



Legislative Report

Your guide to State legislative actions in Week 3

Week 3 brought a public hearing on rent control and more negotiations on source of income. Things are moving quickly in Olympia. There is just one week remaining before most bills must be passed out of the committee of origin. If the proposed legislation is not passed out of committee, the law is considered dead.

[Here's a summary](#) and recent activity of all the legislation we are following in this session.

State Legislative Actions

Though we are following many different pieces of legislation, including increases in document recording fees and investments in affordable housing, below are the high priority pieces of legislation having the greatest impact on rental housing.

Rent Control. On January 23rd, a hearing was held on [Rep. Macri's \(D – 43rd\) House bill](#). Though hundreds turned out both for and against the repeal of rent control, the committee limited public testimony to 30 minutes and most did not have the opportunity to provide public testimony. In order to proceed, the bill must be “exec'd” out of the committee by Friday. [Contact members of the Judiciary Committee](#) and tell them the unintended consequences of rent control policies far outweigh any benefit they can imagine.

In the Senate, the Financial Institutions & Insurance Committee has scheduled a hearing on the Senate version of the Rent Control Bill. [Here's your opportunity to tell the members of the Senate Committee why rent control hurts more than it helps.](#)

Your voice matters, more than you think. Tell the [House](#) and the [Senate](#) rent control is a band-aid on a bullet hole and will only lessen incentives to build more housing.

Find [talking points](#), and learn more from the [Seattle Times](#), [Newsweek](#) the [Los Angeles Times](#), [Market Watch](#), and [E21 Manhattan Institute](#) on rent control.

Source of Income Protections. WMFHA and the rest of the rental housing coalition have been in heavy negotiations on the language of a source of income bill, including finding a permanent funding source for the Landlord Mitigation Program. On Thursday, the [Senate Financial Institutions & Insurance Committee passed a striker](#) that moves to the Senate Ways & Means Committee. We anticipate the House Judiciary Committee to move the House version to the Appropriations Committee this week.

Why does the Source of Income bill need to be referred to a second committee? The Landlord Mitigation Fund has a financial cost to the State and as such the Senate Ways & Means and House Appropriations committees must hold a hearing on the proposal.

Upcoming WMFHA Events

January 31	Legislative Day on the Hill
February 16	2018 Emerald Awards
February 22	EaWA Emerald Awards Luncheon
April 18	Education Conference

Register at www.wmfha.org

Just Cause Eviction. The proposal has yet to be formally introduced or receive any hearing. There is no Senate companion.

Notice of Termination of Tenancy. There is no update on the status of the Notice of termination proposal this week. We continue to follow this proposal and have a list of necessary changes to make any proposal like this successful in its application to rental housing in Washington State.

On January 30, WMFHA will testify in support of [Senate Bill 6417](#), which would create more opportunities for density and larger buildings in transit centers. Why is this important? Simply put, we need more housing to meet the demand and the best opportunities for more housing surround new and existing transit centers.

Find more legislative policy proposals we are following on our website [here](#).

Your Voice Matters!

Here's an opportunity to provide input into the Department of Commerce's Buildable Lands Project. Find more information about [Buildable Lands Guidelines](#) and the [Buildable Lands Project Steering Committee](#).

To complete the 20-question survey, [click here](#). The survey runs through the first week of February.

Do you manage property in the City of Seattle? The University of Washington is conducting a survey, to better understand the practices and perspectives of landlords and property managers in Seattle. The survey is part of the Seattle Rental Housing Market Study and is being conducted at the request of the City to develop an unbiased and objective assessment of the experiences and perspectives of Seattle landlords in the current rental housing market. Through this independent study, we will better understand the possible impacts of several changes to rental regulation that have taken place since 2016. You can complete the survey online [here](#). The survey is open for the next two months.

WMFHA PAC

What's the best way to defeat legislative proposals like rent control, just cause eviction and others? Help WMFHA elect members of the legislature that understand the importance of rental housing in Washington State and how overreaching regulations, like rent control and just cause eviction have a detrimental effect on the supply and growth of rental housing. All members of the House of Representatives are seeking re-election this year and your financial support of the WMFHA PAC, helps us aid candidates in re-election that will make common sense votes against rent control, just cause eviction and other burdensome polices in our favor.

[Contribute to the WMFHA PAC here anytime.](#)

Our Team

WMFHA takes pride in representing our members before the State Legislature. Our presence is sought and respected by members of both political parties because of the professionalism, knowledge and constructive dialogue we bring to the table. We thank all of you for your commitment to the industry, your professionalism and being a part of our team.

Government Affairs Team

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WMFHA Day on the Hill, February 3, 2016

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