

Application and Certification for Extension of Special Valuation on Improvements to Historic Property (RCW 84.26)

File with the assessor no later than 90 days before the current exemption expires.

File number:

County:

1 Applicant

Property owner:

Parcel number/account number:

Mailing address:

City:

State:

Zip:

Legal description:

Property address (location):

City:

State:

Zip:

2 Affirmation

As owner(s) of the improvements described in this application for extension of special valuation of historic property, I/we hereby indicate by my signature that this property continues to meet the criteria provided in RCW 84.26.030 and is located in a county that is listed as distressed by the state employment security department and in a city under 20,000 in population.

I/we hereby certify that the following information is true and complete.

Signature of all owners:

3 County Assessor

The undersigned does hereby certify that the ownership, legal description and the special valuation amount listed below is correct.

Special valuation amount: \$

Date original special valuation expires:

Assessor/Deputy Signature:

Date:

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Instructions and Frequently Asked Questions

Who can file this application for extension?

The owner of record may file an application with the county assessor in which the property is located.

When should I file my application?

The application must be filed at least 90 days prior to the expiration of the special valuation.

Is there a fee to file this application?

The county assessor may charge such fees that are necessary for the processing and/or recording of documents.

What happens after I file the application?

Within 10 days, the county assessor will forward the application to the local review board. The local review board will approve or deny the application before December 31 of the year in which the application is made. The local review board will notify the assessor and the applicant of the approval or denial of the application.

What are the requirements that property must meet to be considered for an extension to the special valuation as historic property?

Property must meet both of the following criteria to qualify for an exemption extension:

- Continues to meet the criteria provided in RCW 84.26.030.
- Is located in a county that is listed as a distressed area as reported by the state employment security department and a city under 20,000 in population.

Statement of additional tax, interest, and penalty due upon removal or disqualification from special valuation under chapter 84.26 RCW.

1. Whenever property that is classified and valued as eligible historic property under Chapter 84.26 RCW is removed or disqualified for the valuation, there must be an additional tax equal

to all of the following:

- a. The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation.
 - 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.
 - c. A penalty equal to twelve percent of the amount determined in (a) and (b).
2. The additional tax, interest, and penalty shall not be imposed if the disqualifications resulted solely from any of the following:
 - a. Sale or transfer of the property to an ownership making it exempt from taxation.
 - b. Alteration or destruction through no fault of the owner.
 - c. A taking through the exercise of power of eminent domain.

Appeals

1. Any decision by a local review board on an application for classification as historical property may be appealed to Superior Court under RCW 34.05.570 in addition to any other remedy at law.
2. Any decision on disqualification of historic property for special valuation exemption or any other dispute may be appealed to the current year Board of Equalization by July 1 or 30 days after the disqualification, whichever is the later, except the denial on the original application.