

The board has the authority to rent or lease district property when property is not currently needed for educational purposes and/or to support youth education activities. The district recognizes the importance and value of supporting efforts to address the needs of children outside the formal K-12 educational process.

A notice of the intent to rent or lease property will be published in a newspaper of general circulation in the district at least 45 days before the rental or lease takes effect, if the value of the rental or lease is \$10,000.00 or more. The district may establish a minimum acceptable bid based upon the fair market value, provided that such minimum bid is non-discriminatory within classes of users.

Such property will be rented or leased for lawful purposes. The rental or lease will be in the best interests of the district and not interfere with the conduct of the district's educational program and related activities. The lease or rental agreement will permit the recapture of the leased or rented surplus property should such property be needed for school purposes in the future unless proximity to an international airport precludes the possible or appropriate use of the property for a school, or the property is leased or rented for affordable housing purposes.

The district may decide to lease to a selected prospective tenant or group, even if that tenant does not offer the highest financial return to the district. Such action may be taken when the prospective tenant would use the site primarily to provide services that directly support and substantially benefit youth education; or is a governmental agency or nonprofit organization that provides community or social services in the community and neighborhood surrounding the school.

The district reserves the right to decline or disapprove any prospective tenant or group, in its absolute discretion.

When the district decides to lease a property for less than the highest financial return to the district, the School Board will state by resolution the reasons for its decision.

Proceeds from rental or lease of district property which are in excess of the operational costs incurred for such rental or lease will be deposited in the capital projects fund or debt service fund.

At the option of the board of directors, after evaluating the sufficiency of the school district's capital projects fund for purposes of meeting demands for new construction and improvements, moneys derived from the lease or rental of real property may be deposited into the district's general fund to be used exclusively for nonrecurring costs related to operating school facilities, including but not limited to, expenses for maintenance.

Legal References:	RCW 28A.335.040	Surplus school property, rental, Lease or use of – Authorized – Limitations
	RCW 28A.335.050	Surplus school property, rental, Lease or use of – Joint use – Compensation – Conditions Generally
	RCW 28A.335.060	Surplus school property, rental, Lease or use of – Disposition of moneys received from
	RCW 28A.335.070	Surplus school property, rental, Lease or use of – Existing contracts not impaired
	RCW 28A.335.080	Surplus school property, rental, Lease or use of – Community use not impaired
	RCW 28A.335.090	Conveyance and acquisition of property – Management - Appraisal
	RCW 28A.335.130	Real property – Sale – Use of proceeds

Adopted: February 4, 2025 NTPS School Board