

CERTIFICATION OF ENROLLMENT

**ENGROSSED SUBSTITUTE HOUSE BILL 2164**

Chapter 185, Laws of 2007

60th Legislature  
2007 Regular Session

HIGHER EDUCATION--HOUSING--PROPERTY TAXES

EFFECTIVE DATE: 07/01/07

Passed by the House March 13, 2007  
Yeas 74 Nays 22

FRANK CHOPP

**Speaker of the House of Representatives**

Passed by the Senate April 10, 2007  
Yeas 42 Nays 3

BRAD OWEN

**President of the Senate**

Approved April 21, 2007, 11:22 a.m.

CHRISTINE GREGOIRE

**Governor of the State of Washington**

CERTIFICATE

I, Richard Nafziger, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 2164** as passed by the House of Representatives and the Senate on the dates hereon set forth.

RICHARD NAFZIGER

**Chief Clerk**

FILED

April 23, 2007

**Secretary of State  
State of Washington**

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ENGROSSED SUBSTITUTE HOUSE BILL 2164

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Passed Legislature - 2007 Regular Session

State of Washington                      60th Legislature                      2007 Regular Session

By            House    Committee    on    Finance    (originally    sponsored    by  
Representatives Dunshee, Morrell, Moeller and Ormsby)

READ FIRST TIME 03/05/07.

1            AN ACT Relating to property tax exemptions for multiple-unit  
2 housing in urban centers within the boundaries of the campus facilities  
3 master plan of any state institution of higher education; amending RCW  
4 84.14.010 and 84.14.060; providing an effective date; and declaring an  
5 emergency.

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

7            **Sec. 1.** RCW 84.14.010 and 2002 c 146 s 1 are each amended to read  
8 as follows:

9            Unless the context clearly requires otherwise, the definitions in  
10 this section apply throughout this chapter.

11            (1) "Campus facilities master plan" means the area that is defined  
12 by the University of Washington as necessary for the future growth and  
13 development of its campus facilities for branch campuses authorized  
14 under RCW 28B.45.020.

15            (2) "City" means either (a) a city or town with a population of at  
16 least thirty thousand or (b) the largest city or town, if there is no  
17 city or town with a population of at least thirty thousand, located in  
18 a county planning under the growth management act.

1        ~~((+2))~~ (3) "Governing authority" means the local legislative  
2 authority of a city having jurisdiction over the property for which an  
3 exemption may be applied for under this chapter.

4        ~~((+3))~~ (4) "Growth management act" means chapter 36.70A RCW.

5        ~~((+4))~~ (5) "Multiple-unit housing" means a building having four or  
6 more dwelling units not designed or used as transient accommodations  
7 and not including hotels and motels. Multifamily units may result from  
8 new construction or rehabilitated or conversion of vacant,  
9 underutilized, or substandard buildings to multifamily housing.

10       ~~((+5))~~ (6) "Owner" means the property owner of record.

11       ~~((+6))~~ (7) "Permanent residential occupancy" means multiunit  
12 housing that provides either rental or owner occupancy on a  
13 nontransient basis. This includes owner-occupied or rental  
14 accommodation that is leased for a period of at least one month. This  
15 excludes hotels and motels that predominately offer rental  
16 accommodation on a daily or weekly basis.

17       ~~((+7))~~ (8) "Rehabilitation improvements" means modifications to  
18 existing structures, that are vacant for twelve months or longer, that  
19 are made to achieve a condition of substantial compliance with existing  
20 building codes or modification to existing occupied structures which  
21 increase the number of multifamily housing units.

22       ~~((+8))~~ (9) "Residential targeted area" means an area within an  
23 urban center that has been designated by the governing authority as a  
24 residential targeted area in accordance with this chapter. With  
25 respect to designations after the effective date of this section,  
26 "residential targeted area" may not include a campus facilities master  
27 plan.

28       ~~((+9))~~ (10) "Substantial compliance" means compliance with local  
29 building or housing code requirements that are typically required for  
30 rehabilitation as opposed to new construction.

31       ~~((+10))~~ (11) "Urban center" means a compact identifiable district  
32 where urban residents may obtain a variety of products and services.  
33 An urban center must contain:

34       (a) Several existing or previous, or both, business establishments  
35 that may include but are not limited to shops, offices, banks,  
36 restaurants, governmental agencies;

37       (b) Adequate public facilities including streets, sidewalks,  
38 lighting, transit, domestic water, and sanitary sewer systems; and

1 (c) A mixture of uses and activities that may include housing,  
2 recreation, and cultural activities in association with either  
3 commercial or office, or both, use.

4 **Sec. 2.** RCW 84.14.060 and 1995 c 375 s 9 are each amended to read  
5 as follows:

6 (1) The duly authorized administrative official or committee of the  
7 city may approve the application if it finds that:

8 ~~((+1))~~ (a) A minimum of four new units are being constructed or in  
9 the case of occupied rehabilitation or conversion a minimum of four  
10 additional multifamily units are being developed;

11 ~~((+2))~~ (b) The proposed project is or will be, at the time of  
12 completion, in conformance with all local plans and regulations that  
13 apply at the time the application is approved;

14 ~~((+3))~~ (c) The owner has complied with all standards and  
15 guidelines adopted by the city under this chapter; and

16 ~~((+4))~~ (d) The site is located in a residential targeted area of  
17 an urban center that has been designated by the governing authority in  
18 accordance with procedures and guidelines indicated in RCW 84.14.040.

19 (2) An application may not be approved after the effective date of  
20 this act if any part of the proposed project site is within a campus  
21 facilities master plan.

22 NEW SECTION. **Sec. 3.** This act is necessary for the immediate  
23 preservation of the public peace, health, or safety, or support of the  
24 state government and its existing public institutions, and takes effect  
25 July 1, 2007.

Passed by the House March 13, 2007.  
Passed by the Senate April 10, 2007.  
Approved by the Governor April 21, 2007.  
Filed in Office of Secretary of State April 23, 2007.