



Legislative Report

Your guide to State legislative actions in Week 7

The merge to March (this week) marks a big week in the legislature. By Friday, March 2, both chambers must consider any bill from the opposite house or it is considered 'dead' for this session. WMFHA is closely watching floor activity.

Both the House and Senate have released their supplemental budget proposals. The House version includes a new Capital Gains Tax that would seek to swap certain property tax increases resulting from the McCleary fix. [Here's a breakdown and comparison of the budget proposals.](#)

State legislative Actions

[Notice of Termination of Tenancy.](#) Both the House and Senate versions of this bill are 'dead' this legislative session. Any proposal to increase the time required to terminate a month-to-month tenancy must be re-introduced in 2019 and receive new public hearings.

[Document Recording Fees Increase.](#) The Senate will consider Rep. Nicole Macri's (D-43rd) bill to make permanent a document recording fee surcharge and provide a local option surcharge as well. This bill also maintains the set aside for private market rental assistance but extends it to non-profit entities providing rental housing. This bill has wide-ranging support to increase funding for homeless assistance and affordable housing production.

[Source of Income Protections.](#) On February 20, the Senate Financial Institutions & Insurance committee passed an amended version of the Source of Income legislation out of committee. The bill is currently sitting on the Senate floor awaiting a Senate vote. A similar version of the legislation was passed by the Senate on February 9, but did not receive a hearing in the House prior to the cutoff.

Here's a summary of the legislation:

The legislation makes it illegal to deny a person solely because they intend to pay rent with a rental

subsidy or alternative source of income, and prohibits advertising exclusions based on income. 13 jurisdictions across Washington State have similar laws already in place.

The law also makes permanent the Landlord Mitigation Program, which can be accessed to:

1. Reimburse up to \$1,000 in repairs in order to rent to a voucher recipient. If repairs exceed \$1,500 in order to pass a subsidy provider's inspection, the housing provider is not required to make repairs or rent to the subsidized tenant.
2. Reimburse the housing provider for up to 14 days of lost rent due to inspection delay from a housing authority or other subsidy provider.
3. Reimburse housing providers up to \$5,000 in damages, including unpaid rent and unpaid utilities, as a result of renting to a subsidized tenant. A claim can be made directly to the Department or the housing provider can choose to seek a judgment through an appropriate court and submit the judgment.

Are you interested in learning more about the new source of income law and accessing the Landlord Mitigation Fund, WMFHA's March [Fair Housing Friday topic is Source of Income & Accessing the Landlord Mitigation Fund.](#)

Local Legislative Actions

Seattle considers [restricting the use of rent bidding sites.](#)

Seattle is also considering amendments to the land use code to reduce parking requirements in new construction and mandate parking charges be separated from the cost of multifamily rental units. [The ordinance can be found here.](#)

The City of Kent is [considering a rental inspection program](#).

Your Voice Matters! Have you completed the University of Washington survey regarding rental housing in Seattle? [Complete the survey now.](#)

WMFHA PAC

2018 is another big year in legislative elections. All members of the State House of Representatives will seek re-election and with a small democratic majority, the House provides the best opportunity to restore balance of power in the legislature. Your contributions to the WMFHA PAC help us secure victories for public officials across the State. The past success of the WMFHA PAC has shown that WMFHA is a respected organization among elected officials and plays a crucial role in the development and passage of legislation important to our industry.

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

We urge your continued support of the WMFHA PAC and support for candidates whose political views align with the multi-family apartment industry.

The WMFHA Government Affairs 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.



WMFHA Day on the Hill, January 31, 2018

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