

## Weekly Legislative Update: **Housing and Homelessness**

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One bill in this issue category has moved all the way to full passage and the Governor has signed it into law. That is **[SB 5198](#), Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit**. This bill will add protection for manufactured/mobile home-owners when the land they rent is sold and they are vulnerable to having to move.

Additionally, **[HB 1070](#)** 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 has been signed by the President of the Senate and the Speaker of the House and is being transmitted to the Governor for signature.

Several bills passed the second chamber this week. This includes SB 5045, SB 5197, SB 5334, HB 1042, HB 1337, HB 1349 and HB 1494. These are all subject to final House-Senate negotiations to create final bills that both chambers will pass. More details on these bills are below.

Other bills remain alive until the final cutoff of April 12, the last day to consider (pass) opposite house bills (except initiatives and alternatives to initiatives, budgets and matters necessary to implement budgets, differences between the houses, and matters incident to the interim and closing of the session).

### **Bills That Have Passed Both Houses**

**[SB 5045](#) Incentivizing rental of accessory dwelling units to low-income households**, passed the Senate as a second substitute with a vote of 43-5. It passed the House on April 7 as a substitute with a vote of 59 to 38. The House and Senate will now need to negotiate a final bill for both chambers to pass.

**[SB 5197](#) Addressing landlord-tenant relations by providing technical changes to eviction notice forms and modifying certain eviction processes**. This bill would add to tenant protection in eviction proceedings. It passed the Senate with a vote of 28-20. It passed the House on April 7 with amendments on a vote of 57 to 40. The House and Senate will need to negotiate a final bill for both chambers to pass.

**[SB 5198](#) Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit**. This bill would add protection for manufactured/mobile home-

owners when the land they rent is sold and they are vulnerable to having to move. It passed the Senate as a second substitute with a vote of 31-17 and passed the House on March 23 with a vote of 95 to 3. It has now been signed by the Governor and will be effective on July 23.

**HB 1042 Concerning the use of existing buildings for residential purposes**, would prohibit cities from imposing certain restrictions or requirements on new housing units constructed within an existing building that is located in a zone that permits multifamily housing. These include density, parking and other. This bill passed the House as a substitute, 96-0. It passed the Senate Housing Committee with amendments and was referred to the Rules Committee. From there it went to the floor for a vote on April 5, where it passed 45 to 3. The House and Senate will now negotiate a final bill for both chambers to pass.

**HB 1070 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**. This would allow the buyer to allow the seller to remain living in the home for up to six months if there is a written agreement between the buyer and seller. This bill passed the House on January 25 with a vote of 96-0. It passed the Senate on March 22 with a vote of 49-0. As of the last week in March, both the President of the Senate and the Speaker of the House have signed the bill and it will be sent to the Governor's office for signature.

**HB 1337 Expanding housing options by easing barriers to the construction and use of accessory dwelling units**, would require fully planning cities and counties to allow accessory dwelling units (ADUs) in urban growth areas (UGAs) and prohibit certain ADU regulations within UGAs. This bill was passed the House with a vote of 81-15 and was been assigned to the Senate Local Government, Land Use & Tribal Affairs Committee. It passed that committee with amendments and went to the Rules Committee, and ultimately to the floor for a vote, where it passed 39 to 7 on April 6.

**HB 1349 Concerning foreclosure protections**. This bill would extend the notification periods required for foreclosure, thereby providing tenants with additional protection. It passed the House with a vote of 97-0 and passed the Senate Housing Committee with amendments on March 22. It was pulled from Rules to the floor for a vote, where it passed 46 to 0 on April 6.

**HB 1474 Creating the covenant homeownership account and program to address the history of housing discrimination due to racially restrictive real estate covenants in Washington state**. This bill passed the House with a vote of 53-43. It passed the Senate Housing Committee with amendments and the Senate Ways & Means Committee and ultimately passed the Senate on April 7 with amendments and a vote of 30 to 19. The House and Senate will negotiate a final bill for both chambers to pass.

## Other Bills That Passed the House of Origin

**[HB 1046](#) Expanding housing supply by supporting the ability of public housing authorities to finance affordable housing developments by re-benchmarking area median income limits.** This increases the area median income limits on a public housing authority financed, low-income housing development to 80 percent, making affordable housing accessible to a larger population that in spite of higher income levels is challenged to find housing they can afford. This bill passed the House and passed the Senate Housing Committee on February 10. It is now in the Senate Rules Committee, where it has been placed on second reading and is ready to be called for floor action.

