





CLARK COUNTY
RENTAL ASSOCIATION

2024 Legislative Update | Post Primary Election

By: WLA Lobbyists Chester Baldwin & Mark Gjurasic

| | 2024 | | LEGISLATURE DEMOCRAT CONTROL

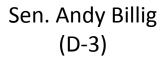
SENATE (49 seats) – Democrat control

29 Democrats || 20 Republicans

HOUSE (98 seats) - Democrat control

58 Democrats | 40 Republicans

GOVERNOR – *Democrat control*



Democratic Leader



Rep. Laurie Jinkins

(D-27)Speaker of the House







The **Primary Election** was on **Tuesday**, **August 6**

Friday, August 23 | Deadline For Secretary of State to Certify Primary Results

The General Election is on Tuesday, November 5



On **Tuesday, August 6, 2024**, Washington State held our **2024 Primary Election**. This year, a presidential election as well as a race for **Washington State Governor** and other **Statewide positions** has led to some interesting races.

- House of Representatives: All 98 House members up for re-election
- Senators: 25 out of 49 members up for re-election
- Governor's Race
- Lt. Governor
- Attorney General
- Secretary of State
- Commissioner of Public Lands
- Office of Insurance Commissioner
- Office of Public Instruction
- Treasurer
- Auditor

•In Washington State, we have a **top two primary** which means that the **two top vote getters** advance to the **General Election** in November. In other words, two Republicans or two Democrats could potentially move forward to the General Election.



- □28 candidates which is down from 2020 but there were only about 4 candidates who had the ability to garner widespread support. Running a statewide campaign is daunting and much different then running for Congress or the State Legislature.
- Democrat Bob Ferguson, WA State Attorney general since 2012, was the top vote getter and had received about 45% of the vote.
- Coming in 2nd place was Republican Dave Reichert, former King County Sheriff and Congressman, who took 28% of the vote.
- □ Republican Semi Bird and Democrat Mark Mullet came in 3rd and 4th place respectively.
- □Biggest indicators of a Ferguson Governorship was his success in King County, having received 60.8% compared to Reichert's meager 20.6%. To have any chance of beating Ferguson, Reichert would need to get a minimum of 43% in King County to win statewide.



"Turn Out" in Primary

August 6, 2024, is 41.38% of the votes

- **4,874,877** WA State Registered Voters | **2,017,091** Returned Ballots (41%)
- ■Total Population of Washington State | | **7,841,283** (62%)



TURN OVER IN STATE LEGISLATURE

- **□Of 147 Lawmakers in the House and Senate:**
 - 24 are Retiring or Seeking New office
- ☐ Few Lawmakers Own their own businesses maybe 2 to 3
- ☐ Highly Likely Democrats continue control in the Governor's race, House and Senate according to polls



- Lands Commissioner | | 7 Candidates | | 5 D's & 2 R's
 - Congresswoman Jamie Herrera Beutler (R) || 22.03%
 - Rep. Dave Upthegrove (D) || 20.82% || Won after recount with only 51 votes
 - Sue Kuehl Pedersen (R) || 20.82%
 - Closest statewide race in Washington state in 20 years.
- Lt. Governor | 5 Candidates | 3 R's & 2 D's
 - **Lt. Governor Denny Heck** (D) | | **48.62**%
 - **Dan Matthews** (R) || 22.99%
- Attorney General | | 3 Candidates | | 2 D's & 1 R
 - Pete Serrano (R) | | 42.11%
 - Nick Brown (D) || 35.28%
- Secretary of State | | 4 Candidates | | 2 D's, 1 R & 1 Unaffiliated
 - Steve Hobbs (D) || 48.38%
 - **Dale Whitaker** (R) || 36.87%



- Insurance Commissioner | | 8 Candidates | | 4 D's, 2 R's & 2 Unaffiliated
 - **Sen. Patty Kuderer** (D) **45.18**%
 - **Sen. Phil Fortunato** (R) 28.52%
- □ Superintendent of Public Instruction | | 4 Candidates
 - Current Superintendent Chris Reykdal 39.3%
 - **David Olson** 31.22%
- Treasurer | | 2 Candidates | | 1 D & 1 R
 - Current State Treasurer **Mike Pellicciotti** (D) **58.32**%
 - Sharon Hanek (R) 41.6% of the vote



