



Legislative Report

Your guide to State legislative actions in Week 4

In Week 4 of this legislative session, some things are alive and some things are dead. Friday marked the first policy cut-off deadline, which means any bill that may move forward this session must have been voted out of its committee of origin, to a fiscal committee or for possible consideration by the full legislative body. Any legislation that did not make it out of its committee of origin is considered dead for the session.

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

State Legislative Actions

First, here are just a few legislative proposals that died:

Rent Control. Before proposals to remove the statewide prohibition on rent control died in the House and Senate, the Senate Financial Institutions & Insurance Committee held a public hearing. This time, [Councilmember Sawant testified](#), making few friends in the committee hearing room.

But in the end, neither the House or Senate committees took action on the rent control bills and both are dead for this session.

[Thank you to our members that advocated on behalf of the rental housing industry at-large.](#)

Just Cause Eviction. Rep. Macri (D-43rd) also introduced a bill this session that would have created just cause eviction protections statewide. The bill never received a hearing and is dead for this session.

Other Legislative Proposals that Failed to Move Forward:

- [A bill to permit owners to remove unauthorized persons from premises](#)

- [A bill establishing a 5-day period to remove personal property on public property after an unlawful detainer](#)
- [A bill requiring a property owner to certify compliance with fire safety requirements prior to obtaining insurance](#)
- [A bill requiring owners and operators to provide voter registration requirements to tenants](#)

Here are a few proposals that continue to receive consideration:

Source of Income Protections. Both the House and Senate moved bills that create protections based on a person's source of income. The Senate Ways & Means committee will consider this bill before it moves to the Senate Floor. The House Appropriations committee will do the same.

WMFHA continues to work closely with the bill sponsors and stakeholders to create a policy that is easy to understand and applies consistently to rental housing, and creates a Landlord Mitigation Fund that is easy to access. We anticipate there will be further amendments and changes to the bill and we continue to push policy changes that we strongly believe will make this law effective in its application to rental housing. The most recent version of the House bill can be found [here](#).

Upcoming WMFHA Events

February 16	2018 Emerald Awards
February 22	EaWA Emerald Awards Luncheon
March 10	Advocate (NAA Day on the Hill)
April 18	Education Conference

Register at www.wmfha.org

Notice of Termination of Tenancy. This week we reached out to senators on a proposed amendment

to this bill that will increase the notice required to terminate month-to-month tenancy. Our conversations surrounded bringing consistency to the notice requirements in both the Residential Landlord/Tenant Act and the Unlawful Detainer statute. The House version of this bill is dead.

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

A few other legislative policies that moved forward this week:

- [A bill to make a \\$40 document recording fee surcharge permanent and provide a local option for an additional \\$50 surcharge.](#)
- [A bill that encourages affordable housing development and construction by providing cities and counties with funding streams, including allowing cities and counties to impose an affordable housing sales tax.](#)
- [A bill amending the tolling of construction defect claims.](#)

Interested in learning more about allowing multiple cable service providers in multifamily properties? [Attend an informational session with the City of Seattle on February 13.](#)

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](#).

Monday, February 5, 2018

www.wmfha.org

Week 4

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 policies 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

Brett Waller, Dir. of Government Affairs
Joseph Puckett, Special Advisor
Kathryn Hedrick, State Lobbyist
Krystelle Purkey, State Lobbyist



WMFHA Day on the Hill, February 3, 2016

For more information on any legislative policies, contact Brett at brett@wmfha.org or (425) 656-9077.