

## Hill Day Talking Points & Details With Bill Numbers and Sponsors

Handout Talking Points	Additional Details for Hill Day
<p><b>Expand Local Housing Supply Efforts</b></p> <p><b><u>HB 2343 (Rep. Joe Fitzgibbon)/SB 6334 (Sen. Jesse Salomon)</u></b> –</p> <p>Last session, the Legislature passed HB 1923 that incentivized cities to adopt regulations and plans to increase housing supply and affordability. This bill was part of REALTORS® Unlock the Door housing supply campaign, and now over 50 cities are implementing the law. In 2020, HB 2343/SB 6334 will expand this program by extending the deadlines for local governments, including additional types of housing ordinances, and increase the number of cities that are eligible to participate. A range of aggressive and sustained action on housing supply is needed from addressing homelessness and low-income affordability, to stopping the alarming trend of decreased of homeownership.</p>	<p>This bill has become the framework for future housing supply efforts by many cities, and we are working directly with our local REALTORS® associations to implement this bill at the local level.</p> <p>[Introduce Jeanette and/or highlight a few ongoing local efforts like Vancouver, Wenatchee, etc.]</p> <p>Like our efforts last year, this bill will be the subject of negotiation throughout the session so that local governments adopt ordinances to increase supply for the entire housing spectrum, including new supply for homeownership.</p>

## **Extend Multi-Family Tax Exemption**

**HB 2620 (Rep. Amy Walen & Rep. Andrew Barkis)/SB 6411 (Sen. Mona Das & Sen. Hans Zeiger) –**

The state's Multi-Family Tax Exemption (MFTE) has been successful in helping create thousands of new units of privately-owned affordable housing throughout the state.

This program has been central to urban redevelopment and housing supply efforts in both small and large cities.

These bills extend the authorization for the MFTE and provide additional flexibility so the use of the MFTE can be tailored to meet the variety of needs at the local level.

This bill is an Executive Request bill, meaning it has been introduced at the request of Governor Inslee.

Over 7,000 affordable housing units in the State benefit from this voluntary tax incentive program.

Extending this tax incentive preserves those units, and incentivizes developers to build more units.

Projects using this tax incentive have included mixed use projects with market rate apartments, rent subsized units, and new condominiums.

The additional flexibility being added to this program will make the incentive more useful in smaller cities and counties, and provide more options for developers.

## **Protect REALTORS® Independent Contractor & Agency Law Provisions**

Recently, the Legislature passed bills clarifying independent contractor status for real estate brokers and reaffirmed the state's real estate agency laws; to include the statutory duties of brokers and dual agency requirements.

Despite this, conflicting employment legislation has been proposed that would negatively impact the real estate industry by altering the status of real estate brokers as independent contractors and real estate agency laws.

The unique structure of the real estate industry should be acknowledged and protected in future employment legislation.

You should be aware of an article published in the Seattle Times last week that was critical of Washington's real estate agency pamphlet as hard for consumers to understand.

While we do not believe the article was well-researched or written, this subject could come in your visits with legislators today. So, if the subject of the article comes up, you can explain:

- There have not been consumer complaints in Washington about the agency law pamphlet, it has worked well for over 20 years;
- The article doesn't criticize the agency law, it is critical of the cover page and whether consumers can understand it. It is possible that the cover page could be improved to be more understandable.