- Legislative District 2 || 4 Candidates || 2 D's & 2 R's || Rep. JT Wilcox vacates
 - Matt Marshall (R) 34.03%
 - Endorsed by State Senator Jim McCune
 - Former Thurston County Sheriff John Snaza 29.81%
 - Endorsed by Rep. JT Wilcox & Rep. Andrew Barkis
- Legislative District 4 || 6 Candidates || 4 R's & 2 D's || Sen. Mike Padden vacates
 - **Miguel Valencia** (D) **22.1%**
 - Rep. Leonard Christian (R) 21.45%
- Legislative District 5 || 5 Candidates || 3 D's & 2 R's
 - **Victoria Hunt** (D) **35.08**%
 - **Mark Hargrove** (R) 27.51%

- Legislative District 10 || 3 Candidates || 2 D's & 1 R
 - Sen. Ron Muzzall (R) 48.24%
 - **Janet St Clair** (D) 45.64%
- Legislative District 17 | 2 Candidates | 1 D & 1 R | Sen. Lynda Wilson vacates
 - **Rep. Paul Harris** (R) **50.62**%
 - **Marla Keethler** (D) 49.2%
- Legislative District 18 | 3 Candidates | 2 R's & 1 D
 - Candidate Adrian Cortes (D) 46.22%
 - **Brad Benton** (R) 31.75%

- Legislative District 22 || 3 Candidates || 3 D's || Sen. Sam Hunt vacates
 - **Rep. Jessica Bateman** (D) **68.31%**
 - **Bob Iyall** (D) 20.54%
- Legislative District 49 || 2 Candidates || 1 R & 1 D
 - **Sen. Annette Cleveland** (D) **62.72**%
 - Lucia Worthington (R) 37.04%
- Legislative District 26 || 3 Candidates || 2 R's & 1 D
 - **■** Adison Richards (D) 49.6%
 - **Jesse L. Young (R)** 33.87%



- **OPPOSE:** RENT CONTROL | |
 - Offer State Rental Assistance
 - Curb "Rent Gauging"
- **OPPOSE:** B&O Tax on Rental Income
 - Residential & Commercial



OPPOSE: Increase of Real-Estate Excise Tax (REET) Upon Sale to 3%

Up to \$525,00 1.10% || Up to\$1,525,00 1.28% || Up to \$3,025,000 2.75% ||

Sale over \$3,025,001 **3%** | Legislature wants to raise it to 4%

- **OPPOSE:** Sales Tax on Property Management Fees & Services, Sales Tax on Rents, Janitorial Services, etc.
- **☐ MONITOR:** "Junk Fees" that have been Applied/Added to the Rent

Which May Include: Move-in fees || Late fees || High-risk fees or security bonds || Convenience fees for online payments || Rental application fees || Pet fees || Administrative fees

PUBLIC RECORD FOR SUPPORT OF RENT CONTROL

PUBLIC RECORD FOR SUPPORT OF RENT CONTROL | SB 5961 *

- 1. Senator Yasmin Trudeau, Prime Sponsor;
- 2. Sharon Pevey, Association of Manufactured Home Owner (AMHO) director;
- 3. Christa Lenssen, City of Olympia;
- 4. Leslie Walt, Kloshe Illahee Homeowners Association;
- 5. Jazmine Smith, The Washington Bus;
- 6. City of La Center Mayor Thomas Strobehn;
- 7. Shannon Corrick, UFCW 3000;
- 8. Bryce Yadon, Futurewise;
- 9. Nicole Casanova, WA Physicians for Social Responsibility;
- 10. Cliff Cawfton, Seattle, King, Kittitas Habitat For Humanity;
- 11. Senaida Villegas, Community to Community;
- 12. Michael Whalen, UFCW 367;
- 13. Ann Dorn, Tacoma 4 All;
- 14. Paul Benz, Quaker Voice;



NOVEMBER 6, 2024 | | ELECTION INITIATIVES

NOVEMBER ELECTION INITIATIVES | VOTE YES

- 1. Initiative 2066 Stop the Gas Ban | Protect Energy Choice: Require utilities and local governments to provide natural gas to eligible customers; prevent state approval of rate plans requiring or incentivizing gas service termination, restricting access to gas service, or making it cost-prohibitive; and prohibit the state energy code, localities, and air pollution control agencies from penalizing gas use. It would repeal sections of chapter 351, Laws of 2024, including planning requirements for cost-effective electrification and prohibitions on gas rebates and incentives.
- Initiative 2117 Stop the Hidden Gas Tax: Protecting Washingtonians from burdensome taxation by halting any sneaky attempts to increase gas prices under the guise of environmental policies.
- Imitative 2109 Repeal the Capital Gains Income Tax: Fighting to ensure that
 our state's economy remains vibrant and free from punitive taxation that stifles
 investment and innovation.
- 4. Initiative 2124 Let Workers Choose to Opt Out of State-Run Long-Term Care: Upholding the freedom of choice for our workers, allowing them to decide their own paths regarding long-term care without government interference.





INITIATIVE 2066
Initiative 2066 Prohibit state and local governments from restricting access to natural gas

A "yes" vote supports the following:

- prohibiting state and local governments from restricting access to natural gas;
- prohibiting the state building code council from discouraging or penalizing the use of natural gas in any building;
- requiring require gas companies and utility companies, or any cities or towns that provide natural gas, to provide natural gas to any person or corporation even if other energy services or energy sources may be available; and
- prohibiting the Washington Utilities and Transportation Commission from approving any multiyear rate plan requiring or incentivizing a natural gas company or utility company to terminate natural gas service or implementing requirements that would make access to natural gas service cost-prohibitive.

A "no" vote opposes prohibiting laws and policies that would prohibit, restrict, or discourage natural gas usage.



INITIATIVE 2066

Vote YES on Initiative 2066 to:

- Stop the state from limiting natural gas service to homes and businesses, like restaurants and breweries.
- Protect natural gas for heating, cooking and more.
- Stop state and local governments, and their agencies, from banning, restricting, or discouraging gas and gas appliances in homes and businesses, like restaurants.
- Make sure gas utilities will continue to provide natural gas to customers who want it.
- Protect people from having to switch to only electric energy.
- Keep the power on when our energy grid is at capacity in super cold or hot weather.

Initiative 2066 does not:

- Force anyone to use natural gas or natural gas appliances.
- Take away energy incentives and rebates for those who choose them.
- Reduce the state's commitment to addressing climate change.





INITIATIVE 2109 & 2117

Initiative 2109 Repeal the capital gains excise tax imposed on long-term capital assets by individuals with capital gains over \$250,000

A "yes" vote supports repealing the capital gains excise tax imposed on long-term capital assets by individuals with capital gains over \$250,000.

A "no" vote opposes repealing the capital gains excise tax imposed on long-term capital assets by individuals with capital gains over \$250,000.

Initiative 2117 Prohibit carbon tax credit trading and repeal provisions of the 2021 Washington Climate Commitment Act (CCA), a state law that provided for a cap and invest program designed to reduce greenhouse gas (GHG) emissions by 95% by 2050

A "yes" vote <u>supports</u> repealing the capital gains excise tax imposed on long-term capital assets by individuals with capital gains over \$250,000.

A "no" vote <u>opposes</u> repealing the capital gains excise tax imposed on long-term capital assets by individuals with capital gains over \$250,000.

2025 LEGISLATIVE SESSION

The first day of the 105-Day
 2025 Legislative Session is to begin on Monday, January 13,
 2025

Last Day of Session:
 Sunday, April 27, 2025



IMPORTANT

Monitor your Local Governments – call your WLA Lobbying Team





- 2. Bills may be re-introduced from 2023/2024 session or completely new bills may be introduced in 2025 Legislative Session.
- 2025 Sessions starts on Monday, January 13 and ends in 105 Days on Sunday, April 27, 2025
- 4. Contact House and Senate Members in Support or Opposition of legislation







THANK YOU

Mark Gjurasic | | mgjurasic@lobbywa.cor 360.481.6000

Chester Baldwin || chet@lobbywa.com 360.688.4588