

**INITIATIVE 933**

I, Sam Reed, Secretary of State of the State of Washington and custodian of its seal hereby certify that, according to the records on file in my office, the attached copy of Initiative Measure No. 933 to the People is a true and correct copy as it was received by this office.

1 AN ACT Relating to providing fairness in government regulation of  
2 property; adding new sections to chapter 64.40 RCW; adding a new  
3 section to chapter 36.70A RCW; and creating new sections.

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

5 **INTENT TO REQUIRE FAIRNESS WHEN GOVERNMENT**  
6 **REGULATES PRIVATE PROPERTY**

7 NEW SECTION. **Sec. 1.** This act is intended to protect the use and  
8 value of private property while providing for a healthy environment and  
9 ensuring that government agencies do not damage the use or value of  
10 private property, except if necessary to prevent threats to human  
11 health and safety. The people also intend to recognize and promote the  
12 unique interests, knowledge, and abilities private property owners have  
13 to protect the environment and land. To this end, government agencies  
14 must consider whether voluntary cooperation of property owners will  
15 meet the legitimate interests of the government instead of inflexible  
16 regulation of property.

17 The people find that over the last decade governmental restrictions  
18 on the use of property have increased substantially, creating hardships

1 for many, and destroying reasonable expectations of being able to make  
2 reasonable beneficial use of property. Article I, section 16 of the  
3 state Constitution requires that government not take or damage property  
4 without first paying just compensation to the property owner. The  
5 people find that government entities should provide compensation for  
6 damage to property as provided in this act, but should also first  
7 evaluate whether the government's decision that causes damage is  
8 necessary and in the public interest.

9 The people find that eminent domain is an extraordinary power in  
10 the hands of government and potentially subject to misuse. When  
11 government threatens to take or takes private property under eminent  
12 domain, it should not take property which is unnecessary for public use  
13 or is primarily for private use, nor should it take property for a  
14 longer period of time than is necessary.

15 Responsible fiscal management and fundamental principles of good  
16 government require that government decision makers evaluate carefully  
17 the effect of their administrative, regulatory, and legislative actions  
18 on constitutionally protected rights in property. Agencies should  
19 review their actions carefully to prevent unnecessary taking or  
20 damaging of private property. The purpose of this act is to assist  
21 governmental agencies in undertaking such reviews and in proposing,  
22 planning, and implementing actions with due regard for the  
23 constitutional protections of property and to reduce the risk of  
24 inadvertent burdens on the public in creating liability for the  
25 government or undue burdens on private parties.

26 **FAIRNESS WHEN GOVERNMENT REGULATES PRIVATE**  
27 **PROPERTY BY REQUIRING CONSIDERATION**  
28 **OF IMPACTS BEFORE TAKING ACTION**

29 NEW SECTION. **Sec. 2.** A new section is added to chapter 64.40 RCW  
30 to read as follows:

31 (1) To avoid damaging the use or value of private property, prior  
32 to enacting or adopting any ordinance, regulation, or rule which may  
33 damage the use or value of private property, an agency must consider  
34 and document:

- 35 (a) The private property that will be affected by the action;  
36 (b) The existence and extent of any legitimate governmental purpose  
37 for the action;

1 (c) The existence and extent of any nexus or link between any  
2 legitimate government interest and the action;

3 (d) The extent to which the regulation's restrictions are  
4 proportional to any impact of a particular property on any legitimate  
5 government interest, in light of the impact of other properties on the  
6 same governmental interests;

7 (e) The extent to which the action deprives property owners of  
8 economically viable uses of the property;

9 (f) The extent to which the action derogates or takes away a  
10 fundamental attribute of property ownership, including, but not limited  
11 to, the right to exclude others, to possess, to beneficial use, to  
12 enjoyment, or to dispose of property;

13 (g) The extent to which the action enhances or creates a publicly  
14 owned right in property;

15 (h) Estimated compensation that may need to be paid under this act;  
16 and

17 (i) Alternative means which are less restrictive on private  
18 property and which may accomplish the legitimate governmental purpose  
19 for the regulation, including, but not limited to, voluntary  
20 conservation or cooperative programs with willing property owners, or  
21 other nonregulatory actions.

22 (2) For purposes of this act, the following definitions apply:

23 (a) "Private property" includes all real and personal property  
24 interests protected by the fifth amendment to the United States  
25 Constitution or Article I, section 16 of the state Constitution owned  
26 by a nongovernmental entity, including, but not limited to, any  
27 interest in land, buildings, crops, livestock, and mineral and water  
28 rights.

