

SITE ACQUISITION

The district shall 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 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 by a professionally designated real estate appraiser as defined in RCW 74.46.020. Instructions to the real estate appraiser shall be in writing. The board shall select the appraiser.

The district shall consult with the district's attorney or a land use attorney whose field of practice includes expertise and experience in the legal process of real property sale and purchases by government agencies and zoning and land use. The attorney shall prepare the Sale and Purchase Agreement which shall include contingencies protecting the district from real property acquisitions that result in property issues negating the districts intended use of the real property. To confirm the property is suitable for the intended use the district shall retain professional resources; professional civil engineer and/or other land use professionals to review and research real property under consideration.

In acquiring a new site, the board shall always first attempt to reach settlement with the owner through negotiations. Eminent domain proceedings shall 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 shall resort to condemnation only when it is obvious that negotiations shall not lead to an amicable settlement.

The board shall 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 -- Appraisal
 74.46.020 Definitions
 39.80 Contracts for architectural and engineering services

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