



Government Affairs Update





Political Action Committee





“You've got to take government and politics seriously because it can make or break your business.” – Bradley Tusk

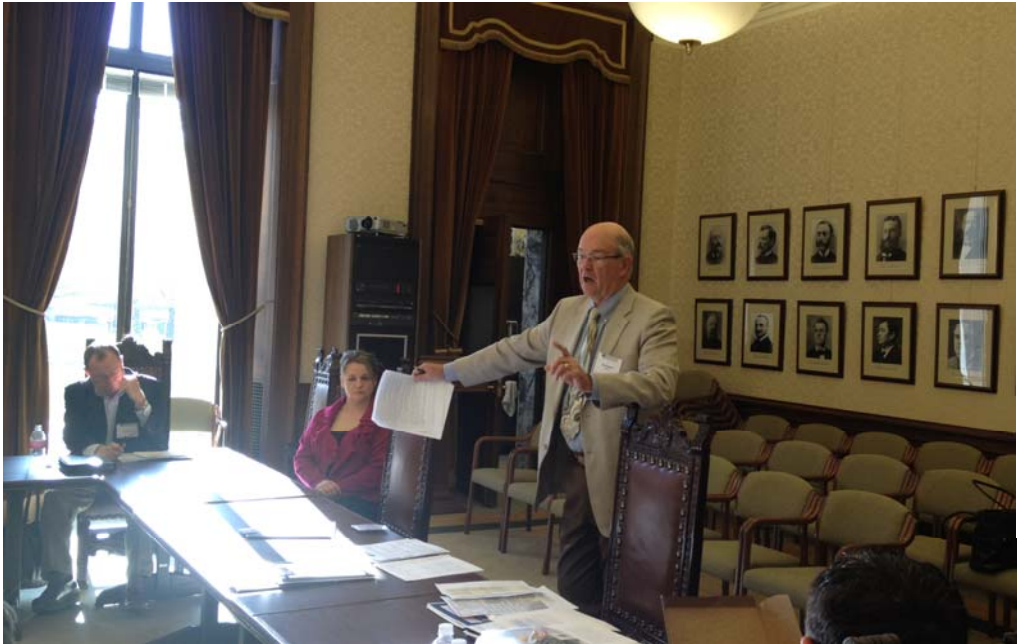


Joseph D. Puckett
Legal Defense Fund

Joseph D. Puckett Legal Defense Fund



Joseph D. Puckett Legal Defense Fund





Joseph D. Puckett
Legal Defense Fund



Government Affairs Update



At the State

- Rent Control
- Just Cause Eviction
- Notice of Termination
- Notice of Rent Increase
- Source of Income
- Landlord Mitigation Fund
- Implementation of Capital Gains
- Implementation of Income Tax
- Imposition of Sales Tax
- Transit Oriented Development Density
- RCW 59.18.375 Notice
- Order of Limited Dissemination

Seattle

- Head Tax
- Economic Eviction Assistance
- Mandatory Housing Affordability
- Multifamily Tax Exemption Rent Limits
- Fair Chance Housing
- Waterfront LID
- First-in-Time Litigation
- Parking requirements
- Utility Billing errors
- Concierge waste management
- Short-term rental regulation
- Consent to Enter Restrictions
- Impact Fees
- Tree Regulation
- Green building regulations
- Incentive zoning update

Tacoma

- Notice of Termination
- Tenant Relocation Assistance
- Notice of Rent Increase
- Minimum Housing & Building Maintenance Code Enforcement
- Just Cause Eviction
- Retaliation
- Source of Income
- Summary of Rights and Obligations
- Installment payments for security deposit, non-refundable fees and last month's rent

Elsewhere

- Spokane
 - Just Cause Eviction
 - Notice of Rent Increase
 - Tenant Protections
 - Housing Levy
- Bellingham
 - Source of Income
 - Notice of Rent Increase
 - Notice of Termination
- Nationally
 - Tax Reform
 - Disparate Impact
 - Affirmatively Furthering Fair Housing
 - ADA Reform & Drive-by lawsuits
 - Rent Control
 - Middle Income Housing Tax Credit

Nationally

- Tax Reform
- Disparate Impact & Affirmatively Furthering Fair Housing
- ADA Reform & Drive-by lawsuits
- Rent Control
- Middle Income Housing Tax Credit

At the State

- Rent Control & Just Cause Eviction
- Notice of Termination
- Notice of Rent Increase
- Source of Income & Landlord Mitigation Fund
- Implementation of Capital Gains
- Implementation of Income Tax
- Imposition of Sales Tax
- Transit Oriented Development Density
- RCW 59.18.375 Unlawful detainer Notice & Order of Limited Dissemination

Seattle

- Head Tax
- Economic Eviction Assistance
- Mandatory Housing Affordability
- Multifamily Tax Exemption Rent Limits
- Fair Chance Housing
- Waterfront LID
- First-in-Time Litigation
- Parking requirements
- Utility Billing errors
- Concierge waste management
- Short-term rental regulation
- Consent to Enter Restrictions
- Impact Fees
- Tree Regulation
- Green building regulations
- Incentive zoning update

Tacoma

- Notice of Termination
- Tenant Relocation Assistance
- Notice of Rent Increase
- Minimum Housing & Building Maintenance Code Enforcement
- Just Cause Eviction
- Retaliation
- Source of Income
- Summary of Rights and Obligations
- Installment payments for security deposit, non-refundable fees and last month's rent

Spokane & Bellingham

- Spokane Just Cause Eviction, Notice of Rent Increase & Tenant Protections
- Spokane Housing Levy
- Bellingham Source of Income, Notice of Rent Increase & Notice of Termination

Source of Income

- Beginning Sunday, September 30, 2018.
- All Federal, State, local, private and nonprofit income and subsidy payments must be accepted, when the applicant otherwise qualifies under the community's tenant screening criteria.
- All subsidies must be subtracted prior to calculating any income-to-rent ratio.

