

POLICY NO. 3410
Adopted: 10-23-91
Revised: 1-10-01
Revised: 4-10-24

SITE ACQUISITION

POLICY:

As possible, the District shall attempt to acquire substantially in advance of the actual construction of facilities in order to minimize delay in construction projects and to realize financial savings to the District. The Board shall periodically review its inventory of land in light of growth trends in the district and local land-use restrictions and make such transactions as it determines shall best meet the future needs of the District.

Prior to any purchase of real estate the District shall obtain a market value appraisal performed by a professionally designated real estate appraiser or by a general real estate appraiser certified under Chapter 18.140 RCW. The Board shall select the appraiser. The appraisal should identify the relevant zoning and Growth Management Act specifications to determine whether the intended use of the property is legally permitted. The District may investigate whether real estate outside the Urban Growth Area can be utilized for the siting of schools and school facilities.

In acquiring a new site, the Board shall always first attempt to reach a settlement with the owner through negotiations. Eminent domain proceedings may be commenced at the outset of the decision to purchase a particular site to avoid delay in the event of a negotiations breakdown. The District may resort to condemnation when it believes that negotiations may not lead to an amicable settlement. The District will comply with applicable relocation assistance requirements relating to the acquisition of sites.

The Board must by resolution approve any purchase of real estate and/or the commencement of any eminent domain action.

Legal References:

Chapter 8.16 RCW Eminent Domain by School Districts
Chapter 8.26 RCW Relocation Assistance – Real Property Acquisition Policy
RCW 28A.335.090 Conveyance and acquisition of property-- Management-Appraisal-
RCW 28A.335.220 Eminent Domain
Chapter 36.70A RCW Growth Management Act Chapter 39.33 RCW
Intergovernmental Disposition of Property