

SITE ACQUISITION

The district will attempt to acquire building sites 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 will 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 will best meet the future needs of the district.

Prior to any purchase of real estate, the district will obtain a market value appraisal by a professionally designated real estate appraiser as defined in RCW 74.46.020. The board will select the appraiser. The appraisal will identify the relevant zoning and Growth Management Act specifications to determine whether the intended use of the property is legally permitted.

In acquiring a new site, the board will always first attempt to reach settlement with the owner through negotiations. Eminent domain proceedings will be commenced at the outset of the decision to purchase a particular site to avoid delay in the event of a negotiations breakdown, but the district will resort to condemnation only when it is obvious that negotiations will not lead to an amicable settlement.

The board will acquire school sites or facilities only when it clearly contemplates using the property for school purposes.

Legal References:	RCW 8.16	Eminent Domain by School Districts
	28A.335.130	Real property--Sale--Use of Proceeds
	28A.335.090	Conveyance and acquisition of
		property--Management
	74.46.020	Definitions

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