Landlord Mitigation Fund

- Funded by \$3 increase to Document Recording Fee Surcharge
- Available reimbursement Opportunities
 - Up to \$1,000 in repairs to comply with subsidy provider inspection
 - Up to 14 days lost rent due to delay in move-in
 - Up to \$5,000 in damages, unpaid rent, and court costs including attorney fees resulting from damage caused by subsidy holder to individual unit or to community common areas.
- Direct reimbursement available by Commerce to Landlord

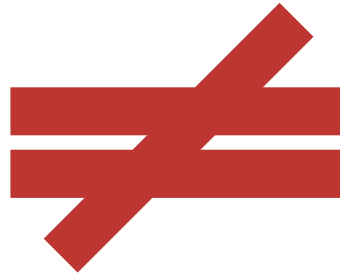


Waterfront Local Improvement District



Seattle Multifamily Tax Exemption

Reasonable



Legal

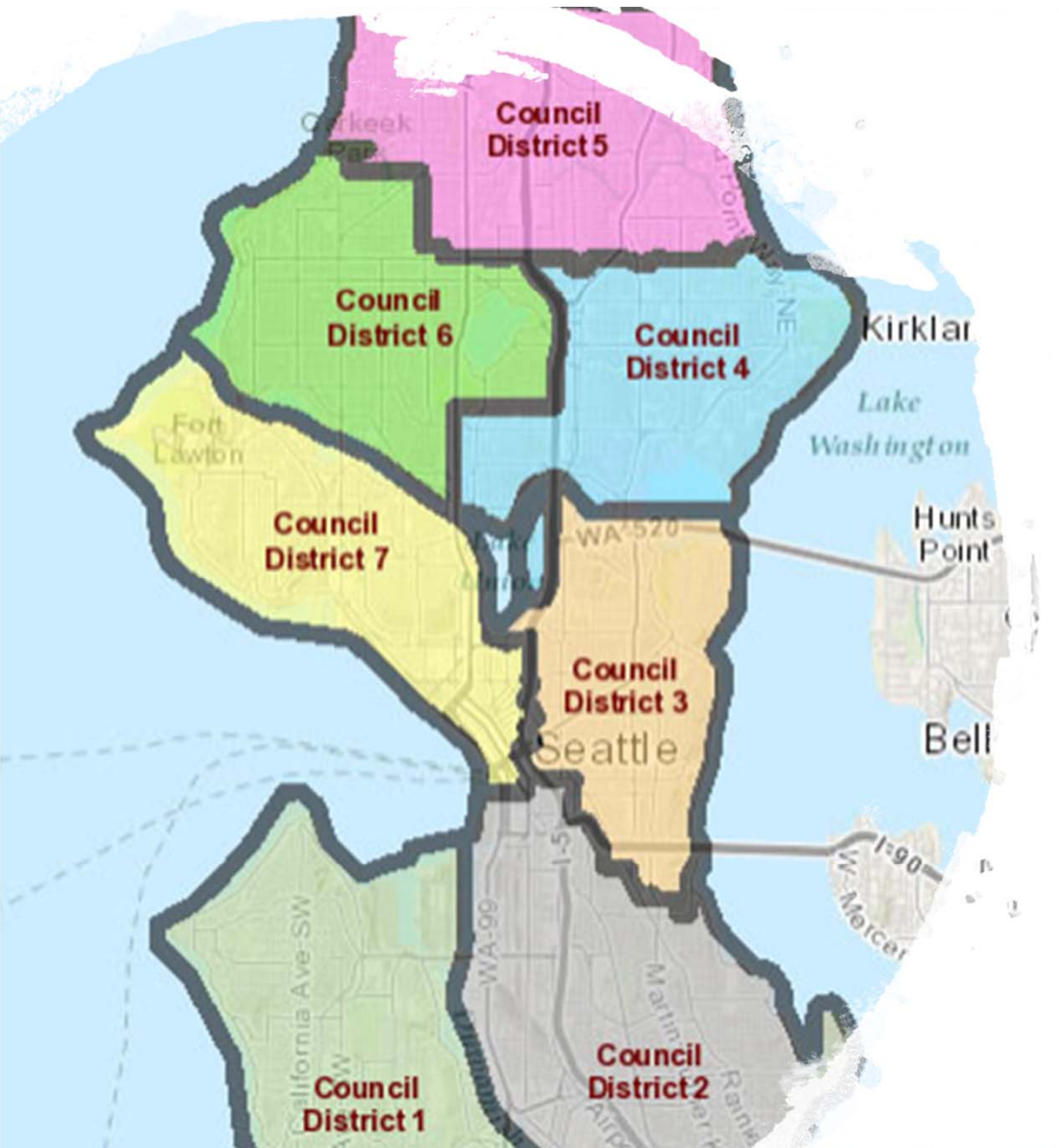
Rent Control: A National Issue



Looking Forward to 2019

- Efforts to increase density, change urban growth boundaries
- Push for tax code changes
 - Institute a Capital Gains tax
 - Institute an Income tax
 - Make changes to B&O & Sales Tax
- Building code changes
- Tenant protections to make housing more expensive





An Opportunity
for change



Government Affairs Update

