| [FS 0049](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/designatedforestland.pdf) | Designated Forest Land |
| [PTFS 0051](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/WidowWidowersGrantProg.pdf) | Property Tax Assistance for Widows or Widowers of Disabled Veterans |
| [PTFS 0057](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/LimitedIncomeDef.pdf) | Property Tax Deferrals for Homeowners with Limited Income |
| [FS 0050](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/MobileHomesFAQ.pdf) | Property Tax Assessment of Mobile and Manufactured Homes |
|  | [County Assessor’s Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/assessorrefmanual.doc) |
|  | [County Boards of Equalization Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/BOE_Manual.pdf) |
|  | [Levy Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/LevyManual.doc) |
|  | [Personal Property Manual](https://dor.wa.gov/sites/default/files/legacy/Docs/Pubs/Prop_Tax/PersonalPropertyManual.doc) |
|  | [Current Use and Designated Forestland Manual](https://dor.wa.gov/sites/default/files/2022-02/CurrentUseDesignatedForestlandManual.pdf?uid=63fe121ac985b) |
|  | [Revaluation Manual](https://dor.wa.gov/sites/default/files/2022-02/RevaluationManual.pdf?uid=63fe121b113a6) |
| [Web Based](https://dor.wa.gov/get-form-or-publication/ballot-measure-requirements) | Ballot Measure Requirements for Voted Property Tax Levies |

# APPENDIX D – Miscellaneous Materials

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| [Industrial Valuation Guidelines](http://dor.wa.gov/content/findtaxesandrates/PropertyTax/prop_IndValTab.aspx) |
| [Personal Property Valuation Guidelines](http://dor.wa.gov/content/findtaxesandrates/PropertyTax/prop_PsnlPropValSched.aspx) |
| Electronic Filing of Personal Property Listing\* |