



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 2, 2014

Ordinance 17823

Proposed No. 2014-0189.1

Sponsors McDermott

1 AN ORDINANCE relating to the linkage between real
2 property tax and development of real property; amending
3 Ordinance 2908, Section 2, as amended, and K.C.C.
4 4.60.020, Ordinance 13694, Section 63, as amended, and
5 K.C.C. 19A.16.030 and Ordinance 13694, Section 75, as
6 amended, and K.C.C. 19A.20.060, adding a new section to
7 K.C.C. chapter 19A.08, and adding a new chapter to
8 K.C.C. Title 4A, decodifying K.C.C. 4.60.010 and
9 repealing Ordinance 12076, Section 56, and K.C.C.
10 4.68.010, and Ordinance 5284, Section 2, as amended, and
11 K.C.C. 4.68.020.

12 **PREAMBLE:**

13 Title 4 includes provisions related to revenue and fiscal regulations, and
14 other related substantive provisions. The existing code on revenue and
15 fiscal regulation, K.C.C. Title 4, was created for the most part in the 1970s
16 and 1980s, though some provisions date back to at least the 1940s. Since
17 the creation of K.C.C. Title 4, the title has been subject to many
18 amendments. The council determines that a new title on revenue and
19 fiscal regulation, K.C.C. Title 4A, should be created, and material related

20 to revenue and fiscal matters be codified in that title, and other material in
21 K.C.C. Title 4 that is not appropriate to be codified K.C.C. Title 4A
22 should be codified in the appropriate titles.

23 In the course of migrating provisions of K.C.C. Title 4 to K.C.C. Title 4A,
24 the department of permitting and environmental review requested the
25 removal of a property tax certification requirement for certain types of
26 permits that do not require property tax certification under state law.

27 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

28 SECTION 1. There is hereby established a new chapter in K.C.C. Title 4A. This
29 new chapter shall contain K.C.C. 4.60.020, as recodified by this ordinance.

30 SECTION 2. K.C.C. 4.60.010 is hereby decodified.

31 SECTION 3. K.C.C. 4.60.020, as amended by this ordinance, is hereby
32 recodified as a new section in the new chapter established in section 1 of this ordinance.

33 SECTION 4. Ordinance 2908, Section 2, as amended, and K.C.C. 4.60.020 are
34 each hereby amended to read as follows:

35 The county assessor and treasurer shall refuse to ~~((act on or approve an~~
36 ~~application for a divided or segregated assessment of a parcel of real property, and the~~
37 ~~county treasurer shall refuse to))~~ recognize ~~((such))~~ a division or segregation of
38 ~~((assessments))~~ real property unless the~~((building and land development division))~~ local
39 subdivision authority has certified or there is other satisfactory evidence that such a
40 ~~((requested))~~ division or segregation conforms with ~~((an approved final plat or short plat~~
41 ~~in accordance with the requirements of the))~~ applicable state and local subdivision or land
42 segregation laws ~~((and ordinances or is exempt under the provisions of K.C.C. 19.26.030;~~

43 ~~provided, that such~~). However, these restrictions shall not apply to segregations initiated
44 by the county assessor for administrative purposes (~~(which)~~) that are unrelated to the
45 possible illegal division of land.

46 SECTION 5. Ordinance 12076, Section 56, and K.C.C. 4.68.010 are each hereby
47 repealed.

48 SECTION 6. Ordinance 5284, Section 2, as amended, and K.C.C. 4.68.020 are
49 each hereby repealed.

50 NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 19A.08
51 a new section to read as follows:

52 Before final approval of any lot segregation, boundary line adjustment or
53 condominium-related approval under this title, the applicant shall provide the department
54 with a certification from the manager of the finance and business operations division that
55 property taxes for the subject property are not delinquent.

56 SECTION 8. Ordinance 13694, Section 63, as amended, and K.C.C. 19A.16.030
57 are each hereby amended to read as follows:

58 A. Following submittal of the engineering plans, a final plat or final short plat
59 shall be surveyed by a land surveyor and submitted to the department for review and
60 approval by the development engineer (~~(prior to)~~) before recording. If more than one
61 sheet is required, an index sheet shall be included that must show the entire segregation
62 with road names and lot numbers(~~(;)~~).

63 B. All final plats and final short plats shall conform to the conditions of
64 preliminary approval(~~(;)~~).

65 C. Plat certificates or owner's duplicate certificates for land registered pursuant to
66 chapter 65.12 RCW shall be provided to the department ~~((prior to))~~ before recording
67 along with a copy of the last real estate transaction for all adjoining unplatted parcels.
68 Supplemental plat certificates shall be provided to the department if the final plat or final
69 short plat is not recorded within thirty days of the original certificate or supplemental
70 certificate date~~((;))~~.

