



## Spokane Association of REALTORS® Governmental Affairs Committee

### Government Affairs Report for February 20<sup>th</sup>

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 22<sup>nd</sup>, 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 6<sup>th</sup> to discuss several tax proposals. The state's revenue forecast is expected March 20<sup>th</sup>. 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.



## **Spokane Association of REALTORS® Governmental Affairs Committee**

### **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](#).