29 (b) "Damaging the use or value" means to prohibit or restrict the  
30 use of private property to obtain benefit to the public the cost of  
31 which in all fairness and justice should be borne by the public as a  
32 whole, and includes, but is not limited to:

33 (i) Prohibiting or restricting any use or size, scope, or intensity  
34 of any use legally existing or permitted as of January 1, 1996;

35 (ii) Prohibiting the continued operation, maintenance, replacement,  
36 or repair of existing tidegates, bulkheads, revetments, or other  
37 infrastructure reasonably necessary for the protection of the use or  
38 value of private property;

1 (iii) Prohibiting or restricting operations and maintenance of  
2 structures necessary for the operation of irrigation facilities,  
3 including, but not limited to, diversions, operation structures,  
4 canals, drainage ditches, flumes, or delivery systems;

5 (iv) Prohibiting actions by a private property owner reasonably  
6 necessary to prevent or mitigate harm from fire, flooding, erosion, or  
7 other natural disasters or conditions that would impair the use or  
8 value of private property;

9 (v) Requiring a portion of property to be left in its natural state  
10 or without beneficial use to its owner, unless necessary to prevent  
11 immediate harm to human health and safety; or

12 (vi) Prohibiting maintenance or removal of trees or vegetation.

13 (c) "Damaging the use or value" does not include restrictions that  
14 apply equally to all property subject to the agency's jurisdiction,  
15 including:

16 (i) Restricting the use of property when necessary to prevent an  
17 immediate threat to human health and safety;

18 (ii) Requiring compliance with structural standards for buildings  
19 in building or fire codes to prevent harm from earthquakes, flooding,  
20 fire, or other natural disasters;

21 (iii) Limiting the location or operation of sex offender housing or  
22 adult entertainment;

23 (iv) Requiring adherence to chemical use restrictions that have  
24 been adopted by the United States environmental protection agency;

25 (v) Requiring compliance with worker health and safety laws or  
26 regulations;

27 (vi) Requiring compliance with wage and hour laws;

28 (vii) Requiring compliance with dairy nutrient management  
29 restrictions or regulations in chapter 90.64 RCW; or

30 (viii) Requiring compliance with local ordinances establishing  
31 setbacks from property lines, provided the setbacks were established  
32 prior to January 1, 1996.

33 This subsection (2)(c) shall be construed narrowly to effectuate  
34 the purposes of this act.

35 (d) "Compensation" means remuneration equal to the amount the fair  
36 market value of the affected property has been decreased by the  
37 application or enforcement of the ordinance, regulation, or rule. To  
38 the extent any action requires any portion of property to be left in  
39 its natural state or without beneficial use by its owner,

1 "compensation" means the fair market value of that portion of property  
2 required to be left in its natural state or without beneficial use.  
3 "Compensation" also includes any costs and attorneys' fees reasonably  
4 incurred by the property owner in seeking to enforce this act.

5 **FAIRNESS WHEN GOVERNMENT DIRECTLY**  
6 **REGULATES PRIVATE PROPERTY**

7 NEW SECTION. **Sec. 3.** A new section is added to chapter 64.40 RCW  
8 to read as follows:

9 An agency that decides to enforce or apply any ordinance,  
10 regulation, or rule to private property that would result in damaging  
11 the use or value of private property shall first pay the property owner  
12 compensation as defined in section 2 of this act. This section shall  
13 not be construed to limit agencies' ability to waive, or issue  
14 variances from, other legal requirements. An agency that chooses not  
15 to take action which will damage the use or value of private property  
16 is not liable for paying remuneration under this section.

17 NEW SECTION. **Sec. 4.** A new section is added to chapter 64.40 RCW  
18 to read as follows:

19 An agency may not charge any fee for considering whether to waive  
20 or grant a variance from an ordinance, regulation, or rule in order to  
21 avoid responsibility for paying compensation as provided in section 3  
22 of this act.

23 NEW SECTION. **Sec. 5.** A new section is added to chapter 36.70A RCW  
24 to read as follows:

25 Development regulations adopted under this chapter shall not  
26 prohibit uses legally existing on any parcel prior to their adoption.  
27 Nothing in this chapter shall be construed to authorize an interference  
28 with the duties in chapter 64.40 RCW.

29 **MISCELLANEOUS**

30 NEW SECTION. **Sec. 6.** The provisions of this act are to be  
31 liberally construed to effectuate the intent, policies, and purpose of  
32 this act to protect private property owners.

1        NEW SECTION.   **Sec. 7.**   Nothing in this act shall diminish any other  
2        remedy provided under the United States Constitution or state  
3        Constitution, or federal or state law, and this act is not intended to  
4        modify or replace any such remedy.

5        NEW SECTION.   **Sec. 8.**   Subheadings used in this act are not any  
6        part of the law.

7        NEW SECTION.   **Sec. 9.**   If any provision of this act or its  
8        application to any person or circumstance is held invalid, the  
9        remainder of the act or the application of the provision to other  
10       persons or circumstances is not affected.

11       NEW SECTION.   **Sec. 10.**   This act shall be known as the property  
12       fairness act.

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