71 D. All applicable processing fees specified by K.C.C. Title 27 and any civil
72 penalty assessed pursuant to K.C.C. Title 23 against a site being reviewed under this
73 section shall be paid ~~((prior to))~~ before recording~~((;))~~.

74 E. A deposit to cover anticipated taxes and assessments is required for final plats
75 pursuant to chapter 58.08 RCW. A deposit, however, shall not be required for the filing
76 of a final short plat. ~~((The applicant shall also provide certification from the King County
77 finance and business operations division that property taxes for the subject property are
78 not delinquent prior to the issuance of a final approval;))~~.

79 F. Proof of sewer and water availability, including any required water rights,
80 shall be submitted to the department and final health department approval shall be
81 obtained ~~((prior to))~~ before recording, if applicable~~((;))~~.

82 G. Upon approval by the department, the final plat or short plat shall be recorded
83 with the records and licensing services division~~((; and))~~.

84 H. A typewritten copy of protective deed covenants shall accompany the final
85 plat or short plat, if applicable.

86 SECTION 9. Ordinance 13694, Section 75, as amended, and K.C.C. 19A.20.060
87 are each hereby amended to read as follows:

88 A. Plat certificates or owner's duplicate certificates for registered land pursuant to
89 chapter 65.12 RCW shall be provided to the department by the owner along with a copy
90 of the last real estate transaction for all adjoining unplatted parcels.

91 B. (~~Prior to~~) Before recording, the approved binding site plan shall be surveyed
92 and the final recording forms shall be prepared by a land surveyor. A final binding site
93 plan shall be prepared on forms eighteen inches by twenty-four inches in size, allowing
94 for a two-inch border on one of the eighteen-inch sides, to allow for binding, and one-
95 half-inch borders on the other three sides. The two-inch border will typically be on the
96 top or left side depending on the configuration of the drawing.

97 C. The approved binding site plan recording documents shall include the
98 following:

- 99 1. Except for a binding site plan for a condominium, identification of lots by
100 number on a binding site plan containing more than one lot. Tracts shall be similarly
101 designated and each tract shall be clearly identified with the ownership and purpose;
- 102 2. Signature and stamp of the land surveyor who prepared the binding site plan
103 in accordance with chapter 332-130 WAC and chapter 58.09 RCW;
- 104 3. Reference to the recording number of the completed survey if the boundaries
105 have been previously surveyed;
- 106 4. Reference to all agreements or covenants required as a condition of approval;
- 107 5. Notarized signatures of all parties having an ownership interest in the land
108 being divided;

109 6. Satisfaction of health department requirements, unless previously approved
110 on a recorded final planned unit development, a building permit, an as-built plan for
111 developed sites or a site development permit for the entire site;

112 7. Approval of the King County development engineer;

113 8. Approval of the King County finance and business operations division;

114 9. Approval of the King County assessor;

115 10. Approval of the director;

116 11. Recording certificate required for signature of the records and licensing
117 services division; and

118 12. Department file number.

119 D. A deposit to cover anticipated taxes and assessments is required for binding
120 site plans pursuant to chapter 58.08 RCW. (~~The applicant shall be required to provide
121 certification from the King County finance and business operations division that property
122 taxes for the subject property are not delinquent prior to issuance of a final approval.~~)

123 E. Lots, parcels or tracts created through the binding site plan procedure shall be
124 legal lots of record. All provisions, conditions and requirements of the binding site plan
125 shall be legally enforceable on the purchaser or any other person acquiring a lease or
126 other ownership interest of any lot, parcel, or tract created pursuant to the binding site
127 plan.

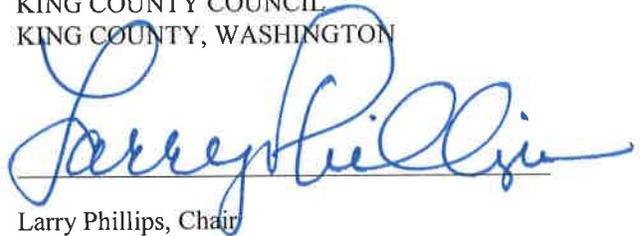
128 F. No person shall sell, transfer or lease of any lot, tract or parcel created
129 pursuant to the binding site plan that does not conform to the requirements of the binding
130 site plan or without binding site plan approval.

131 G. The binding site plan shall set forth limitations and conditions, including
132 irrevocable dedications of property and containing a provision that any development of
133 the site shall be in conformity with the approved binding site plan.
134

Ordinance 17823 was introduced on 5/19/2014 and passed by the Metropolitan King County Council on 6/2/2014, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Lambert, Mr. McDermott, Mr. Dembowski and Mr. Upthegrove
No: 0
Excused: 1 - Mr. Dunn

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 13 day of JUNE, 2014.



Dow Constantine, County Executive

Attachments: None

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CLERK
KING COUNTY COUNCIL