

the application of the provision to other persons or circumstances is not affected.

Passed the House January 21, 1982.

Passed the Senate March 7, 1982.

Approved by the Governor March 22, 1982.

Filed in Office of Secretary of State March 22, 1982.

## CHAPTER 41

[Substitute House Bill No. 810]

### STATE AGENCIES—ACQUISITION, IMPROVEMENT, DISPOSAL OF REAL ESTATE—DEPARTMENT OF GENERAL ADMINISTRATION AUTHORITY

AN ACT Relating to state government; amending section 43.82.010, chapter 8, Laws of 1965 as last amended by section 1, chapter 121, Laws of 1969 and RCW 43.82.010; amending section 2, chapter 159, Laws of 1971 ex. sess. as amended by section 101, chapter 151, Laws of 1979 and RCW 43.19.500; and providing effective dates.

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

Section 1. Section 43.82.010, chapter 8, Laws of 1965 as last amended by section 1, chapter 121, Laws of 1969 and RCW 43.82.010 are each amended to read as follows:

(1) The director of the department of general administration, ((as agent for)) on behalf of the agency involved, shall purchase, lease ((or)), rent, or otherwise acquire all real estate, improved or unimproved, ((needed for any offices, warehouses and similar purposes)) as may be required by elected state officials, institutions, departments, commissions, boards, and other state agencies, or federal agencies where joint state and federal activities are undertaken ((necessitating a close working relationship and proximity between state and federally employed personnel. PROVIDED, The director may delegate any or all of these functions to any agency upon such terms and conditions as he deems advisable. PROVIDED FURTHER, That this section shall not apply to the acquisition of real estate by the colleges and universities for research or experimental purposes)) and may grant easements and transfer, exchange, sell, lease, or sublease all or part of any surplus real estate for those state agencies which do not otherwise have the specific authority to dispose of real estate. This section does not transfer financial liability for the acquired property to the department of general administration.

(2) Except for real estate occupied by federal agencies, the director shall determine the location, size, and design of any real estate or improvements thereon acquired or held pursuant to subsection (1) of this section.

(3) The director is ((also)) authorized to purchase, lease ((or)), rent, or otherwise acquire improved or unimproved real estate as owner or lessee((;)) and to lease or sublet all or a part of such real estate to state or

federal agencies. The director shall charge each using agency its proportionate rental which shall include an amount sufficient to pay all costs, including, but not limited to, those for utilities, janitorial and accounting services, and sufficient to provide for contingencies; which shall not exceed five percent of the average annual rental, to meet unforeseen expenses incident to management of the real estate.

(4) If the director determines that it is necessary or advisable to undertake any work, construction, alteration, repair, or improvement on any ~~((such leased or rented property, he))~~ real estate acquired pursuant to subsections (1) or (3) of this section, the director shall cause plans and specifications thereof and an estimate of the cost of such work to be made and filed in his office and the state agency benefiting thereby is hereby authorized to pay for such work out of any available funds: PROVIDED, That the cost of executing such work shall not exceed the sum of twenty-five ((hundred)) thousand dollars. Work, construction, alteration, repair, or improvement in excess of twenty-five ((hundred)) thousand dollars, other than that done by the owner of the property if other than the state, shall be performed in accordance with the public works law of this state.

(5) In order to obtain maximum utilization of space, the director shall make space utilization studies, and shall establish standards for use of space by state agencies.

(6) The director may construct new buildings on, or improve existing facilities, and furnish and equip, all real estate under his management.

(7) All conveyances and contracts to purchase, lease ((or)), rent, transfer, exchange, or sell real estate and to grant and accept easements shall be approved as to form by the attorney general, signed by the director or the director's designee, and recorded with the county auditor of the county in which the property is located.

(8) The director may delegate any or all of the functions specified in this section to any agency upon such terms and conditions as the director deems advisable.

(9) This section does not apply to the acquisition of real estate by:

(a) The state college and universities for research or experimental purposes;

(b) The state liquor control board for liquor stores and warehouses; and

(c) The department of natural resources, the department of fisheries, the department of game, the department of transportation, and the state parks and recreation commission for purposes other than the leasing of offices, warehouses, and real estate for similar purposes.

Sec. 2. Section 2, chapter 159, Laws of 1971 ex. sess. as amended by section 101, chapter 151, Laws of 1979 and RCW 43.19.500 are each amended to read as follows:

There is hereby created a fund within the state treasury designated as the "department of general administration facilities and services revolving

fund". Such revolving fund shall be used by the department of general administration for the payment of certain costs, expenses, and charges, as hereinafter specified, incurred by it in the operation and administration of the department in the rendering of services, the furnishing or supplying of equipment, supplies and materials, and for providing or allocating facilities, including the operation, maintenance, rehabilitation, or furnishings thereof to other agencies, offices, departments, activities, and other entities enumerated in RCW 43.01.090 and including the rendering of services in acquiring real estate under RCW 43.82.010. The department shall treat the rendering of services in acquiring real estate as a separate operating entity within the fund for financial accounting and control.

The schedule of services, facilities, equipment, supplies, materials, maintenance, rehabilitation, furnishings, operations, and administration to be so financed and recovered shall be determined jointly by the director of general administration and the director of financial management, in amounts which, together with any other income or appropriation, will provide the department of general administration with funds to meet its anticipated expenditures during any allotment period.

The director of general administration may promulgate rules and regulations governing the provisions of RCW 43.01.090 and this section and the relationships and procedures between the department of general administration and such other entities.

NEW SECTION. Sec. 3. This act shall take effect July 1, 1982, with the exception of section 2 of this act, which shall take effect July 1, 1983.

Passed the House February 12, 1982.

Passed the Senate March 4, 1982.

Approved by the Governor March 22, 1982.

Filed in Office of Secretary of State March 22, 1982.

## CHAPTER 42

[House Bill No. 832]

### IRRIGATION DISTRICTS—ENERGY CONSERVATION ASSISTANCE

AN ACT Relating to irrigation districts; reenacting section 3, chapter 345, Laws of 1981 and RCW 87.03.017; and declaring an emergency.

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

Section 1. Section 3, chapter 345, Laws of 1981 and RCW 87.03.017 are each reenacted to read as follows:

Any irrigation district engaged in the distribution of energy is hereby authorized, within limits established by the Constitution of the state of Washington, to assist the owners of residential structures in financing the acquisition and installation of materials and equipment, for compensation or otherwise, for the conservation or more efficient use of energy in such