



## 2018 Legislative Session Recap

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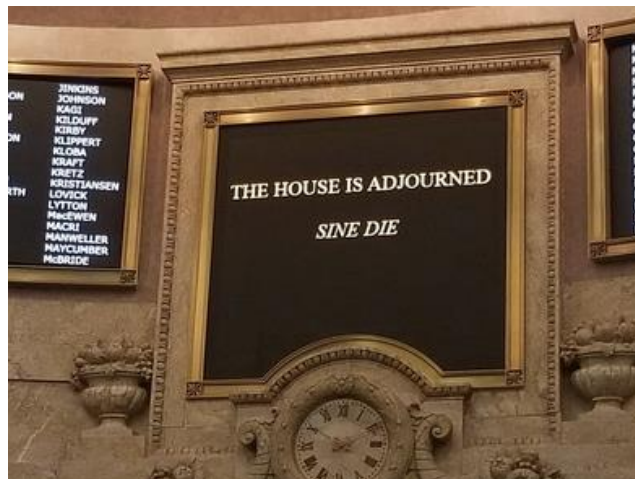
### Presented by WA-SSA Lobbyists WA-SSA 60 Day Legislative Session Ends in Olympia

WA-SSA Member:

The Washington State Legislative session ended with no new taxes on real-estate properties and successful opposition to residential rent control in Washington State. The last day of the 2018 session was Thursday, March 8. We greatly appreciate Don Arsenault, *WA-SSA Legislative Chairman*, in coming to Olympia to testify on legislation.

There are significant increases in revenues to the state budget, which by the year 2021 will be increased to \$1.3 billion dollars. WA-SSA opposed the following issues during legislative session that began **Monday, January 8** and ended on **Thursday, March 8, 2018**.

- **New State Capital Gains Tax: 7%**
- **Rent Control: Residential Properties**
- **Real-Estate Excise Tax Increase**



## OPPOSED

### Rent Control

**HB 2583/SB 6400 – Concerning local authority to address affordable housing needs through regulation of rent and associated charges.**

Allows any local jurisdiction to impose residential rent control i.e. Manufactured housing communities, single family homes, and apartment housing. Repeals 1981 legislation that prevents local option rent control by local governments. Tenants, the communities they live in and landlords do not benefit. Financial intuitions will not invest in these rent-controlled areas.

**Representatives:** *Macri, Gregerson, Frame, Pollet, Dolan, Peterson, Appleton, Wylie, Cody, Tarleton, Robinson, Doglio, Ormsby*

**Senators:** *Saldaña, Chase, Hasegawa, Hunt, Kuderer*

**Status HB:** DEAD House Judiciary Committee

**Status SB:** DEAD Senate Financial Institutions & Insurance Committee



**Patrick Reilly,**  
*WA-SSA President*

### Capital Gains

**HB 2967 – Assisting Washington families by improving the fairness of the state's tax system by enacting a capital gains tax and providing property tax relief.**

This legislation would reduce the state property tax levy and replace it with the capital gains excise tax at 7% on real-estate, stocks & bonds, precious metals – your home is exempt. This provision was included in House Budget but not in the Senate Budget. The same proviso was proposed in the House Supplemental Budget (HB 2299).

**Representatives:** *Lytton, Dolan, Wylie, Frame, Valdez, Pollet, Doglio, Santos, Macri*

**Status HB:** DEAD House Rules Committee

## SUPPORT

**HB 1082/SB 5286 - Prohibiting regulation of the amount of rent for commercial properties.**

The legislature established a prohibition against residential rent control in Washington State (1983). This legislation is needed to confirm that the same prohibition on rent control applies to commercial real estate by prohibiting cities and towns from imposing rent control on commercial buildings or sites, other than publicly managed or owned properties.

**Representatives:** *Manweller, Condotta, Buys*

**Senators:** *Angel, Hobbs, Fain, Takko*

**Status HB:** DEAD House Local Government Committee

**Status SB:** DEAD Senate Rules Committee



**Don Arsenault,**  
*WA-SSA Legislative Chair*

## **HB/SB – ADA Legislation**

This legislation was not introduced but was discussed with lawmakers as the purpose of the bill was to tackle the growing number of “drive-by” lawsuits siting ADA violations but not allowing the property owner the to address the issue. This bill requires that the violation or issue to identified, and the property owner have a small window to address the issue before penalties can be assessed. Similar legislation has been passed in Arizona and California, and this bill was drafted based on that legislation.

## **MONITORED – Passed**

### **SB 6614 – Concerning funding for the support of common schools.**

This legislation creates funding for the support of K-12 education. The state levy rate for 2019 will be reduced from \$2.70 of the state portion per \$1,000 assessed to \$2.40 in 2019. This .30 cent reduction will help property owners levelized/reduce property tax burden and will provide a one time \$391 million dollars reduction in the state property tax.

**Senator:** *Mullet, Rolfes, Dhingra, Frockt*

**Status SB:** **Governor Signed - Effective date 6/7/2018**



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