**[HB 1054](#) Addressing the authority of owners' associations in common interest communities to regulate or limit occupancy by unrelated persons,** would prohibit an association of unit owners in a common interest community from regulating or limiting the number of unrelated persons that may occupy a unit. This bill passed the House on February 6, 67 to 26 and was referred to the Law & Justice Committee of the Senate, where it had a public hearing on March 9 and was passed as a substitute bill in executive session on March 22. It is now in the Senate Rules Committee.

**[HB 1074](#) Addressing documentation and processes governing landlords' claims for damage to residential premises,** increases tenant protection from landlord abuse of damage deposits and claims. It would require a landlord to substantiate the cost of any damages withheld from a tenant deposit with repair estimates, invoices, or other documentation; prohibit a landlord from withholding any portion of a tenant deposit for certain items; and establish a one-year statute of limitations for a landlord to take any action against a tenant to recover sums exceeding the amount of the damage deposit. It would also provide the landlord with additional time to provide such documentation. This bill passed as a substitute bill from the House with a vote of 57-40 and passed the Senate Housing Committee on March 22. It is now in the Senate Rules Committee, where it has been placed on second reading and is ready to be called for floor action.

**[HB 1167](#) Concerning residential housing regulations.** This bill requires the Department of Commerce to develop and administer a grant program to assist counties and cities adopt preapproved middle housing plans, directs the State Building Code Council to convene a work group to recommend needed changes to apply the International Residential Code to multiplex housing, and prohibits a city or county from imposing any regulations, reviews, or standards on multiplex housing that is not applied to detached single family residences, except when necessary for fire and life safety. This bill passed the House on March 4 with a vote of 95-0 and was referred to the Senate Local Government, Land Use & Tribal Affairs Committee, where it passed out of committee. It was then referred to the Senate Ways & Means Committee, where passed with amendments and it is now in the Senate Rules Committee.

**[HB 1293](#) Streamlining development regulations.** This bill is intended to support infill development of housing units by exempting certain infill projects from environmental review processes, provided that the jurisdiction has done an EIS and that the development is in an area zoned for residential development. This bill passed the House with a vote of 94-3 and has been to the Senate Local Government, Land Use & Tribal Affairs Committee. It passed the Senate Local Government, Land Use & Tribal Affairs Committee with amendments and is now in the Senate Rules Committee, where it has been placed on second reading and is ready to be pulled for a floor vote.

**[HB 1367](#) Eliminating unnecessary homeless funding budget and auditing requirements.** This bill passed the House, 97-0 on February 9 and had a public hearing in the Senate Housing Committee on February 17 and was passed out of committee as a substitute in executive session on March 22. It is now in the Senate Rules Committee.

**[HB 1695](#) Defining affordable housing for purposes of using surplus public property for public benefit.** **HB 1695** passed the House on February 28 with a vote of 97-0. It had a public hearing in the Senate Housing Committee and was passed out of that committee and forwarded to the Senate Rules Committee in executive session on March 22.

**[SB 5235](#) Concerning accessory dwelling units,** would modify the Growth Management Act to require cities and counties to allow accessory dwelling units (ADUs) in urban growth areas (UGAs) and prohibit certain ADU regulations within UGAs. It would also allow cities and counties to offer incentives for the construction or development of ADUs. This bill passed the Senate with a vote of 42-6. It passed the House Housing Committee with amendments on March 27 and is now in the House Rules Committee.

**[SB 5301/](#)[HB 1709](#) Concerning housing programs administered by the department of commerce,** would authorize the Housing Trust Fund administered by the Department of Commerce to support low-income residents in new ways. **SB 5301** was passed as a substitute from the Senate with a vote of 49-0. It passed the House Capitol Budget Committee and is now in the House Rules Committee.

**[SB 5334](#) Providing a local government option for the funding of essential affordable housing programs,** would authorize local governments to establish an excise tax on the sale of or charge made for the furnishing of lodging of short-term rentals facilitated through a short-term rental platform (e.g., Air bnb). The revenue from this tax must be used exclusively for the operating and capital costs of affordable housing programs including, but not limited to, homeless housing assistance, temporary shelters, and other related services. This bill passed the Senate on March 6 as a substitute with a 29-20 vote. It passed the House Local Government and Finance Committees with amendments and is now in the House Rules Committee, where it is scheduled for second reading

**[SB 5386](#) Reducing administrative complexity by increasing transparency of revenue flows for activities funded by document recording fees.** This bill passed as a substitute from the Senate

with a vote of 48-0 and was referred to the House. It has passed the Housing Committee and the appropriations Committee and is now in the House Rules Committee.

**[SB 5466](#) Promoting transit-oriented development.** This bill has passed both the Senate as a substitute with a vote of 40-8. It passed the House Housing Committee with amendments and the Capital Budget Committee and is now in the House Rules Committee.

