
SUBSTITUTE HOUSE BILL 2409

State of Washington 61st Legislature 2010 Regular Session

By House Local Government & Housing (originally sponsored by Representatives Simpson, Angel, Upthegrove, and Moeller)

READ FIRST TIME 01/21/10.

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

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

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

6 (1) There shall be no private sale of real property where the
7 ~~((appraised))~~ estimated value exceeds the sum of ~~((two thousand five~~
8 ~~hundred))~~ five thousand dollars. Estimated value shall be determined
9 by the board of commissioners and based upon real estate appraiser and
10 broker advice as it considers appropriate. Subject to the provisions
11 of subsection (2) of this section, no real property of the district
12 shall be sold for less than ninety percent of the value thereof ~~((as~~
13 ~~established by a written appraisal))~~. Where the estimated value of the
14 real property exceeds five thousand dollars, value shall be established
15 by a written broker price opinion made not more than six months prior
16 to the date of sale by three disinterested real estate brokers licensed
17 under the laws of the state or by one professionally designated real
18 estate appraiser~~((s))~~ as defined in ~~((RCW 74.46.020. The appraisal))~~
19 chapter 18.140 RCW. A broker price opinion shall be signed by the

1 broker and an appraisal must be signed by the appraiser((s)) and filed
2 with the secretary of the board of commissioners of the district, who
3 shall keep it at the office of the district open to public inspection.
4 Any notice of intention to sell real property of the district shall
5 recite the estimated value or, if an appraisal has been made, the
6 appraised value thereof.

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

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