



Legislative Report

Your guide to State legislative actions in Week 5

Week 5 of this legislative session concluded with both the House and Senate moving bills at a breakneck pace. Any bill that is passed out of one Chamber receives the same consideration in the other Chamber. Any bill that may receive further consideration this session must be voted on and passed by the Chamber of Origin by Wednesday to receive any further consideration this legislative session.

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

State Legislative Actions

[Notice of Termination of Tenancy](#). The House version of this bill is dead. The Senate Bill has until February 14 to be voted out of the Senate.

[Source of Income Protections](#). On Friday both the House and Senate amended and passed [Source of Income bills](#) from one chamber to the other. Both bills, now identical, must be heard and reported out of opposite chamber's policy committees by February 23 in order to remain 'alive'. While these bills still do not incorporate many changes the rental housing coalition has requested, the latest versions do reflect significant progress from where we started just a few weeks ago and lawmakers vowed on Friday to continue working with us as the bills move forward, to find common ground on legal conflicts, limiting loopholes and placing the landlord, tenant, and housing authorities on an even playing field.

WMFHA and the rental housing coalition are committed to passing legislation that will incentivize property owners and managers to participate in subsidized housing programs by addressing historical concerns relating to the public housing authorities and their administration of the programs. If property owners and managers are going to participate in the programs they should be viewed as partners in the process and housing authorities

should be held accountable for their administration and communication to our industry.

Outstanding issues that remain:

- [Inspection/Mandatory Repairs](#) - There are 13 local jurisdictions in the Washington State that have created protections based on source of income. None of those jurisdictions require repairs based on the Housing Authority or other subsidy provider's required inspection. If the unit fails, the unit fails and the landlord is not required to remedy the property to pass inspection and rent to the subsidy holder. The current bill would allow a government inspector to dictate repairs to rental housing, which directly challenges inspection laws and well settled case law.

It's Emerald Awards Week!



Friday, February 16, 2018

- [Prevailing Party Attorney's Fees](#) - Though the original bill contained a provision allowing the prevailing party in any action to receive attorney fees, the most recent version fails to include this provision. There are 18 statutes in the RLTA that include the payment of attorney fees and costs; all but four allow for the prevailing party to receive attorney fees. In addition, our State's law that creates protected classes also permits the prevailing party to obtain attorney fees and costs in a private action. These provisions are

important, because they create equity in the judicial process.

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!

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.

Federal Legislative Update

Bipartisan legislation to mitigate abusive lawsuits under the Americans with Disabilities Act (ADA) is being considered by the U.S. House of Representatives. It is expected to be voted on this week! As a member of the apartment housing industry, you may be affected!

The ADA Education and Reform Act of 2017, H.R. 620, ensures that the intent of Title III of the ADA -- to provide improved access to public accommodations for disabled Americans -- is accomplished. It does this by eliminating incentives for complaints of ADA non-compliance motivated purely by financial gain, which have grown substantially in recent years. Specifically, H.R. 620 requires that business owners receive proper notice of alleged compliance issues and provides a 120-day opportunity to cure an alleged ADA deficiency prior to the initiation of a lawsuit. [It is vital that you contact your member of Congress now to tell them to vote "YES" on H.R. 620!](#)

Click the red link above and your voice will be heard! Tell Congress to pass this critical legislation.

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
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WMFHA Day on the Hill, January 31, 2018

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