## Updates—Bills That May Still Move

**[SB 5279](#) Expanding a sales and use tax deferral program for affordable housing to include structures initially used as temporary employee housing for employees constructing warehouses, distribution centers, and other large facilities.** The League will watch this bill. Tax benefits are typically used to encourage certain policies for statewide benefit. It is not clear that the benefit of this proposal outweighs the tax obligation. This bill was moved from the Senate Housing Committee and is now in the Senate Ways & Means Committee. It had a public hearing in that committee on March 9 but has not been scheduled for executive session to date.

**[HB 1628](#) Increasing the supply of affordable housing by modifying the state and local real estate excise tax.** This bill would apply a Real Estate Excise Tax on homes sold for more than \$5 million. The tax would be on the amount greater than \$5 million and the tax would be 4%. Proceeds would be used for a new Development Disabilities Trust Account to provide housing support for individuals with developmental disabilities. This bill passed the House Local Government Committee on February 10 and is now in the Finance Committee, where it had a public hearing on February 21. No executive session has been scheduled yet but this bill may be considered necessary to implement the budget.

**[HB 1129](#) Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit.** This is a companion bill to SB 5198, which passed both chambers. This bill would add protection for manufactured/mobile home-owners when the land they rent is sold and they are vulnerable to having to move. This bill passed the House Housing Committee as a substitute on February 13 and is now in the House Rules Committee but probably will not proceed to the floor because they passed the Senate version.

**[HB 1111](#) Concerning housing benefit districts.** This bill provides local governments with more options to increase residential capacity, especially in urban areas, by authorizing cities to establish housing benefit districts. These districts would be governed by a board and would be allowed to acquire, through land banking, predevelopment contracting, selling, improving, funding, and leasing, land for the development of affordable housing for low-income and moderate-income households within an area a half-mile or less from a major transit stop and is zoned for average minimum density of 15 dwelling units per acre or more. This bill passed the House Housing Committee as a substitute on February 7. It was referred to the Capital Budget Committee, where it had a public hearing on February 22 and may be considered necessary to implement the budget, though it has not yet been scheduled for executive session.

**[SB 5202/HB 1149](#) Reducing homelessness in Washington state through capital expenditures for programs that address housing insecurity.** **SB 5202** was moved out of the Senate Housing Committee as a substitute on February 1 and is now in the Senate Ways & Means Committee. Although it did not move out of committee by the cut-off date, it could become a bill labeled “necessary to implement the budget” so may not have died. **HB 1149** has not been scheduled for executive session following its public hearing in the House Capital Budget Committee. This has the same status as its companion bill.

## **Bills That Died**

**[SB 5060](#) Requiring the registration of rental and vacant housing units,** would require landlords to register their rental units with Department of Commerce, thereby providing a method of tracking and reporting rental rates across the state. This bill passed the House Housing Committee was referred to the Ways & Means Committee but did not move out of that committee by the cut-off date so has died.

**[SB 5118](#) Concerning modifying the multifamily property tax exemption to promote development of long-term affordable housing.** This bill would create 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. This bill had a public hearing in the House Housing Committee on January 13 but died because it never had an executive session and moved out of policy committee by the cutoff.

**[SB 5413](#) Concerning housing for essential needs and aged, blind, and disabled assistance programs,** assures one year of rent for eligible individuals who transfer from one area of the state to another and would be at risk of losing this benefit. This bill had a public hearing on January 25 in the Senate Human Services Committee but no action was taken in the executive session on February 2, so the bill has died.

**[SB 5435](#) Concerning residential rent increases under the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.** This bill had a public hearing on January 27 and executive session on February 10 but no action was taken, so the bill has died. Its companion bill, HB 1389, is still active in the House.

**[SB 5496](#) Creating the covenant homeownership account and program to address the history of housing discrimination due to racially restrictive real estate covenants in Washington state.** This bill passed as a substitute from the Senate Housing Committee was referred to the Senate Ways & Means Committee, but it did not pass out of that committee by the fiscal cut-off so has died. Its companion bill, HB 1474 is still active.

**[SB 5506/HB 1654](#) Establishing an enhanced behavior support homes model** would establish a permanent supportive housing program to provide services and support to serve individuals

needing behavioral health services to live independently in a community setting rather than in an institution. **SB 5506** passed the Senate Human Services Committee on February 7 and was referred to the Ways & Means Committee, where it had a public hearing; but it did not pass out of the Ways & Means Committee by the cut-off date, so it has died. **HB 1654** never got a public hearing so has died also.

**SB 5637 Providing for graduated rental rate agreements under the transitional housing operating and rent program.** This bill had a public hearing in the Senate Housing Committee on Wednesday, February 8 but never had an executive session, so it has died.

