

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 superintendent will review the district's inventory of land in light of growth trends in the district and local land-use restrictions from time to time, and make recommendations to the board which will 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 superintendent will make recommendations to the board which 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 superintendent with consent of 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 district will acquire school sites or facilities only when it clearly contemplates using the property for school purposes.

Legal References:	Chapter 8.16 RCW	Eminent domain by school districts
	28A.335.090	Conveyance and acquisition of property
		— Management — Appraisal
	28A.335.130	Real property — Sale — Use of
		proceeds
	Chapter 36.70A RCW	Growth Management Act
	74.46.020	Definitions