

# Private Lot Impounds

## General Information

To help you better understand the laws regarding private property impounds **Hadlock's Towing LLC** has prepared the following pertinent information.

The Revised Codes of Washington dictate under what circumstances a vehicle can be legally impounded. On private locations, the laws for residential and non-residential properties are somewhat different. Residential property is defined as "having no more than four living units located on its site." In other words, a single family dwelling, 2-Plex, 3-Plex, or a 4-Plex are all considered residential property. All other kinds of property are considered non-residential or commercial. This includes apartment and condominium complexes with more than four units, mobile home parks, and business parking areas.

On residential property, the owner or person having control may impound a vehicle immediately whether or not the property is posted with impound signs. No signs are required.

To impound immediately on private non-residential property, a properly executed Private property impound contract between the registered tow operator and the commercial property owner or agents is required and the designated property must be posted with the tow operator's impound signs. The private property contract designates the property address and those individuals who can sign the tow driver's Authorization to Impound Form. Any person listed on the private property contract may impound vehicles immediately; however, they must be present at the time of impound to sign the driver's Impound Authorization form. A properly posted private, non-residential property has "a sign near each entrance, and also within the property." These signs must be "clearly conspicuous and visible locations."

If commercial property is not posted, a vehicle may not be impounded until it has been parked in the same location in excess of 24 hours.

Often, you may wish to tag a vehicle on your residential or non-residential property with a warning to move it within a set period of time. This is at your discretion and is not required by law. In addition to this tag, you may wish to chalk or mark a tire. If the chalk mark remains unchanged after the allotted time has expired, you will have evidence that the vehicle was not moved.

Occasionally, our drivers arrive to do an impound and the owner of the vehicle shows up and asks that we not impound his vehicle. The driver may release the vehicle for a fee, but only to the registered owner.

All persons, when redeeming their vehicles from our yard, may request an Impound Hearing. When this occurs, Hadlock's Towing LLC will appear in court with you to help in the testimony regarding the impound.

We hope this information is helpful. If you have further questions, please contact Regan Hadlock at (206) 250-8548

For complete information on the laws pertaining to impounds, please refer to Chapter 46.55 of the Revised Codes of Washington.