

WMFHA Bill Status Report

High Priority Bills

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 1026 (Dead)	Local gov. design review	Concerning local government design review.	H Rules C	Walen	Support
<p>Bill Summary: Requires any design review of housing development permit applications to be conducted administratively by local government employees, unless the structure or district is listed on a local, state, or federal historic register.</p>					
SHB 1074	Landlord damage claims	Addressing documentation and processes governing landlords' claims for damage to residential premises.	Signed by Gov	Thai	Neutral
<p>Bill Summary:</p> <ul style="list-style-type: none"> Requires a landlord to substantiate the cost of any damages withheld from a tenant deposit with estimates received, invoices paid, or other specified documentation. Extends the timeline for a landlord to provide a statement and documentation for retaining any portion of a tenant deposit from 21 days to 30 days. Prohibits a landlord from withholding any portion of a tenant deposit for certain items. Establishes a three-year statute of limitations for a landlord to file a lawsuit against a tenant to recover sums exceeding the amount of the damage deposit. 					
SHB 1124 (Dead)	Residential rent and fees	Requiring at least six months' notice for rent increases over a certain amount, allowing tenants the right to terminate a tenancy without penalty, and limiting late fees.	H Rules C	Peterson	Oppose
<p>Bill Summary:</p> <ul style="list-style-type: none"> Requires landlords to provide at least 180 days' and no more than 220 days' notice for rent increases over 5 percent. Allows a tenant to terminate a tenancy without penalty for any rent increase over 5 percent. Limits late rental payment fees to the lesser of 10 percent of the rental amount or \$75 total. 					
HB 1350 (Dead)	Multifamily unit conversion	Expanding the multifamily tax exemption program to include converting existing multifamily units.	H Housing	Walen	Support
<p>Bill Summary: Expands the multifamily property tax exemption to include the conversion of existing units in a multiple unit property into affordable housing in a designated low-income conversion target area of a city located in a county with a population greater than 300,000.</p>					
SHB 1388 (Dead)	Residential rent practices	Protecting tenants by prohibiting predatory residential rent practices and by applying the consumer protection act to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.	H Approps	Macri	Oppose
<p>Bill Summary:</p> <ul style="list-style-type: none"> Prohibits, with certain exceptions, a landlord subject to the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act from charging excessive rent; <ul style="list-style-type: none"> "Excessive rent" means a rent increase during any 12-month period that is greater than the rate of inflation as measured by the consumer price index or 3 percent, whichever is greater, up to a maximum of 7 percent above the existing rent, as required to be calculated and published by the 					

Department of Commerce beginning on September 30, 2023, and on each following September 30th. The "rate of inflation as measured by consumer price index" means the September-to-September 12-month percent change in the Consumer Price Index for all Urban Consumers (CPI-U), West Region, as published each September by the United States Department of Labor, Bureau of Labor Statistics.

- Prohibits charging a higher rent or including terms of payment or other material conditions in a rental agreement that are more burdensome to a tenant based on whether the tenancy is month-to-month or longer term; and
- Prohibits charging move-in fees and deposits that exceed one month's rent.

2SHB 1389 (Dead) (SB 5435)	Residential rent increases	Concerning residential rent increases under the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.	H Rules R	Ramel	Oppose
--	----------------------------	---	--------------	-------	--------

Bill Summary:

- Prohibits, with certain exemptions, a landlord from increasing the rent for a tenancy subject to the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act during any 12-month period in an amount greater than the rate of inflation as measured by the Consumer Price Index or 3 percent, whichever is greater, up to a maximum of 7 percent above the existing rent.
- Prohibits a landlord from charging move-in fees or deposits that exceed one month's rent, or from charging a higher rent or including conditions in a rental agreement that are more burdensome depending on whether the tenancy is month-to-month or longer term.
 - The main difference between HB 1388 and HB 1389 as they were introduced is the enforcement mechanism, 1388 put the RLTA/MHLTA under the Consumer Protection Act (CPA) and subject to oversight by the Attorney General's Office.
 - HB 1388 and HB 1389 were merged into the same bill in House Appropriations under HB 1389.

