

ORDINANCE NO. 18

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, IMPOSING A ONE-QUARTER PERCENT EXCISE TAX ON REAL ESTATE SALES; IMPOSING RESTRICTIONS ON USE OF THE TAX; PROVIDING FOR COLLECTION AND REFUNDS; AND ESTABLISHING A SPECIAL FUND.

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. One-quarter Percent Excise Tax on Real Estate Sales.

A. Imposition. Pursuant to RCW 82.46.010, there is imposed an excise tax on each sale of real property constituting a taxable event as defined in Chapter 82.45 RCW, as the same now exists or may hereafter be amended. The tax imposed under this section shall be collected from persons who are taxable by the State under Chapter 82.45 RCW, as the same now exists or may hereafter be amended, and such tax shall comply with all applicable rules, regulations, laws and court decisions regarding real estate excise taxes as imposed by the State under Chapters 82.45 and 82.46 RCW, as the same now exists or may hereafter be amended.

B. Tax rate. The rate of tax imposed by this section pursuant to RCW 82.46.010(2), as the same now exists or may hereafter be amended, shall be one-quarter of one percent of the selling price of all real property upon which this tax is imposed.

C. Use of proceeds. All proceeds from the tax imposed by this section shall be placed by the City Manager, or designee, in a real estate excise tax fund and shall be used solely for financing capital projects, as defined in RCW 82.46.010(6), specified in the capital facilities plan element of the City's comprehensive plan, or for housing relocation assistance under RCW 59.18.440 and 59.18.450.

Section 2. County to Collect Payment. The County Treasurer shall collect the tax imposed by this ordinance. The County Treasurer shall place one percent of the proceeds of the taxes imposed and collected by this ordinance in the County current expense fund to defray costs of collection. The remaining proceeds from City taxes imposed by this ordinance shall be distributed to the City monthly.

Section 3. Tax is Obligation of Seller. The taxes imposed by this ordinance are the obligation of the seller and may be enforced through the action of debt against the seller or in the manner prescribed for the foreclosure of mortgages.

Section 4. Tax Lien on Real Property. The taxes imposed by this ordinance and any interest or penalties thereon is a specific lien upon each piece of real property sold from the time of sale or until the tax is paid, which lien may be enforced in the manner prescribed for the foreclosure of mortgages. Resort to one course of enforcement is not an election not to pursue the other.

Section 5. Duties of County Treasurer. The taxes imposed by this ordinance shall be paid to and collected by the County Treasurer. The County Treasurer shall cause a stamp evidencing satisfaction of the lien to be affixed to the instrument of sale or conveyance prior to its recording or to the real estate excise tax affidavit in the case of used mobile home sales. A receipt issued by the County Treasurer for the payment of the tax imposed herein shall be evidence of the satisfaction of the lien imposed in this ordinance and may be recorded in the manner prescribed for recording satisfactions of mortgages. No instrument of sale or conveyance evidencing a sale subject to the tax may be accepted by the Pierce County Department of Records and Elections for filing or recording until the tax is paid and the stamp affixed thereto. In case the tax is not due on the transfer, the instrument shall not be accepted until suitable notation of this fact is made on the instrument by the County Treasurer.

Section 6. Payment Due. The tax imposed by this ordinance shall become due and payable immediately at the time of the sale, and if not so paid within 30 days thereafter, shall bear interest at the maximum rate permitted by law from the time of sale until the date of payment.

Section 7. Refunds. If, upon written application by taxpayer to the County Treasurer for a refund, it appears that tax has been paid in excess of the amount actually due or upon a sale or other transfer declared to be exempt, such excess amount or improper payment shall be refunded by the County Treasurer to the taxpayer; provided, that no refund shall be made unless the State has first authorized the refund of an excessive amount or an improper amount paid, unless such improper amount was paid as a result of miscalculation. Any refund made shall be withheld from the next monthly distribution to the City.

Section 8. Creation of Real Estate Excise Tax Fund. There is created a special fund to be known as the "Real Estate Excise Tax Fund", into which shall be deposited all proceeds of the tax imposed by Section 1 of this ordinance.

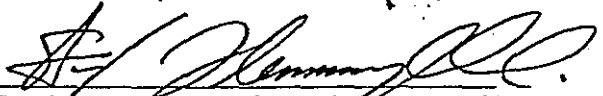
Section 9. Penalty. It is unlawful for any person to fail or refuse to pay taxes with intent to violate the provisions of this ordinance. Any person violating any provision of this ordinance shall be guilty of a misdemeanor and upon conviction thereof, punished pursuant to state law or city ordinance.

Section 10. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality shall not affect the validity or unconstitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 11. Effective Date. This ordinance shall take effect on the official date of incorporation of the city.

PASSED BY THE CITY COUNCIL ON JULY 10, 1995.


Stanley L. K. Flemming, Mayor

ATTEST:


Susan Matthew, Interim City Clerk

APPROVED AS TO FORM:


James J. Mason, City Attorney

Date of Publication: July 13, 1995
Effective Date: August 31, 1995