**HB 1124 Protecting tenants from excessive rent and related fees** by providing at least six months' notice for rent increases over a certain amount. This bill would require between 180- and 220-days' notice of rent increases that exceed five percent. It would address recent egregious rent increases that have forced people to move because they could not afford the increase and give tenants subject to such increases more time to plan and organize their necessary responses. This bill passed the House Housing Committee as a substitute on January 26 and was moved to the House Rules Committee but died because it was not pulled to the floor for a vote by the cutoff date.

**HB 1129 Concerning the sale or lease of manufactured/mobile home communities and the property on which they sit.** This bill would add protection for manufactured/mobile home-owners when the land they rent is sold and they are vulnerable to having to move. It passed the House Housing Committee as a substitute on February 13 and was sent to the House Rules Committee but it died because it was not pulled to the floor for a vote by the cutoff date.

**HB 1252 Concerning impact fee deferrals.** This bill amends the chapter of RCW that authorizes impact fees and allows deferrals of fee payments for single family residential development to allow an agreement with the developer to specify when the fee will be paid and specifies conditions that must be met in the agreement. This bill passed the House Housing Committee on February 7 and is now in the House Rules Committee but has died in that committee for this year.

**HB 1389 Concerning residential rent increases under the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act.** This bill passed the House Housing Committee as a substitute from the House Appropriations Committee and was in the House Rules Committee. It died because it was not pulled for a floor vote by the cutoff date. Its companion bill, SB 5435, died in the Senate.

**HB 1401 Allowing cities and counties to create a simple, standardized housing permit process for affordable housing units in areas designated for housing.** This bill amends the Growth Management Act to allow all cities and counties to adopt development regulations that create a simple, low cost, expedited permit process for development of single-family, duplex, triplex, or accessory dwelling housing units with less than 1,801 square feet per unit and requires those jurisdictions who do this to report on units built. This bill passed out of the House Housing

Committee on February 2 and was in the House Rules Committee but did not get pulled for a floor vote by the cutoff date.

**HB 1507 Concerning fair housing training for officers or board members in common interest communities**, would amend the RCW related to condominiums to require that officers or board members of condo associations complete a training course regarding federal and state fair housing laws. This bill passed the House with a vote of 87-10 and has been referred to the Senate Law & Justice Committee but has not been scheduled for public hearing. Since it did not pass out of that committee by the March 29 cutoff date, it has died.

**HB 1596 Providing local governments with options to increase affordable housing in their communities**. This bill passed the House Local Government Committee and the House Finance Committee and is now in the House Rules Committee, where it died for not having moved to the floor by the cutoff date.

**SB 5674 Defining affordable housing for purposes of using surplus public property for public benefit**, companion bill to HB 1695, passed the Senate Housing Committee and was assigned to the Senate Rules Committee but was not pulled to the floor for a vote before the cutoff date so it died.

**HB 1343 Providing local governments with options to grant rent relief and preserve affordable housing in their communities**. This bill would give local jurisdictions the authority to establish property tax incentives for low-income household rental housing that meets certain criteria. It had a public hearing on January 31 in the House Housing Committee and was scheduled for executive session on February 9, but no action was taken, so this bill has died.

**HB 1350 Expanding the multifamily tax exemption program to include converting existing multifamily units**. This bill would authorize jurisdictions to include 12-year tax exemptions for renovations of multifamily units within cities located in a county with a population greater than 300,000 in areas that have designated a low-income conversion target area, for an existing multiple unit property that is converting existing units to affordable housing. It had a public hearing on January 31 in the House Housing Committee but has not been scheduled for executive session, so it has died.

**HB 1388 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**. This bill passed the House Housing Committee as a substitute on February 9 and was referred to the House Appropriations Committee; but since it did not move out of that committee by the cut-off, it has died.

**HB 1517 Promoting transit-oriented development**. This bill had a public hearing on February 7 but was not scheduled yet for executive session, so it has died.



**HB 1709 Concerning housing programs administered by the department of commerce**, a companion bill to SB 5301, was passed as a substitute out of the House Capital Budget Committee and is now in the House Rules Committee. It did not pass the House by the cut-off date and has died.

### **How You Can Be Involved**

- Respond to Action Alerts in the legislative newsletter. These will primarily appear in the section of the newsletter related to housing and homelessness.
- Join the League's Housing Affinity Group by contacting Cynthia Stewart, [cstewart@lwvwa.org](mailto:cstewart@lwvwa.org).
- Work with your local jurisdiction to assure that comprehensive planning will address the housing needs of your community. Contact your city or county planning department to obtain a comp plan development schedule and opportunities for engagement.