HB 1517 (Dead) (ESSB 5466)	Transit-oriented development	Promoting transit-oriented development.	H Housing	Reed	Support
--	------------------------------	---	-----------	------	---------

Bill Summary:

- Establishes that fully planning cities may not enact or enforce any new development regulation within a station area or station hub that prohibits the siting of multifamily residential housing on parcels where any other residential use is permissible, with some exceptions.
- Prohibits fully planning cities from enacting or enforcing any new development regulation within a station area or station hub that imposes a maximum floor area ratio of less than the transit-oriented density or imposes a maximum residential density, measured in residential units per acre or other metric of land area.
- Prohibits cities and counties planning under the Growth Management Act from requiring off-street parking as a condition of permitting development within a station area.
- Requires the Department of Transportation to provide technical assistance and establish grant programs.
- Expands the categorical exemption for infill development.

ESHB 1589 (Dead) (SSB 5562)	Clean energy	Supporting Washington's clean energy economy and transitioning to a clean, affordable, and reliable energy future.	S Rules X	Doglio	Oppose
---	--------------	--	--------------	--------	--------

Bill Summary:

<ul style="list-style-type: none"> Prohibits gas companies serving more than 500,000 retail gas customers in Washington from extending gas service to any commercial or residential location that did not receive or file an application for gas service as of June 30, 2023. Provides that the prohibition on the extension of gas service does not apply to manufacturing facilities and that other types of facilities, including medical, correctional, and military, are exempt until January 1, 2040. Establishes a process for the Utilities and Transportation Commission (UTC) to consolidate a combination utility's planning requirements for both gas and electric operations into a single integrated system plan. Requires a combination utility to file an integrated system plan (ISP) by June 2026, and every four years thereafter, that achieves specified objectives. Directs the UTC to take into account public interest factors when approving an ISP and establish by rule a cost test for emissions reduction measures. Authorizes the UTC to adopt depreciation schedules and approve the merger of electric and gas rate bases of a combination utility if specific conditions are met. Establishes labor requirements for any project in an ISP with a cost of more than \$10 million. Authorizes the UTC to assess a fee on combination utilities of 0.5 percent of intrastate gross operating revenues. 					
HB 1625 (Dead) (SB 5615)	Rent controls/local gov.	Enabling local governments to plan and adopt programs to stabilize and control rents.	H Housing	Pollet	Oppose
<p>Bill Summary: Removes the statewide preemption on rent control, giving local jurisdictions the option to enact various rent control ordinances across the state.</p>					
2SHB 1628 (Dead)	Real estate excise tax	Increasing the supply of affordable housing by modifying the state and local real estate excise tax.	H Rules R	Chopp	Oppose
<p>Bill Summary:</p> <ul style="list-style-type: none"> Increases the "ceiling" for the Tier 1 1.1 percent state real estate excise tax (REET) from \$525,000 to \$750,000 beginning January 1, 2025. Increases the state REET rate for Tier 4 (selling price over \$3,025,000) from 3 percent to 3.5 percent except for commercial property, beginning January 1, 2025. Imposes the new 3.5 percent REET rate for Tier 4 for commercial property beginning January 1, 2027. Adds the Washington Housing Trust Fund, the Apple Health and Homes Account, the Affordable Housing for All Account, and the new Developmental Disabilities Housing and Services Account to the Accounts that receive proceeds from REET. Allows a county or city to impose an additional 0.25 percent REET for the construction and support of affordable housing beginning January 1, 2024. Removes the expiration date on the ability to use certain local government REET funds for facilities for those experiencing homelessness or for affordable housing, and removes a \$1,000,000 limit on the annual use of such funds in larger jurisdictions. Removes certain restrictions on the permitted uses of revenue from specified local government real estate excise taxes, and allows for the councilmanic imposition of a 0.25 percent REET by counties, and cities within those counties, that choose to plan under the Growth Management Act instead of requiring voter approval. Creates a REET exemption for certain sales or transfers of properties that qualify for a property tax exemption that will be used for a community purpose. 					
HB 1817 (Dead)	Housing gap voucher pilot	Establishing a housing gap voucher pilot program.	H Housing	Rule	Support

