

## **The Legal Life Cycle of Renting in Washington:**

- Screening and Income Verification - Rhonda Babcock, Payscore
- Tenant Protections - Ryan Makinster & Carter Nelson, WMFHA
- RLTA Updates and Overview - Jim Henderson, Jr., Landlord Solutions, Inc.
- Legal Notices - Brett Waller, Devco Residential Group
- Evictions - Mack Mayo, Paine Hamblen
- Collections - Bill Wojdak, Genesis



**VIRTUAL LEGAL  
SYMPOSIUM**

**May 21-23**

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# Post Legislative Session Webinar

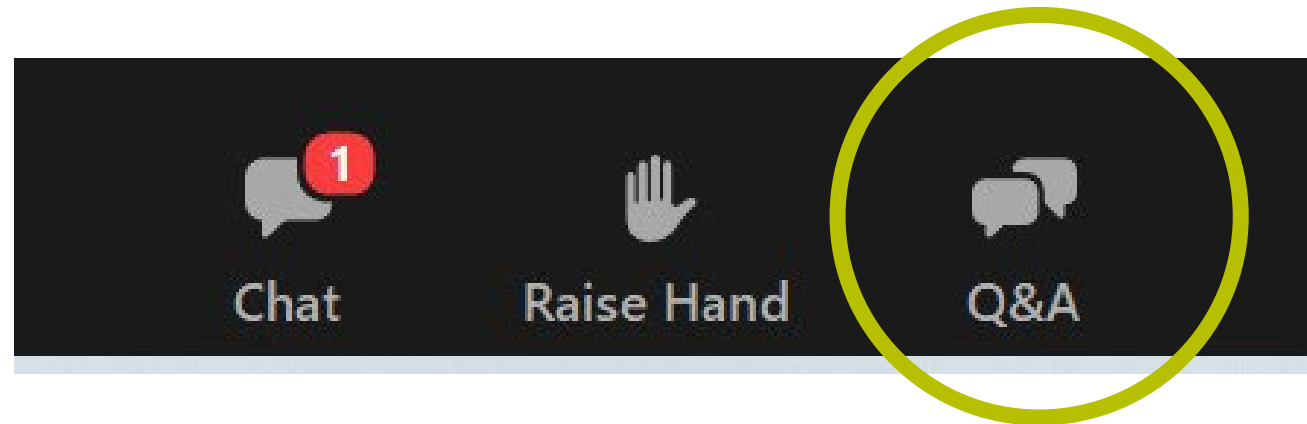
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# Housekeeping

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- Slides will be provided following the presentation.
- Recording will be available to attendees after the presentation.



# Agenda

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- Introductions
- Legislative Update – What Happened, What Didn't
- Special Guests
  - Rep. Amy Walen
  - Rep. Andrew Barkis
  - Sen. Chris Gildon
  - Sen. Annette Cleveland
  - Legislative Q & A
- Next Session & Upcoming Elections
- General Q & A and Wrap-Up





# WMFHA Gov't Affairs Team



Ryan Makinster  
Director of  
Government  
Affairs



Carter Nelson  
Public Affairs  
Manager



Krystelle Purkey  
Lead Lobbyist

# Legislative Update - Bills

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- [HB 2276/SB 6191](#) – Real Estate Transfer Tax
- [HB 2308/SB 6175](#) – Building Conversion Tax Incentive
- [HB 2003/SB 5967](#) – Excise Tax Exemption on Public Land
- [HB 2158](#) – Urban Growth Area Boundaries
- [HB 2160/SB 6024](#) – Transit-Oriented Development (TOD)



# Legislative Update - Bills

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- [HB 2114/SB 5961](#) – Rent Stabilization
- [SB 6136](#) – Rental Property B&O
- [HB 2161](#) – Landlord-Tenant Enforcement (Expedited)
- [SB 5899](#) – Rental Agreement Provisions
- [HB 2323/SB 6212](#) – Credit Reporting for Rent
- [SB 6064](#) – Pet Fees/Deposits
- [SB 6210](#) – Unlawful Detainer Actions
- [HB 2270](#) – Department of Housing Workgroup

# Legislative Update – Operating Budget

- **\$1M** for assistance relating to intimate partner violence (80% rental assistance)
- **\$200,000** - study of interjurisdictional coordinating body focused on improving the housing market for tenants, housing providers, and those interested in becoming housing providers.
- **\$3.75M** for landlord mitigation fund (**\$11.75M** for the biennium)
- **\$400,000** in 2024, **\$1,600,000** in 2025 for grants to cities, counties, or nonprofit organizations to support individuals in need of emergency housing assistance.
- **\$11.84M** for housing assistance, including long-term rental subsidies, permanent supportive housing, and low and no barrier housing beds, for unhoused individuals.
- **\$215,000** in 2024 and **\$345,000** in 2025 to produce a report to the legislature detailing the scope of work, cost, and timeline to create or procure an online registry of rental units in WA.
- **\$16.542M** in 2024 and **\$17.965M** in 2025 for tenant defense in unlawful detainer cases.





# Legislative Update – Capital Budget

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- **\$50M** Transit Oriented Housing Development Partnership Match



**Rep.**  
**Amy Walen**  
48<sup>th</sup> LD



Bellevue  
Redmond  
Kirkland  
Clyde Hill  
Medina  
Yarrow Point  
Hunts Point

[Campaign Website](#)

**Rep.  
Andrew  
Barkis**  
2<sup>nd</sup> LD



South Pierce County  
Lacey  
Yelm

[Campaign Website](#)

**Senator  
Chris Gildon**  
25<sup>th</sup> LD



Puyallup  
South Hill  
Midland  
Summit

[Campaign Website](#)

**Senator  
Annette  
Cleveland**  
49<sup>th</sup> LD



Vancouver

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# Legislator Shuffle- Election Landscape

The following members have made public declarations that they will not run for their seats again in 2024:

- Sen. Majority Leader Andy Billig (D-3) retiring (the SDC will need to elect a new Majority Leader after general election)
- Sen. Sam Hunt (D-22) retiring
- Sen. Karen Keiser (D-33) retiring (someone to be appointed)
- Sen. Mark Mullet (D-5) running for Governor
- Sen. Kevin Van De Wege (D-24) running for Commissioner of Public Lands
- Sen. Lynda Wilson (R-17) retiring
- Rep. Jessica Bateman (D-22) running for open Senate seat
- Rep. Kelly Chambers (R-25) running for Pierce Co. Executive
- Rep. Mike Chapman (D-24) running for open Senate seat
- Rep. Jacqueline Maycumber (R-7) running for 5<sup>th</sup> Congressional
- Rep. Bill Ramos (D-5) running for open Senate seat
- Rep. Marcus Riccelli (D-3) running for open Senate seat
- Rep. JT Wilcox (R-2) retiring
- Rep. Paul Harris (R-17) running for open Senate Seat
- Rep. Joel Kretz (R-7) retiring
- Rep. Spencer Hutchins (R-26) retiring
- Rep. Frank Chopp (D-43) retiring

The following members are seeking other offices, but will return to the Legislature should they lose in November:

- Sen. Manka Dhingra (D-45) running for Attorney General
- Sen. Patty Kuderer (D-48) running for Insurance Commissioner
- Sen. Drew MacEwen (R-35) running for 6th Congressional
- Sen. Emily Randall (D-26) running for 6th Congressional
- Sen. Rebecca Saldaña (D-37) running for Commissioner of Public Lands





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**Questions?**



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