

## Rent Stabilization - Died

WMFHA **vigorously opposed** [ESHB 2114](#) by Rep. Emily Alvarado (D-Seattle) and [SB 5961](#) by Sen. Yasmin Trudeau (D-Tacoma) which would have limited rent and fee increases to 7%; imposed rent and fee increase notice requirements; and limited move-in fees, security deposits, and late fees. The bills would have also provided remedies and enforcement mechanisms, including under the Consumer Protection Act and a through private cause of action, required that the Department of Commerce create an online landlord resource center and contract to carry out a social vulnerability assessment of the impacts of rent stabilization; and require the attorney general publish model lease provisions regarding rent and fee increases.

Special thanks to WMFHA members: **Audrey Riddle with Goodman Real Estate, Ed Leigh with Equity Residential, and Emily Thompson with GMD Development** for testifying sharing WMFHA's concerns. Many thanks to a significant number of WMFHA members who signed in in opposition to the bills.

While ESHB 2114 passed the House 54 – 43, with four democrats joining the all House Republicans in voting against it (Rep. Dan Bronske (D – Lakewood), Rep. Mike Chapman (D – Port Angeles), Rep. Mari Leavitt (D – Lakewood), Rep. Amy Walen (D – Bellevue)), it failed to garner support in the Senate where it died after failing to obtain enough votes in the Senate Ways & Means Committee, Senators Mark Mullet (D – Issaquah) and Kevin Van De Wege (24 – Port Angeles) publicly opposed the bill in the media.

SB 5961 died in Senate Housing after the Chair of the committee brought it up for a vote and publicly stated it had passed but failed to receive enough signatures in support to pass. Senator Annette Cleveland (D – Vancouver) joined the republicans in voting against the bill and put out the following [public statement](#) laying out her concerns with rent control.

## REET & RETT (Real Estate Excise Tax | Real Estate Transfer Tax) - Died

WMFHA **opposed** [HB 2276](#) by Rep. April Berg (D-Mill Creek) and [SB 6191](#) by Sen. Noel Frame (D-North Seattle) which would have increased the "ceiling" for the Tier 1 1.1% state real estate excise tax (REET) from \$525,000 to \$750,000 beginning January 1, 2026. The bill also imposed a new real estate transfer tax (RETT) of 1 percent on the value of the selling price over \$3.025 million and directed the revenue from REET and RETT to be distributed to ensure the accounts currently receiving REET moneys are kept whole and to provide specific funding to the Washington Housing Trust Fund, Apple Health and Homes Account, the Affordable Housing for

All Account, the new Developmental Disabilities Housing and Services Account, and the new Housing Stability Account.

HB 2276 was reported out of the House Finance Committee 7-6 and SB 6191 received a hearing, but neither bill advanced for a full vote of the of their respected chambers.

## **Property Tax Increases - Died**

WMFHA **opposed** [SB 5770](#) by Sen. Pedersen (D – Capital Hill) which would Increases the property tax revenue limit for local property taxes and Eliminates non-supplant restrictions applicable to local government taxing districts located in a county with a population of 1.5 million or more.

SB 5770 was voted out of Senate Ways & Means, but ultimately failed to come up for a vote on the Senate Floor after a dramatic fight within the Senate Democratic Caucus which lead to several sponsors of the bill to remove their names.

## **Pet deposits – Died**

WMFHA **opposed** [SB 6064](#) by Sen. Drew Hansen (D- Kitsap) which would have limited pet deposits to a refundable \$150 and prohibited charging of pet rent. The bill had a hearing in its policy committee but failed to get reported out.

Special thanks to WMFHA members **Katie -Phelan-Chostner, Executive VP with 1UP Floors and Lauren Trujillo, Regional Manager with Equity Residential** for testifying against the bill sharing WMFHA concerns.

## **Rent Payments Credit Reporting – Died**

**WMFHA opposed** [HB 2323](#) by Rep. Strom Peterson (D- Edmonds) and its companion, [SB 6212](#), by Sen. Sharon Shewmake (D-Bellingham) which would have required landlords under the RLTA and the Manufactured/Mobile Home Landlord-Tenant Act to submit documentation on request of a tenant's on-time rental payments to a national consumer reporting agency.

**Sheri Druckman, Regional VP for Legacy Partners** testified in opposition to the bill in the Senate sharing WMFHA concerns.

Both bills were reported out of their policy committees, but failed to garner support for a full vote of their chambers and are dead for 2024.

## **Transit-Oriented Development - Died**

WMFHA **opposed** Governor request legislation [HB 2160](#) and [SB 6024](#) which, amongst other things, would have required at least 10% of all residential units in buildings constructed within a station area be maintained as affordable housing for at least 50 years.

The primary vehicle, HB 2160, passed the House 56-40, passed the Senate policy committee and died in the Senate Ways & Means Committee.

In the final Transportation Budget that requests the joint transportation committee to contract with a national expert to study the transit-oriented development in King, Pierce, Spokane, Clark and Snohomish Counties and review any comprehensive plans, housing-focused local tax and fee programs, and development regulations. The expert must have expertise in understanding the impact of housing development on racially diverse communities. The report is due to the legislature by June 30, 2025.

## **Rent Relief Incentive Program – Died**

WMFHA **supported** [HB 2033](#) by Rep. Greg Cheney (R- Battleground) that would have created a financial Incentive grant program to landlords who do not increase rent or decrease rent for new rental agreements or rental renewals.