(SB 5741)					
Bill Summary:					
<ul style="list-style-type: none"> Establishes a Housing Gap Voucher Pilot Program administered by the Public Housing Authorities beginning July 1, 2023, and expiring June 30, 2029, to provide rental assistance for seniors, low-income families, and members of marginalized communities living in manufactured or rental housing in Washington. 					
SSB 5060 (Dead)	Rental & vacant properties	Requiring the registration of rental and vacant housing units.	S Ways & Means	Kuderer	Oppose
Bill Summary:					
<ul style="list-style-type: none"> Requires rental property owners in cities with populations of 130,000 or more to register all rental and vacant housing units and report monthly rental rates with the Department of Commerce every two years. Requires the Department of Commerce to create and maintain a website that tracks and discloses rental housing inventory and reported rental rate data. Imposes a \$70 registration fee for the first rental housing unit and a \$15 fee for each additional unit. 					
SB 5118 (Dead)	Multifamily property tax ex.	Concerning modifying the multifamily property tax exemption to promote development of long-term affordable housing.	S Housing	Kuderer	Support
Bill Summary:					
<ul style="list-style-type: none"> Creates a new 99-year property tax exemption for properties that commit to renting or selling at least 35 percent of the multifamily housing square footage as affordable housing to low- and moderate-income households. Includes the value of new affordable housing constructed and corresponding land for the exemptions with an affordable housing component. Provides that the option to qualify by rehabilitating an existing building or converting a nonresidential building to multiple-unit housing does not apply to the 8- and 10-year property tax exemptions. Allows property owners receiving an 8- or 12-year property tax exemption to extend the exemption for an additional 12- or 99-years if certain affordability requirements are met. 					
ESSB 5197	Eviction processes	Addressing landlord-tenant relations by providing technical changes to eviction notice forms and modifying certain eviction processes.	Signed by Gov	Kuderer	Neutral
Bill Summary:					
<ul style="list-style-type: none"> Allows remote participation by any party in forcible and unlawful detainer actions. Allows tenants who provide a pledge of financial assistance letter from a government or nonprofit entity up until the date of eviction to satisfy an unlawful detainer judgment and be restored to their tenancy. Allows judges to consider the validity of 14-day pay or vacate notices served as the basis for prohibition on eligibility for tenants to seek good cause judicial discretion. Extends permanently the exception to the prohibition on eligibility for good cause judicial discretion for tenants using the tenancy preservation program. Extends the period of time that landlords must suspend court action to allow for payment of emergency rental assistance funds from seven to 14 days. Removes language in the uniform 14-day pay or vacate notice requiring landlords to provide 14-day pay or vacate notices to dispute resolution centers upon expiration of the eviction resolution pilot program. 					
ESSB 5301 (SHB 1709)	Commerce housing programs	Concerning housing programs administered by the department of commerce.	Signed by Gov	Mullet	Support
Bill Summary:					

<ul style="list-style-type: none"> • Consolidates the Housing Assistance Program into the Affordable Housing Program (Program) at the Department of Commerce (Commerce). • Modifies activities and organizations eligible for assistance under the Program and Commerce requirements for administering the Program. • Increases the cap on administrative costs used for the Program. • Expands activities eligible for legislative appropriations from capital bond proceeds. • Repeals the Affordable Housing Land Acquisition Revolving Loan Fund Program and Affordable Housing and Community Facilities Rapid Response Loan Programs. • Adds a representative from an interlocal housing collaboration to the Affordable Housing Advisory Board. 					
SB 5435 (Dead) (2SHB 1389)	Residential rent increases	Concerning residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.	S Housing	Trudeau	Oppose
<p>Bill Summary:</p> <ul style="list-style-type: none"> • Prohibits, with certain exemptions, a landlord from increasing the rent for a tenancy subject to the Residential Landlord-Tenant Act or the Manufactured/Mobile Home Landlord-Tenant Act during the first 12 months after a tenancy begins, and, during any 12-month period, in an amount greater than the rate of inflation as measured by the consumer price index or 3 percent, whichever is greater, up to a maximum of 7 percent above the existing rent. • Creates a cause of action against landlords for tenants who are charged and pay rent that exceeds the rent increase limit to recover damages and attorneys' fees and costs. 					
ESSB 5466 (Dead) (HB 1517)	Transit-oriented development	Promoting transit-oriented development.	H 2nd Reading	Liias	Support
<p>Bill Summary:</p> <ul style="list-style-type: none"> • Establishes that cities planning under the Growth Management Act (GMA) may not enact or enforce any new development regulation within a station area that prohibits the siting of multifamily residential housing on parcels where any other residential use is permissible, with some exceptions. • Prohibits cities planning under the GMA from enacting or enforcing any new development regulation within a station area that imposes a maximum floor area ratio of less than the transit-oriented density or imposes a maximum residential density. • Prohibits cities planning under the GMA from requiring off-street parking as a condition of permitting development within a station area, with some exceptions. Requires the Department of Commerce to establish a grant program to finance affordable housing projects within station areas and to provide technical assistance to cities implementing transit-oriented development regulations. • Expands the categorical exemption for infill development. 					
SSB 5491	Residential building exits	Allowing for residential buildings of a certain height to be served by a single exit under certain conditions.	Signed by Gov	Salomon	Support
<p>Bill Summary:</p> <p>The SBCC must convene a technical advisory group for the purpose of recommending modifications and limitations to the International Building Code (IBC) that would allow for a single exit stairway to serve multifamily residential structures up to six stories above grade plane. The recommendations must include:</p> <ul style="list-style-type: none"> • considerations for adequate and available water supply; • the presence and response time of a professional fire department; and • any other provisions necessary to ensure public health, safety, and general welfare. 					

