

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

AMENDED ORDINANCE NO. 16-011

ESTABLISHING A NEW CHAPTER 4.18 SCC ALLOWING FOR CERTAIN  
PROPERTY TO BE EXEMPT FROM COUNTY PROPERTY TAXES IN ACCORDANCE  
WITH RCW 84.25.040

WHEREAS, the State Legislature passed Engrossed Senate Bill (ESB) 5761 effective August 27, 2015, adding a new chapter 25 to Title 84 RCW; and

WHEREAS, chapter 84.25 RCW provides a ten year exemption from ad valorem property taxes imposed by certain cities for the value of new construction of qualifying industrial/manufacturing facilities located on land zoned for industrial and manufacturing uses, undeveloped or underutilized, and designated by the city as a targeted area; and

WHEREAS, cities authorized to approve the exemption must meet specific criteria stated in RCW 84.25.030; and

WHEREAS, properties eligible for the exemption must also meet specific criteria stated in chapter 84.25 RCW, including the creation of twenty-five (25) or more family living wage jobs; and

WHEREAS, currently three cities in Snohomish County meet the requirements for exempting new construction of industrial/manufacturing facilities from ad valorem property taxes: Arlington, Marysville, Mill Creek and Lake Stevens; and

WHEREAS the RCW 84.25.040 requires that the County adopt a resolution and notify the governing authority of the cities of the County's intent to allow exempt from county ad valorem property taxes new construction of industrial/manufacturing facilities; and

WHEREAS, Snohomish County Council wishes to encourage new manufacturing and industrial uses on undeveloped or underutilized lands zoned for industrial and manufacturing uses and to increase employment opportunities for family living wage jobs;

NOW, THEREFORE, BE IT ORDAINED, Snohomish County will exempt from county ad valorem property taxes for a period of up to ten (10) years those facilities that meet all of the requirements of chapter 84.56 as determined by the governing authority of the city where the facility is located. To that end, a new chapter is added to Snohomish County Code to read:

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2  
3 **Chapter 4.18**  
4 **Property Tax Exemption for New Construction of Industrial/Manufacturing**  
5 **Facilities**

6 4.18.010 Purpose

7 4.18.020 Definitions

8 4.18.030 Creation of Exemption

9 4.18.040 Duration of Exemption

10 4.18.050 Effective Date

11 4.18.060 Application Fees

12  
13 **4.18.010 Purpose**

14 As provided in chapter 84.25 RCW, the purpose of this chapter is to provide a limited  
15 exemption from ad valorem property taxation for new construction of  
16 industrial/manufacturing facilities when such facilities meet the specific requirements  
17 delineated in chapter 84.25 RCW.

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19 **4.18.020 Definitions**

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21 The definitions contained in RCW 84.25.030 shall apply to all terms used in this chapter.

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23 **4.18.030 Creation of Exemption**

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25 Pursuant to RCW 84.25.040, there is hereby created a limited exemption from ad  
26 valorem property taxation for new construction of industrial/manufacturing facilities  
27 when the city where such facility is located files with the county assessor a certificate of  
28 tax exemption as provided in RCW 84.25.110. This limited exemption from ad valorem  
29 property taxation does not include the value of land or nonindustrial/manufacturing-  
30 related improvements not qualifying under chapter 84.25 RCW. This limited exemption  
31 from ad valorem property taxation does not include state levies or increases in  
32 assessed valuation made by the county assessor on nonqualifying portions of buildings  
33 and value of land nor to increases made by lawful order of the county board of  
34 equalization, the department of revenue, or the county, to a class of property throughout  
35 the county or specific area of the county to achieve the uniformity of assessment or  
36 appraisal required by law.

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38 **4.18.040 Duration of Exemption**

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40 The value of new construction of industrial/manufacturing facilities qualifying under this  
41 chapter will be exempt from ad valorem property taxation for ten (10) successive years  
42 beginning January 1st of the year immediately following the calendar year of issuance  
43 of the certificate of exemption or until such time as the exemption expires under RCW

84.25.040 or is canceled by the owner or city under RCW 84.25.130, whichever occurs sooner.

**4.18.050 Effective Date**

This chapter shall take effect ten days after this ordinance is signed by the county executive or otherwise enacted, as provided by Section 2.110 of the Charter.

**4.18.060 Application Fees**

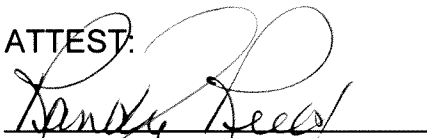
The governing authority of a city where the new construction of the industrial/manufacturing facility is located shall collect an application fee to compensate the county assessor for the actual cost incurred by the county assessor in administering chapter 84.25 RCW. Such fee shall be in addition to any application fee collected by the governing authority. The application fee will be paid to the city at the time the application for exemption is filed. The city shall thereafter remit the application fee to the county as provided in RCW 84.25.100.

PASSED this 23<sup>rd</sup> day of March, 2016.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Council Chair

ATTEST:

  
Asst. Clerk of the Council

( ) APPROVED

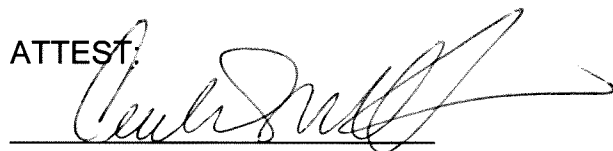
( ) EMERGENCY

( ) VETOED

DATE: 

  
County Executive

1 ATTEST:  
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4



5 Approved as to form only:  
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9 \_\_\_\_\_  
Deputy Prosecuting Attorney

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