

BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, WASHINGTON

)  
) **Resolution**  
A Resolution Allowing Pre-Existing Home Sales ) **CE No. 20-30 & TLS 20-27**  
Agreements and Construction to Proceed During )  
the Stay Home Stay Healthy Proclamation. ) Current Expense &  
) Transportation Land Services  
)

**WHEREAS**, on February 29, 2020, the Governor of the State of Washington issued Proclamation 20-05, proclaiming a State of Emergency for all counties throughout Washington as a result of the COVID -19 outbreak in the United States and confirmed person-person spread of COVID -19 in Washington State; and

**WHEREAS**, the Governor found that the outbreak significantly impacts the life and health of the people of the State of Washington, as well as the economy of Washington State; and

**WHEREAS**, on March 17, 2020, the Douglas County Board of Commissioners declared a State of Emergency in Douglas County due to the COVID-19 outbreak (Resolution CE 20-14B); and

**WHEREAS**, on March 23, 2020, the Governor issued Proclamation 20-25, which amended 20-05, defined permitted and prohibited activities, and ordered non-essential businesses to cease operations at midnight of that day; and

**WHEREAS**, on March 25, 2020, the Governor issued a memorandum providing guidance for construction activities while Proclamation 20-25 is in effect; and

**WHEREAS**, the Governor recognized that some construction activity was necessary to prevent detriment to essential activities, and also to prevent spoliation and prevent damage or unsafe condition(s) and address emergency repairs to non-essential businesses and residential structures, and thus provided further guidance via Governor’s March 25, 2020, guidance memorandum regarding construction pertaining to Proclamation 20-25.

**WHEREAS**, the Governor recognized the potential for significant legal liability and displacement (if not homelessness) for thousands of people in transitional mortgage and real estate transactions, and approved such real estate transactions as essential activities subject to certain restrictions and limitations (Governor’s March 27, 2020, guidance memorandum re: Proclamation 20-25) and;

**WHEREAS**, in accordance with Proclamation 20-25, Douglas County finds that at certain stages of construction, spoliation and/or unsafe and dangerous conditions can be created or persist if construction is discontinued and not allowed to finish.

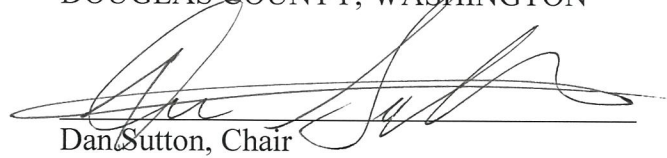
**NOW THEREFORE**, the Douglas County Board of Commissioners, do hereby proclaim that current, pre-existing home sales may proceed to build completion if it would otherwise render an

individual(s) displaced or homeless consistent with RCW 43.158C and/or RCW 43.330 as an essential activity under the Governor of the State of Washington's guidance subject to the following conditions:

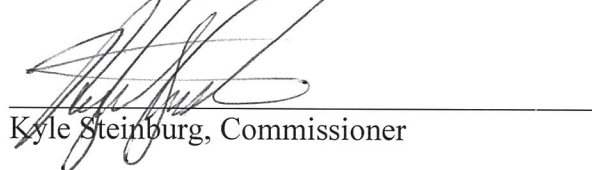
1. A signed affidavit stating there is an existing Purchase and Sale agreement or Real Estate contract for a single-family residence only and an issued building permit on or before March 27, 2020, must be provided, and stating either that if construction was to be discontinued or delayed it would render an individual(s) displaced or homeless consistent with RCW 43.185C and/or RCW 43.330 immediately or in the near future, or stating that said building is at a stage of construction where spoliation may occur or a dangerous or unsafe condition may be created or persist if construction is discontinued or not allowed to finish.
2. The Director of the Land Services and Economic Development Department will then determine if said building, or other aforementioned structures are at a stage where spoliation may occur or a dangerous or unsafe condition may be created or persist if construction is discontinued or not allowed to finish.
3. The Director of the Land Services and Economic Development Department may also determine if said building is at a stage where displacement or homelessness in the context of RCW 43.185C and/or RCW 43.330 may occur if the construction is discontinued.
4. An authorization letter will then be issued by the Land Services Department and will only be applicable to projects referred to herein.
5. Property viewings, inspections, appraisals and final walk-throughs shall be arranged by appointment only, and be limited to no more than two people at each occurrence. Inspections may require additional measures as required by the building inspector.
6. All persons on site must observe social distancing guidelines and applicable health and worker protection measures, as per Governor Inslee's Proclamation 20-25.
7. A Douglas County authorization letter must be posted on site.
8. Douglas County inspections and authorization to continue work does not supersede or waive the obligation of the applicant to meet permitting requirements or approvals of other agencies with jurisdiction.
9. This Resolution may be rescinded or superseded any time at the direction of the Douglas County Board of Commissioners.
10. Nothing herein is intended to be inconsistent with Governor Inslee's Proclamations 20-05 and 20-25.

Adopted this 21st day of April, 2020, in the Douglas County Public Services Building, 140 NW 19<sup>th</sup> St., East Wenatchee, Washington.

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DOUGLAS COUNTY, WASHINGTON

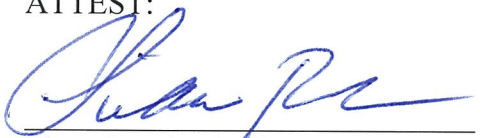
  
\_\_\_\_\_  
Dan Sutton, Chair

  
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Marc S. Straub, Vice-Chair

  
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Kyle Steinburg, Commissioner



ATTEST:

  
\_\_\_\_\_  
Tiana Rowland, Clerk of the Board

Approved as to form:

  
\_\_\_\_\_  
Jim Mitchell, Civil Deputy Prosecuting Attorney  
WSBA #31031