The technical advisory group must provide its recommendations to the SBCC in time for the council to adopt or amend rules or codes for implementation in the 2024 IBC. The SBCC must adopt additions and amendments to rules or codes as necessary by July 1, 2026.

SSB 5562 (Dead) (ESHB 1589)	Clean energy	Supporting Washington's clean energy economy and transitioning to a clean, affordable, and reliable energy future.	S Ways & Means	Nguyen	Oppose
---	--------------	--	----------------	--------	--------

Bill Summary:

- Prohibits gas companies serving more than 500,000 retail natural gas customers in Washington from extending gas service after June 30, 2023.
- Requires a large gas company to file a gas decarbonization plan as part of a multi-year rate plan on or after January 1, 2026, and every four years thereafter, with the aim to achieve the company's proportional share of greenhouse gas emission reductions required under state law.
- Requires a large gas company to file an electrification plan as part of a gas decarbonization plan on or after January 1, 2026.
- Directs the Utilities and Transportation Commission to establish cost targets for gas decarbonization and electrification plans, approve plans that are in the public interest, and adopt depreciation schedules, and a single energy rate base in certain instances.
- Encourages electric utilities to work with large gas companies providing gas service within their service areas to identify opportunities for electrification and providing energy peaking service.

SB 5615 (Dead) (HB 1625)	Rent controls/local gov.	Enabling local governments to plan and adopt programs to stabilize and control rents.	S Loc Gov, Land	Valdez	Oppose
--	--------------------------	---	-----------------	--------	--------

Bill Summary:
Removes the statewide preemption on rent control, giving local jurisdictions the option to enact various rent control ordinances across the state.

SB 5707 (Dead)	Housing court pilot program	Establishing a housing court pilot program.	S Law & Justice	Kuderer	Oppose
-----------------------------------	-----------------------------	---	-----------------	---------	--------

Summary of Bill:
Subject to appropriations, Administrative Office of the Courts must establish a housing court pilot program which will last through July 1, 2033. The pilot program must be sited in the district courts of counties west of the crest of the Cascade mountains with populations of 2 million or more and east of the crest of the Cascade mountains with populations greater than 500,000.

SB 5741 (Dead) (HB 1817)	Housing gap voucher pilot	Establishing a housing gap voucher pilot program.	S Housing	Braun	Support
--	---------------------------	---	-----------	-------	---------

Summary of Bill:
Requires public housing authorities to implement and administer a housing gap voucher pilot program, from July 1, 2023 until June 30, 2029, to provide rental assistance for seniors, low-income families, and members of marginalized communities living in manufactured or rental housing in Washington.

Medium Priority Bills

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
ESHB 1042	Use of existing buildings	Modifying the MFTE to promote development of long-term affordable housing	Signed by Gov	Walen	Support
HB 1046	Housing dev. income limits	Expanding housing supply by supporting the ability of public housing authorities to finance affordable housing developments by rebenchmarking area median income limits.	C 133 L 23	Walen	Support
SHB 1070	Property sale and leaseback	Exempting the sale and leaseback of property by a seller from the residential landlord-tenant act when the seller agrees to a written lease at closing.	C 22 L 23	Connors	Support
E2SHB 1110 (SSB 5190)	Middle housing	Increasing middle housing in areas traditionally dedicated to single-family detached housing.	Signed by Gov	Bateman	Support
SHB 1147 (Dead) (ESSB 5200)	Capital budget	Concerning the capital budget.	H Rules R	Tharinger	Neutral
HB 1149 (Dead) (SSB 5202)	Housing/capital expenditures	Reducing homelessness in Washington state through capital expenditures for programs that address housing insecurity.	H Cap Budget	Tharinger	Support
E2SHB 1167 (Dead)	Residential housing	Concerning residential housing regulations.	S Rules 2	Duerr	Support
ESHB 1245 (Dead) (SSB 5364)	Lot splitting	Increasing housing options through lot splitting.	S Loc Gov, Land	Barkis	Support
HB 1276 (Dead) (SSB 5235)	Accessory dwelling units	Concerning accessory dwelling units.	H Housing	Pollet	Support
EHB 1337	Accessory dwelling units	Expanding housing options by easing barriers to the construction and use of accessory dwelling units.	Signed by Gov	Gregerson	Support
HB 1343 (Dead)	Rent relief & housing	Providing local governments with options to grant rent relief and preserve affordable housing in their communities.	H Housing	Kloba	Support
SHB 1351 (Dead) (SB 5456)	Minimum parking requirements	Prohibiting the imposition of minimum parking requirements except under certain circumstances.	H Rules R	Reed	Neutral
HB 1401 (Dead)	Housing permit process	Allowing cities and counties to create a simple, standardized housing permit process for affordable housing units in areas designated for housing.	H Rules C	Jacobsen	Support
HB 1402 (Dead)	Urban growth boundaries	Adjusting urban growth boundaries to account for situations where property owners have not developed property as	H Local Govt	Jacobsen	Support

