

**Application for Exemption for Physical Improvement
to a Single Family Dwelling
RCW 84.36.400**

**General information for application for property tax exemption on
improvements to a single family dwelling**

**This application must be filed prior to completion of the improvement.
Please mail your completed application to:**

**Clark County Assessor's Office
1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000**

**When the improvement is completed, the applicant must notify the
Assessor's office, in writing, that the improvement is complete. The
Assessor's office will then finalize the processing of the application.**

Eligibility:

- * Applies to improvement to single family dwellings only. This also includes garages, patios, and carports attached to the single family dwelling.
- * **Does not apply** to swimming pools, patios, landscaping, and outbuildings not attached to the single family dwelling.

Application:

- * The application must be completed correctly or it may be returned.
- * **The Following items are required and must be included with application:**
 - * Building Permit number
 - * Detailed Description of the improvement
 - * Name, mailing address, and phone number of applicant

Notification of Completion:

- * The applicant is required to notify the Assessor's office in writing, at the above address, when the improvement is completed.

Please see attachments for additional information. If you have further questions, please contact the Assessor's office at 78689702391.

**APPLICATION FOR EXEMPTION FOR PHYSICAL IMPROVEMENT
TO A SINGLE FAMILY DWELLING
CHAPTER 84.36.400 RCW
(see attachment for rules)**

PROPERTY OWNER: _____
MAILING ADDRESS: _____

FOR OFFICE USE ONLY APPLICATION NO. _____

PHONE NUMBER: _____
EMAIL ADDRESS: _____

To receive correspondence by email, please provide email address in space provided above.

PARCEL NUMBER:	_____
LEGAL DESCRIPTION:	_____
PROPERTY ADDRESS:	_____

DESCRIBE IMPROVEMENT:	_____

ESTIMATED COST OF IMPROVEMENT:	_____
CONSTRUCTION TO BEGIN ON:	_____
NAME OF CONTRACTOR OR BUILDER:	_____
BUILDING PERMIT ISSUED BY:	_____

PERMIT NUMBER:	_____	PERMIT DATED:	_____
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I HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND THAT THIS EXEMPTION HAS NOT BEEN ALLOWED ON THIS PROPERTY FOR THE PAST FIVE YEARS.

DATE: _____

OWNER: _____
AGENT: _____

ASSESSOR'S USE ONLY			
VALUE AFTER CONSTRUCTION:	_____	DATE:	_____
VALUE PRIOR TO CONSTRUCTION:	_____	DATE:	_____
TOTAL INCREASE IN VALUE:	_____	PERCENT:	_____
AMOUNT OF EXEMPTION (NOT TO EXCEED 30% OF VALUE PRIOR TO CONSTRUCTION):	_____		
TAXABLE VALUE OF DWELLING:	_____		
ASSESSMENT YEAR	_____	ASSESSMENT YEAR	_____
"E" FLAG TO BEGIN:	_____	"F" FLAG TO BEGIN:	_____
ASSESSOR OR DEPUTY: _____			

Upon completion of form, please return to: ~~WAC 84.36.400~~ ~~CAU-3~~
1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000

IMPROVEMENTS TO SINGLE FAMILY DWELLINGS

Definitions. For the purpose of WAC 458-16-080 and 081 and RCW 84.36.400:

- (1) The term "single family dwelling" shall mean a detached dwelling unit and the lot on which the dwelling stands which is designed for, and not occupied by, more than one family. Said dwelling unit must meet the definition of real property contained in WAC 458-12-010 and RCW 84.04.90.
- (2) The term "physical improvement" shall mean any addition, improvement, remodeling, renovation, structural correction or repairs which shall materially add to the value or condition of an existing dwelling. It shall also include the addition of, or repairs to, garages, carports, patios or other improvements attached to and compatible with similar dwellings, but shall not include swimming pools, outbuildings, fences, etc., which would not be common to or normally recognized as component of a dwelling unit. (Order pt 75-3, S458-16-080, filed 5/23/75)

EXEMPTION - FILING - AMOUNT - LIMITS

Any physical improvement to an existing single family dwelling upon real property shall be exempt for taxation for three assessment years: provided, that no exemption shall be allowed unless a claim is filed with the County Assessor of the county in which the property is located prior to completing the improvement. The claim shall be on such forms as prescribed by the Department of Revenue and supplied by the County Assessor.

The Assessor, upon receipt of the claim, shall determine the value of the single family dwelling prior to the improvement. This valuation may be arrived at by either a new physical appraisal or a statistical update of the current assessed value. Upon written notification of the completion of the improvement by the applicant, the Assessor shall revalue the dwelling by means of a physical appraisal. Provided, that the valuation prior to commencing the improvement shall not obviate the requirement for a physical appraisal set forth in RCW 36.21.070. The difference of the two values shall be the amount of the exemption and shall be deducted from the value of the dwelling after the completion of the improvement or any subsequent value determined according to Chapters 84.41 RCW or 84.48 RCW: Provided, the amount of the exemption shall not exceed thirty percent (30%) of the value of the dwelling prior to the improvement, and, provided further, that in no event will the assessed value of the dwelling unit, after deduction of the exemption, be less than it was prior to the improvement.

The cost of the physical improvement shall not be construed as being the dominate factor in determining the exemption.

The exemption shall be allowed on the property for the three assessment years following the completion of the improvement. If at any time the property does not meet the definition contained in WAC 458-16-080(1), the exemption shall be cancelled.

This exemption shall not be allowed on the same dwelling more than once in a five year period, calculated from the date the exemption first affected the assessment roll. (Order Pt 81-1, S 458-16-081, Filed 2/4/81; Order Pt 75-3, S 458-16-081, Filed 5/23/75)