

PBRS Introduction / Example

Introduction:

Public Benefit Rating Systems (PBRS) fall under the same RCW as the county's current use open space tax deferral program and our conservation futures program. The intent with PBRS is that it essentially replaces current use open space and provides more flexibility to the local jurisdiction to prioritize the various resource categories with the most local/regional value.

Current Language for King County:

The Public Benefit Rating System (PBRS): PBRS enrollment and associated tax savings are based on a point system. Points are awarded for each PBRS resource category a property qualifies for (such as protecting buffers to streams and wetlands, ground water protection, preserving significant wildlife habitat, conserving farmland and native forestland, preserving historic landmarks and more). The total points awarded for a property's PBRS resources translate into a 50% to 90% reduction in the land assessed value for the portion of the property enrolled. For more information on each qualifying resource category and program specifics, please refer to the Resource Information document.

PUBLIC BENEFIT RATING SYSTEM Application for Open Space Land Classification: The Public Benefit Rating System (PBRS) offers an incentive to preserve open space on private property in King County by providing a tax reduction. A participating property is assessed at a "current use" value, which is lower than the "highest and best use" assessment value that would otherwise apply to the property (see King County Code, Chapter 20.36). PBRS is based on a point system. Points are assigned to each qualifying resource category as described in King County's Public Benefit Rating System Resource Information document (www.kingcounty.gov/incentives). The total points awarded for a property's PBRS resources translate into a 50% to 90% reduction in land assessed value for the portion of the property participating (see Valuation Schedule on page A-6). The area used for your home, landscaping, driveway, and other personal uses does not qualify for PBRS and is referred to as the excluded area. It is acceptable to exclude an area for a future home and/or potential use/development. The area that meets an open space resource requirement and enrolls is referred to as the participating area. To qualify for PBRS, the participating area must contain an identified open space resource and must have the potential for use or development that will be restricted by enrollment in the program.