		expected in comprehensive plans and development regulations.			
HB 1404 (Dead) (SB 5117)	State building code council	Reforming the state building code council, its operations and procedures, and its statutory authority.	H Local Govt	Goehner	Support
HB 1556 (Dead) (SB 5495)	Property tax rebates	Concerning property tax rebates for homeowners and renters.	H Finance	Berg	Concerns
HB 1611 (Dead)	Local government permitting	Concerning local government permitting.	H Finance	Reed	Support
SHB 1709 (Dead) (ESSB 5301)	Commerce housing programs	Concerning housing programs administered by the department of commerce.	H Rules C	Tharinger	Oppose
HB 1723 (Dead) (SSB 5651)	GMA/equity and env. justice	Concerning equity and environmental justice in the growth management act.	H Local Govt	Duerr	Oppose
SB 5037 (Dead)	Natural gas/energy code	Ensuring that the Washington state energy code may not prohibit the use of natural gas in buildings.	S Environment, E	Wilson	Support
SSB 5056 (Dead)	Habitual property offenders	Establishing a special allegation for habitual property offenders.	S Rules X	Padden	Support
SB 5117 (Dead) (HB 1404)	State building code council	Reforming the state building code council, its operations and procedures, and its statutory authority.	S State Govt & E	Wilson	Support
SSB 5190 (Dead) (E2SHB 1110)	Middle housing	Increasing middle housing in areas traditionally dedicated to single-family detached housing.	S Ways & Means	Trudeau	Support
ESSB 5200 (SHB 1147)	Capital budget	Concerning the capital budget.	S Passed FP	Mullet	Neutral
SSB 5202 (Dead) (HB 1149)	Housing/capital expenditures	Reducing homelessness in Washington state through capital expenditures for programs that address housing insecurity.	S Ways & Means	Trudeau	Support
SSB 5235 (Dead) (HB 1276)	Accessory dwelling units	Concerning accessory dwelling units.	H Rules R	Shewmake	Support
SB 5337 (Dead)	Property sale and leaseback	Exempting the sale and leaseback of property by a seller from the residential landlord-tenant act when the seller agrees to a written lease at closing.	S Housing	Cleveland	Support
SSB 5364 (Dead) (ESHB 1245)	Lot splitting	Increasing housing options through lot splitting.	S Rules X	Frame	Support
SSB 5386	Document recording fees	Reducing administrative complexity by increasing transparency of revenue flows for activities funded by document recording fees.	Signed by Gov	Robinson	Support
SB 5387 (Dead)	Property tax/homestead	Concerning property tax relief for homeowners and renters.	S Ways & Means	Wilson	Support

SB 5456 (Dead) (SHB 1351)	Minimum parking requirements	Prohibiting the imposition of minimum parking requirements except under certain circumstances.	S Loc Gov, Land	Frame	Neutral
SB 5495 (Dead) (HB 1556)	Property tax rebates	Concerning property tax rebates for homeowners and renters.	S Ways & Means	Kuderer	Concerns
SB 5618 (Dead)	Local property tax limit	Increasing the local property tax revenue growth limit.	S Loc Gov, Land	Kuderer	Oppose
SB 5637 (Dead)	Graduated rental rates	Providing for graduated rental rate agreements under the transitional housing operating and rent program.	S Housing	Fortunato	Support
SSB 5651 (Dead) (HB 1723)	GMA/equity and env. justice	Concerning equity and environmental justice in the growth management act.	S Ways & Means	Lovelett	Oppose
SJR 8206 (Dead) (HJR 4205)	Property tax rebates	Concerning property tax rebates.	S Ways & Means	Kuderer	Oppose