



King County

Department of Assessments
Accounting Division, Levy Administration
500 Fourth Avenue, ADM-AS-0727
Seattle, WA 98104-2384

APPLICATION AND CERTIFICATION OF SPECIAL VALUATION ON IMPROVEMENTS TO HISTORIC PROPERTY RCW Chapter 84.26

FILE WITH ASSESSOR BY OCTOBER 1

(206) 263-2381 FAX (206) 296-0106
Email: assessor.info@kingcounty.gov
<http://www.kingcounty.gov/assessor/>

FILE NO.:

Property Owner:	Parcel No.:
Mailing Address:	
Legal Description: _____ _____	
Property Address (Location):	

Property is on: (check appropriate box) National Historic Register Local Register of Historic Places

Bldg. Permit No.:	Date:	Jurisdiction (City):
Rehabilitation Started:	Date Completed:	
Actual Cost of Rehabilitation: \$		
Describe Rehabilitation: _____ _____ _____		

AFFIRMATION

As owner(s) of the improvements described in this application, I hereby indicate by my signature I am aware of the potential liability (see reverse) involved when my improvements cease to be eligible for special valuation under provisions of the RCW Chapter 84.26.

I hereby certify the foregoing information is true and complete.

Signature of all owner(s) _____

ASSESSOR

The undersigned does hereby certify the ownership, legal description and assessed value prior to rehabilitation reflected below was verified from the records of this office as being correct. Assessed value prior to rehabilitation:
TOTAL = \$ _____ (Land \$ _____ + IMPS \$ _____)

Date: _____
Assessor/Deputy

Historic property means land together with improvements thereon, which is:

- a. Listed in a local register of historic places created by comprehensive ordinance, certified by the Secretary of the Interior as provided in P.L. 96-515; or
- b. Listed in the national register of historic places.

Cost means the actual cost of rehabilitation, which cost shall be at least twenty-five percent (25%) of the assessed valuation of the historic property (exclusive of the assessed value attributed to the land) prior to rehabilitation.

Special valuation means the determination of the assessed value of the historic property, subtracting for up to ten years such costs as is approved by the local review board.

State Review Board means the advisory council on historic preservation established under Chapter 27.34 RCW or any successor agency designated by the state to act as the state preservation review board under federal law.

Local Review Board means a local body designated by the legislative authority of the incorporated or unincorporated area.

Owner means the owner of record.

Historic property does not include property listed in a register primarily for objects buried below ground.

Property must meet the following criteria for special valuation by the local legislative authority:

- (1) Be a historic property;
- (2) Fall within a class of historic property determined eligible for special valuation by the local legislative authority;
- (3) Be rehabilitated at a cost which meets the definition set forth in RW 84.26.020(2) within twenty-four (24) months prior to the application for special valuation; and
- (4) Be protected by an agreement between the owner and the local review board.

STATEMENT OF ADDITIONAL TAX INTEREST, AND PENALTY DUE UPON REMOVAL OR DISQUALIFICATION FROM SPECIAL VALUATION UNDER CHAPTER 84.26 RCW

1. Whenever property, classified and valued as eligible historic property under Chapter 84.26 RCW, is removed or fails to qualify for special valuation, there shall become due and payable an additional tax equal to:
 - a. The actual cost of rehabilitation multiplied by the levy rate in each year the property was subject to special valuation; plus
 - b. Interest on the amounts of additional tax at the statutory rate charged on delinquent property taxes from the dates on which additional tax could have been paid without penalty if the property had not been valued as historic property; plus
 - 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 disqualification resulted solely from:
 - a. State or transfer of the property to an ownership making it exempt from taxation;
 - b. Alteration or destruction through no fault of the owner; or
 - 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 of July 1st or 30 days after the disqualification, whichever is the later, except the denial on the original application.

Please forward this document to the address listed on the first page.