This bill did not receive a hearing.

## **Clean Energy – Passed House and Senate**

WMFHA **opposed** [ESHB 1589](#) by Rep. Beth Doglio (D-Olympia) and its companion [SB 5562](#) by Sen. Joe Nguyen (D-West Seattle) which essentially prohibits Puget Sound Energy from offering gas service in the near future. ESHB 1589 passed the House 52-45 and the Senate 27-22. As the bill passed the Senate Floor, section 10 which was the prohibition on servicing natural gas was removed from the bill; however, concerns remained as the bill would significantly increase rates for electricity across all of PSE's service area. The bill was concurred upon in the House at 2am on Wednesday morning. The bill is headed to the Governor's Desk for either signature or a veto.

## Co-Living Housing – Passed Legislature

WMFHA **supported** [ESHB 1998](#) by Rep. Mia Gregerson (D- Burien) and [SB 5901](#) by Sen. Jesse Salomon (D- Shoreline) that requires a city or county planning under the GMA to allow co-living housing on any lot located within an urban growth area **that allows at least six multifamily residential units**. The bill also **prohibits a city or county** from imposing certain regulations or restrictions on co-living housing.

ESHB 1998 was passed the House 97-0 and Senate 44-4 and will make its way to the Governor.

[Click here](#) for definitions and to read the bill as it passed the legislature.

## Urban Growth Area Boundaries - Died

WMFHA **supported** [HB 2158](#) by Rep. April Connors (R- Tri-Cities) which would have expanded urban growth area boundaries allowing for more development. The bill received a hearing in its policy committee but failed to be reported out.

## Enforcement of tenant Protections – Died

WMFHA **opposed** [HB 2161](#) by Rep. Strom Peterson (D-Edmonds) made several changes in an effort to streamline tenant protections, but never received a hearing in committee.

## Unlawful Detainer actions - Died

WMFHA **supported** [SB 6210](#) by Sen. Mark Mullet (D-Maple Valley) which would have created a grant program allowing superior courts to appoint more commissioners. The bill would have also modified provisions relating to show cause hearings. The bill received a hearing in committee but was not reported out. Special thanks to WMFHA member **Brett Waller, General Counsel with Devco Residential Group** for testifying in support.

## Department of Housing - Died

WMFHA **opposed** [2SHB 2270](#) by Rep. Melanie Morgan (D- Tacoma) which would have studied the possibility of creating a new Department of Housing. The bill passed the House 58-39, received hearings in the Senate Ways and Means Committee, but failed to garner enough support to be voted out of committee.

## **Tax Incentives for Existing Structures – PASSED**

WMFHA **supported** [HB 2308](#) by Rep. Amy Walen (D-Media) and [E2SSB 6175](#) by Sen. Yasmin Trudeau (D-Tacoma) which allows a city to establish a retail sales and use tax deferral program for the conversion of underutilized commercial property to affordable housing. It also clarifies cities and developers can use the Multifamily Tax Exemption (MFTE) program for conversions.

E2SSB 6175 passed the Senate 48-1 with language requiring an affordability set aside of 50%, which the industry opposed. However, the bill was amended back to a 10% affordability requirement only if you partake in the tax breaks in the House Housing Committee and the House voted the bill off the floor with a 94-2 vote. The bill is heading to the Governor's desk.

## **Landlord – Tenant Taskforce – Died**

WMFHA was **supportive** of [HB 2345](#) by Rep. Andrew Barkis (R-Yelm) which would have created a legislative task force with industry representation to review numerous issues. The bill did not receive a hearing.

## **Housing Gap Voucher - Died**

WMFHA had **no position** on [HB 2453](#) by Rep. Spencer Hutchins (R-Gig Harbor) which would have created a voucher program for renters to assist with housing costs. The bill did not receive a hearing.

## **Multifamily Property Tax Exemption - Died**

WMFHA **supported** [SSB 5118](#) by Sen. Patty Kuderer (D-Redmond) which would have changed the eligibility, notification and reporting requirements for the MFTE program. The bill was reported out of the policy committee but failed to be reported out of the Senate Ways & Means Committee.

## **Definition of multiunit residential buildings – Passed**

WMFHA **supported** [SB 5792](#) by Sen. Mike Padden (R-Spokane Valley) which

Excludes buildings with 12 or fewer units that are no more than three stories from the definition of multiunit residential building if one story is utilized for above or below ground parking, or retail space. The bill passed the House and Senate unanimously.

## **Rental Property B&O - Died**

WMFHA **opposed** [SSB 6136](#) by Sen. Patty Kuderer (D-Redmond) which would have imposed a B&O tax on rental income. The bill was reported out of committee but failed to receive a hearing in the Senate Ways & Means committee.

## **Housing/ Public lands leases – Passed Legislature**

WMFHA **supported** [ESHB 2003](#) by Rep. April Connors (R-Tri-Cities) which creates a leasehold excise tax exemption when public lands are used for affordable housing.

The bill passed the House 95-2 and the Senate 46-0. The bill is headed to the Governor's desk for a signature.

## **Short-Term Rentals - Died**

WMFHA **supported** [SB 5989](#) by Sen. Chris Gildon (R-Puyallup) which would have required tenants to show proof they are authorized to offer their unit on STR platforms. The bill was reported out of committee unanimously but did not come to a vote of the full Senate.