
HOUSE BILL 2538

State of Washington

64th Legislature

2016 Regular Session

By Representatives Stokesbary, Fey, Haler, Kirby, and Vick

1 AN ACT Relating to modifying a property tax exemption for the
2 value of new construction of industrial and manufacturing industries
3 in targeted areas; and amending RCW 84.25.030 and 84.25.050.

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

5 **Sec. 1.** RCW 84.25.030 and 2015 1st sp.s. c 9 s 3 are each
6 amended to read as follows:

7 The definitions in this section apply throughout this chapter
8 unless the context clearly requires otherwise.

9 (1) "City" means any city (~~((that: (a) Has a population of at
10 least eighteen thousand; and (b) is north or east of the largest city
11 in the county in which the city is located and such county has a
12 population of at least seven hundred thousand, but less than eight
13 hundred thousand))~~) or town.

14 (2) "Family living wage job" means a job with a wage that is
15 sufficient for raising a family. A family living wage job must have
16 an average wage of eighteen dollars an hour or more, working two
17 thousand eighty hours per year on the subject site, as adjusted
18 annually for inflation by the consumer price index. The family living
19 wage may be increased by the local authority based on regional
20 factors and wage conditions.

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

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

5 (5) "Industrial/manufacturing facilities" means building
6 improvements that are ten thousand square feet or larger,
7 representing a minimum improvement valuation of eight hundred
8 thousand dollars for uses categorized as "division D: manufacturing"
9 by the United States department of labor in the occupation safety and
10 health administration's standard industrial classification manual.

11 (6) "Lands zoned for industrial and manufacturing uses" means
12 lands in a city zoned as of December 31, 2014, for an industrial or
13 manufacturing use consistent with the city's comprehensive plan where
14 the lands are designated for industry.

15 (7) "Owner" means the property owner of record.

16 (8) "Targeted area" means an area of undeveloped or underutilized
17 lands zoned for industrial and manufacturing uses in the city (~~that~~
18 ~~is located within or contiguous to an innovation partnership zone,~~
19 ~~foreign trade zone, or EB-5 regional center,~~) and designated for
20 possible exemption under the provisions of this chapter.

21 (9) "Undeveloped or underutilized" means that there are no
22 existing building improvements on the property or portions of the
23 property targeted for new or expanded industrial or manufacturing
24 uses.

25 **Sec. 2.** RCW 84.25.050 and 2015 1st sp.s. c 9 s 5 are each
26 amended to read as follows:

27 An owner of property making application under this chapter must
28 meet the following requirements:

29 (1) The new construction of industrial/manufacturing facilities
30 must be located on (~~land zoned for industrial and manufacturing~~
31 ~~uses, undeveloped or underutilized, and as provided in RCW 84.25.060,~~
32 ~~designated by the city as~~) a targeted area as designated by a city
33 as provided in RCW 84.25.060;

34 (2) The new construction of industrial/manufacturing facilities
35 must meet all construction and development regulations of the city;

36 (3) The new construction of industrial/manufacturing facilities
37 must be completed within three years from the date of approval of the
38 application; and

1 (4) The applicant must enter into a contract with the city
2 approved by the governing authority, or an administrative official or
3 commission authorized by the governing authority, under which the
4 applicant has agreed to the implementation of the development on
5 terms and conditions satisfactory to the governing authority.

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