

**LIST OF BILLS SUBJECT TO INTRODUCTION IN THE 2023 LEGISLATIVE SESSION
IMPACTING WA-SSA**

WEDNESDAY, NOVEMBER 9, 2022

- 1. Monitor [RCW 19.150](#) – Regulating Self-Storage Facilities**
- 2. SB 5957, Strengthening consumer rights to personal property stored in self-storage units**
(Introduced in the 2019) - OPPOSE
 - Lengthens the time between late rent payments and the sale of personal, and when an owner may terminate the right of the occupant to the use of the storage space property from fourteen to twenty-eight consecutive days,
 - Caps late fees charged by self-storage facilities from reasonable fees to no more than twenty dollars or twenty percent of the monthly rental amount, whichever is greater, for each late rental payment; and shall not constitute a penalty for each month an occupant does not pay rent when due. Provides investigative and enforcement authority with the attorney general.
 - President Patrick Reilly and WA-SSA Board took leadership in board meetings (zoom) to oppose this issue.

THESE BILL NUMBERS ARE FROM THE 2021/2022 LEGISLATIVE SESSION AND WILL NEED TO BE REINTRODUCED IN THE 2023 SESSION.

- 3. HB 1971 – Smoke & Fire Damper Testing Fix - SUPPORT**
 - This is a Fix for HB 2701 which passed in the 2020 legislative session but whose implementation has been impossible because of COVID and lack of qualified, trained inspectors to do the work.
 - Requires the State Building Code Council to adopt rules related to the installation, maintenance, inspection, and testing of smoke control systems and fire and smoke dampers.
 - Replaces current law related to inspection and testing timelines, personnel qualifications, and potential penalties for violations with new provisions.

4. SB 5891 – Concerning Warehouse Distribution Centers - **CONCERNS**

- Requires certain warehouse distribution center employers to provide specified quota information upon hire, at least annually, and no fewer than two working days before a modification.
- "Employer" means a person who directly or indirectly employs or exercises control over the wages, hours, or working conditions of 100 or more employees at a single warehouse distribution center or 1,000 or more employees at one or more warehouse distribution centers in the state.
- Prohibits requiring employees to meet quotas that interferes with rights to meal and rest breaks or exposes them to health and safety hazards or violates laws and rules.
- Requires employers to provide information if an employee believes a quota interfered with their rights or laws.
- Prohibits retaliation, including a rebuttable presumption, and provides remedies and for Department of Labor and Industries investigations.

5. SB 5139 – Rent Control after COVID - **OPPOSE**

- Establishes Rent Control in WA State
- Prohibits a housing provider from increasing rent or other charges for the first 6 months after the end of the Governor's emergency eviction ban under 59.18.
- After the first 6 months expire, housing providers are then limited to only increasing rent by 3% over the previous year's consumer price index, for a subsequent six months, based on the rental rate as it was on March 1, 2020. Revises landlord and tenant provisions regarding the protection of certain residential tenants to include:

6. HB 1951 – Creating Seller Liability with the Seller Disclosure Statements - **OPPOSE**

- The actual knowledge standard for a seller completing the disclosure statement is removed and a seller is liable for any error, inaccuracy, or omission in the disclosure statement.
- Modifies the required seller disclosure statement in transactions for commercial real estate and improved or unimproved residential real property to require disclosure of damage from animals
- Removes a seller's option to select "don't know" and removes the actual knowledge standard for a seller completing the disclosure.
- Provides that a seller is liable for any error, inaccuracy, or omission in the seller's disclosure statement.

7. HB 1904 – Rent Control Lite, One-way Lease, & Limiting Late Fees - OPPOSE

- Requires housing providers to give between 180-220 days' notice for all rent increases over 3%.
- Creates a one-way lease where tenants can leave at any time, even in the middle of a rental agreement term.
- Requires housing providers to inform the tenant, when they receive the notice of rent increase, that they may terminate the tenancy at any time and cannot be held liable for rent after vacating.
- Caps late fees at 1.5% of the monthly rent.
- The bill creates a term called "base rent" and specifies that the increase notice applies to base rent and does not apply to utility costs.
- Removes the 20-day notice requirement for a tenant to terminate a tenancy if a rent increase notice of 3% or more is given.
- Allows a tenant who pays the increased rent after not receiving the proper notice to sue the housing provider for the excess rent, damages, and attorney's fees.
- Establishes Rent Control in WA State for the period after a rent increase

8. HB 1494/HJR 4204 – Split Roll Property Tax & Constitutional Amendment - OPPOSE

- Creates Split roll property tax by giving exemption for primary residence that must be recouped by property taxes from other properties.
- Created tax exemption for principal residences up to \$250,000 of assessed value.
- The Washington Constitution requires all taxes to be applied uniformly on property within each taxing district. The Constitution also limits regular property tax levies to a maximum of 1% of a property's assessed value.
- HJR 4204 – Creates a Constitutional Amendment to get around the “Uniformity Clause” in the WA Constitution.