

## **ORDINANCE NO. 13**

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING CHAPTER 8.60, CONSUMER PROTECTION FOR PURCHASERS OF REAL PROPERTY, OF THE KING COUNTY CODE BY REFERENCE AS AN INTERIM REGULATION OF THE CITY.**

WHEREAS, The City of Shoreline will incorporate on August 31, 1995; and

WHEREAS, the City Council has conducted public hearings on June 19 and June 26 at which testimony from members of the public was heard regarding the proposed land use comprehensive plan, subdivision, zoning, and other development regulations; and

WHEREAS, the City of Shoreline needs to have an enforceable consumer protection code for purchasers of real property in effect on the date of incorporation; and,

WHEREAS, the City intends to embark on a comprehensive planning process which will include revisiting adopted interim codes after the date of incorporation when additional planning staff are available to the City; NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1.**     Authority to Adopt. Pursuant to RCW 35A.70, the City adopts Chapter 8.60 (Exhibit A, hereto) as the Interim Consumer Protection for Purchasers of Real Property.

**Section 2.**     Adoption of Administrative Rules. Hereby further adopted by reference are any and all implementing administrative rules now in effect regarding consumer protection for purchasers of real property that have been adopted pursuant to King County Code Chapter 2.98, Rules of County Agencies, and King County Code Title 23, Enforcement, except that, unless the context requires otherwise, any reference to the "County" or to "King County" shall refer to the City of Shoreline, and any reference to County staff shall refer to the City Manager or his/her designee.

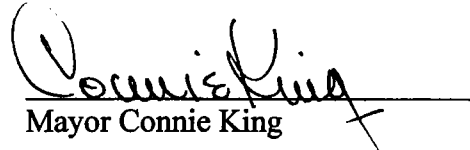
**Section 3.**     Adoption of Certain Other Laws. To the extent that any provision of the King County Code, or any other law, rule or regulation, referenced in the attached "Interim Consumer Protection for Purchasers of Real Property Code," is necessary or convenient to establish the validity, enforceability or interpretation of the attached "Interim Consumer Protection for Purchasers of Real Property Code," then such provision of the King County Code, or other law, rule or regulation, is hereby adopted by reference.

**Section 4. Reference to Hearing - Bodies.** To the extent that the attached "Interim Consumer Protection for Purchasers of Real Property Code" refers to planning commissions, board of appeals, hearing examiner, or any other similar body, the City Council shall serve in all such roles, but retains the right to establish any one or more of such bodies, at any time and without regard to whether any quasi-judicial or other matter is then pending.

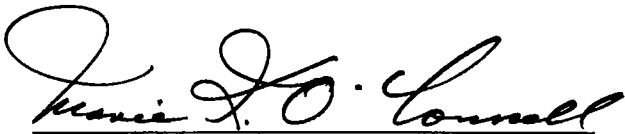
**Section 5. Severability.** Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

**Section 6. Effective Date and Publication.** A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five (5) days after the date of publication or the date of incorporation as the law may require.

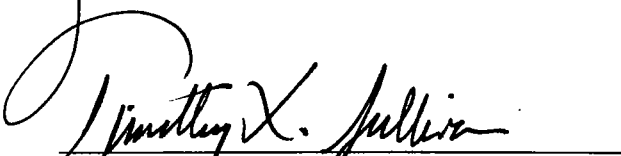
**PASSED BY THE CITY COUNCIL ON JUNE 26,1995**

  
Mayor Connie King

**ATTEST:**

  
Marie K. O'Connell, Interim City Clerk

**APPROVED AS TO FORM:**

  
Timothy X. Sullivan, Interim City Attorney

Date of Publication: 6/28/95  
Effective Date: 7/3/95