



Spokane Association of REALTORS® Governmental Affairs Committee

Government Affairs Report for February 20th

The impact of the *Unlock the Door Campaign* and our Spokane Association of REALTORS® hill day appears to have made a profound impact in this year's session. Washington lawmakers have introduced a near record number of bills, over 2,000 and counting, with over 300 that include the word "housing." Most of these bills will disappear after the legislative cutoff of February 22nd, when any bill that doesn't make it out of committee automatically dies. Snow storms have already resulted in several hearings being canceled or postponed.

Key Bills

Condo Liability Reform – ([SB5334](#)) ([HB1306](#)) – both are on the calendars for passage

Residential Tenant Protection – 8 to 9 versions are being discussed to modify the landlord/tenant act. Primary bills ([SB 5600](#), [HB1453](#), [HB 1656](#))

Dual Agency – ([SB 5189](#)) ([HB 1316](#)) While there are assurances these bills will not be voted out of committee, this will almost assuredly be an issue that will resurface

Seller disclosure – Three bills of note: Working forests, ([HB1011](#)), ([SB5284](#)) smoke detectors (must be provided, possibly installed) and "has the site been used to manufacture illegal drugs ([SB5391](#))

Independent Contract Status – ([SB5513](#)) ([HB1515](#)) working for a REALTOR® exemption

GMA Minimum Density – Suburban/Urban Minimum Density ([SB5769](#)) ([HB 1923](#)) – New minimum urban density standards. Makes penalties for communities not meeting new standards.

Short Plats – ([SB 5008](#)) Allowing up to 30-lots

Tax issues – B&O (Services), Tiered REET, Capital Gains and a Sales Tax on Services

- New REET 3 for Low Income Housing ([SB5357](#)),
- Use of REET for Homelessness Capital Facilities ([SB5195](#)) ([HB1219](#))
- Authorizing cities under GMA to impose real estate taxes by councilmanic action ([SB5676](#)) ([HB1679](#))

A legislative steering meeting has been set for Olympia for March 6th to discuss several tax proposals. The state's revenue forecast is expected March 20th. We can expect to see a proposed State Budget released in the week following.

Short term rentals ([HB1798](#)) defines what short term rentals must pay lodging taxes

Accessory Dwellings ([SB5812](#)) ([HB1797](#)) – allows for two accessory dwellings on a single housing lot.

We'll be providing information for assigned members to send to or key lawmakers as votes and hearings continue to take shape.



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City of Spokane

Tenant Bill of Rights

The City of Spokane held a series of hearings as they draft a Tenants Bill of Rights Ordinance. An article on the issues can be [found here](#). While the State is undergoing a similar bill, we should expect to see an ordinance from these hearings.

North Bank Zoning

After numerous attempts over the years to change zoning along the North bank of the Spokane River, this project has finally moved into development. [North Bank Environmental Plan here](#) Several upcoming hearings have been set. [North Bank Zoning Plan](#)

City of Spokane Valley

Duplex and Townhome Development

The Spokane Valley Planning Commission is considering a privately initiated amendment to its city code [for changes to duplex and townhome development standards](#).

City of Liberty Lake

The City Administrator gave updates about the Harvard Road Bridge widening project, and a flood zone update, expected during the [City's Comprehensive Plan review](#).