

classification shall be considered a ruling on a contested case subject to review only under procedures prescribed by chapter 28B.19 RCW.

Passed the House March 21, 1979.

Passed the Senate April 6, 1979.

Approved by the Governor April 17, 1979.

Filed in Office of Secretary of State April 17, 1979.

CHAPTER 16

[House Bill No. 413]

SCHOOL DISTRICTS—REAL PROPERTY SALES—NOTICE—PUBLIC HEARING

AN ACT Relating to the common schools; and amending section 28A.58.045, chapter 223, Laws of 1969 ex. sess. as amended by section 1, chapter 243, Laws of 1975 1st ex. sess. and RCW 28A.58.045.

Be it enacted by the Legislature of the State of Washington:

Section 1. Section 28A.58.045, chapter 223, Laws of 1969 ex. sess. as amended by section 1, chapter 243, Laws of 1975 1st ex. sess. and RCW 28A.58.045 are each amended to read as follows:

(1) The board of directors of any school district of this state may:

~~((+))~~ (a) Sell for cash, at public or private sale, and convey by deed all interest of the district in or to any of the real property of the district which is no longer required for school purposes ~~((if the value thereof is thirty-five thousand dollars or less))~~; and

~~((+))~~ (b) Purchase real property for the purpose of locating thereon and affixing thereto any house or houses and appurtenant buildings removed from school sites owned by the district and sell for cash, at public or private sale, and convey by deed all interest of the district in or to such acquired and improved real property ~~((if the value of any single parcel thereof is thirty-five thousand dollars or less))~~.

(2) When the board of directors of any school district proposes a sale of school district real property pursuant to this section and the value of the property exceeds seventy thousand dollars, the board shall publish a notice of its intention to sell the property. The notice shall be published at least once each week during two consecutive weeks in a legal newspaper with a general circulation in the area in which the school district is located. The notice shall describe the property to be sold and designate the place where and the day and hour when a hearing will be held. The board shall hold a public hearing upon the proposal to dispose of the school district property at the place and the day and hour fixed in the notice and admit evidence offered for and against the propriety and advisability of the proposed sale.

(3) Any sale of school district real property authorized pursuant to this section shall be preceded by a market value appraisal by three licensed real estate brokers selected by the board of directors and no sale shall take place

if the sale price would be less than ninety percent of such appraised market value: PROVIDED, That if the property has been on the market for three years or more the property may be sold for not less than seventy-five percent of the appraised value with the unanimous consent of the board.

~~((If the appraised value of any parcel of real property considered for sale is found by the board of directors to be greater than thirty-five thousand dollars, the question of the sale thereof shall be submitted to a vote of the voters of the district, either at a general or special election called for that purpose. If a majority of the votes cast thereat favor the sale of such real property the board may make the sale. The sale may be made at public auction or by other means consistent with realizing the highest sale price.))~~

(4) If in the judgment of the board of directors of any district the sale of real property of the district not needed for school purposes would be facilitated and greater value realized through use of the services of licensed real estate brokers, a contract for such services may be negotiated and concluded: PROVIDED, That the fee or commissions charged for any broker services shall not exceed seven percent of the resulting sale value for a single parcel: PROVIDED FURTHER, That any licensed real estate broker selected by the board to appraise the market value of a parcel of property to be sold may not be a party to any contract with the school district to sell such parcel of property for a period of three years after the appraisal.

(5) If in the judgment of the board of directors of any district the sale of real property of the district not needed for school purposes would be facilitated and greater value realized through sale on contract terms, a real estate sales contract may be executed between the district and buyer: PROVIDED, That the terms and conditions of any such sales contract must comply with rules and regulations of the state board of education, herein authorized, governing school district real property contract sales.

Passed the House March 21, 1979.

Passed the Senate April 9, 1979.

Approved by the Governor April 17, 1979.

Filed in Office of Secretary of State April 17, 1979.

CHAPTER 17

[House Bill No. 862]

COUNTY HOSPITALS—TRUSTEES—TRAVEL EXPENSE REIMBURSEMENT

AN ACT Relating to county hospitals; and amending section 36.62.200, chapter 4, Laws of 1963 and RCW 36.62.200.

Be it enacted by the Legislature of the State of Washington:

Section 1. Section 36.62.200, chapter 4, Laws of 1963 and RCW 36.62-.200 are each amended to read as follows: