



## 2025 SESSION LEGISLATIVE REPORT

FRIDAY, FEBRUARY 14, 2025

**Monday, January 13, 2025**, the Washington State Legislature convened for the 2025 session.

The regular session will last **160 days** and end on **Sunday, April 27, 2025**. The **first Policy Committee cutoff** is on **Friday, February 21**

Below is the list of High Priority bills for the 2025 Legislative session.

### WLA Priority Real Estate Bills in the Legislature in 2025

1. **HB 1217/SB 5222** – Rent Control – **OPPOSE**
2. **HB 1768** – Manufactured Housing Restrictions – **OPPOSE**
3. **HB 1907/SB 5711** – Unconstitutional Tax on Rent – **OPPOSE**
4. **HB 1915** – The Rental Restriction Act – **OPPOSE**
5. **HB 1334** – Property Tax Limits – **OPPOSE**
6. **HB 1380** – Homelessness Regulation Framework – **OPPOSE**
7. **HB 1365** – Mobile Home Rental Assistance – **SUPPORT**
8. **HB 1099/SB 5731** – Tenant Assistance Program – **SUPPORT**
9. **HB 1191** – Manufactured Homes Reclassification – **CONCERNS**
10. **HB 1204** – Senior Homesharing Rights – **CONCERNS**
11. **HB 1542** – Senior Independent Housing – **CONCERNS**
12. **HB 1358/SB 5298** – Mobile Home Sales – **CONCERNS**
13. **SB 5661** – Landlord-Tenant Preemption – **SUPPORT**
14. **HB 1089/SB 5740** – Tenant Safety Act – **SUPPORT**
15. **HB 1088/SB 5678** – Residential Landlord-Tenant – **SUPPORT**
16. **HB 1443/SB 5332** – Mobile Dwellings – **OPPOSE**
17. **HB 1061** – Residential Driveway Parking – **SUPPORT**
18. **HB 1097** – Governmental Services Beyond UGA – **SUPPORT**
19. **HB 1164** – Urban Growth Area Boundaries – **SUPPORT**
20. **SB 5313** – Tenant Rights Protections – **CONCERNS**
21. **HB 1342** – Unlawful Detainer Notices – **SUPPORT**
22. **SB 5028** – Unlawful Camping – **SUPPORT**
23. **HB 1255** – Encampment Removal – **SUPPORT**
24. **HB 1165** – Property Tax Exemptions – **SUPPORT**
25. **HB 1108** – Housing Cost Task Force – **SUPPORT**

## **OPPOSED**

### **HB 1217/SB 5222 – Rent Control**

- Caps annual rent and fee increases at 7%, with no increases allowed during the first 12 months of tenancy, and provides exemptions for specific types of properties.
- Requires landlords to provide annual notices for rent and fee increases, with 180-day notice required for increases of 3% or more unless exempt.
- Allows tenants to terminate leases without penalty if rent increases exceed legal limits and are not exempt, and establishes penalties for landlords who violate the law.
- Declares violations of rent and fee increase regulations as unfair or deceptive acts under the Consumer Protection Act, enforceable by the Attorney General.
- Directs the Department of Commerce to create an online landlord resource center and conduct a social vulnerability assessment on the bill's impacts, due by December 1, 2027.

**Sponsor:** *Representative Alvarado, Macri, Ramel, Peterson, Berry, Mena, Thai, Reed, Obras, Farivar, Parshley, Ortiz-Self, Cortes, Duerr, Street, Berg, Taylor, Fitzgibbon, Doglio, Timmons, Tharinger, Fosse, Gregerson, Simmons, Wylie, Pollet, Kloba, Nance, Davis, Ormsby, Lekanoff, Bergquist, Scott, Stonier, Hill; Senators Trudeau, Chapman, Bateman, Conway, Frame, Hasegawa, Lovelett, Nobles, Orwall, Pedersen, Riccelli, Robinson, Saldaña, Slatter, Stanford, Valdez, Wilson, C.*

**Status HB:** Rules Committee

**Status SB:** [Senate Housing Committee](#)

**Hearing:** [Wednesday, February 19 at 10:30 a.m. | JAC Rm 4](#)

### **HB 1768 – Manufactured Housing Restrictions**

- Prohibits business entities owning at least five manufactured housing communities or 200 lots from acquiring additional properties in this sector.
- Bans investment entities, such as real estate investment trusts, from acquiring manufactured housing communities or lots altogether.
- Exempts nonprofit organizations, housing authorities, and entities developing new manufactured housing communities from these restrictions.
- Designates violations as unfair or deceptive acts under the Consumer Protection Act, subjecting violators to civil penalties of up to \$100,000 per violation and requiring property divestiture.
- Excludes sellers of manufactured housing communities or lots from liability for violations.

**Sponsor:** *Representative Lekanoff, Bernbaum, Scott, Parshley, Eslick, Pollet, Reed*

**Status HB:** House Housing Committee

**Executive Session:** [Thursday, February 20 at 8:00 a.m. | JLOB Rm C](#)

### **HB 1915 – The Rental Restriction Act**

- The legislation aims to strengthen tenant protections under the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act in Washington State. The bill introduces major changes that limit housing providers' ability to manage

tenancies, increase eviction restrictions, and impose new financial burdens on rental property owners.

- **Severe Restrictions on Ending Tenancies**
  - Housing providers cannot terminate a periodic or month-to-month tenancy without “just cause.”
  - For fixed-term leases, housing providers must provide 60 days’ written notice before the end of the lease to terminate tenancy, and they may only do so if specific conditions are met.
  - After a lease ends, the tenancy automatically converts to a month-to-month agreement, further restricting the housing provider’s ability to regain possession of the property.
- **Prolonged Eviction Process with Expanded Tenant Defenses**
  - **Nonpayment of Rent Evictions:**
    - Extends the required notice for eviction from 14 days to 30 days for properties with federally backed mortgages or subsidies.
    - Allows tenants to raise habitability complaints as a defense in nonpayment eviction cases, even if unrelated to rent owed.
  - **Lease Violations:**
    - Housing providers must issue a detailed 10-day notice to cure violations before eviction, including the exact date and time of the alleged violation and identities of involved parties.
  - **Owner Move-In or Property Sale:**
    - Requires a 90-day notice if the owner or immediate family intends to move in.
    - The housing provider must occupy the unit for at least 60 consecutive days, or face legal challenges.
    - If selling a single-family home, the property must be listed within 30 days of tenant vacating and remain on the market for at least 90 days, or the housing provider is presumed to have acted in bad faith.
- **Expanded Rights for Tenants Even After a Lease Ends**
  - If a tenant permanently vacates, remaining occupants must be allowed to apply for tenancy rather than vacate.
  - Housing providers must screen remaining occupants like new applicants, but if they fail to apply or are denied, eviction is required to reclaim the unit
- **Mandatory Mediation & Tenant Protections in Court**
  - Tenants can request mediation to delay eviction proceedings.
  - Courts can stay a writ of restitution for up to six months if the tenant claims financial hardship, regardless of unpaid rent or prior lease violations.
- **Severe Financial Penalties for Housing Providers**

- **Wrongful Eviction Penalties:**
  - Housing providers who attempt to remove a tenant without legal justification face penalties of up to three times the monthly rent, plus legal fees.
- **Predatory Rent Increase Definition:**
  - Courts can consider a rent increase as an illegal eviction tactic if deemed “predatory” or excessive.
- **Financial Liability in Mobile Home Park Closures:**
  - If a housing provider closes or repurposes a mobile home park, they must provide:
    - \$15,000 in relocation assistance for a multi-section home or \$10,000 for a single-section home.
    - Compensation of at least 50% of the assessed value of the home or \$5,000 (whichever is greater).
    - Housing providers remain financially responsible for removing abandoned mobile homes after tenant vacates.

**Sponsor:** *Representatives Richards, Thomas, Simmons, Scott, Parshley, Pollet, Hill*

**Status HB:** [Hearing: House Housing Committee | Monday, February 17 at 1:30 AM](#)

### **[HB 1907/SB 5711](#) – Unconstitutional Tax on Rent**

- Redefines the rental or lease of individual storage units at self-service storage facilities as a retail transaction, making it subject to Washington’s sales tax and business & occupation (B&O) tax.
- **Increased Costs for Consumers:** The added sales tax will result in higher rental prices for self-storage units. This will hit low-income individuals, seniors, and small businesses the hardest, as many rely on storage for personal belongings, inventory, or equipment.
- **Unfair Burden on Small Businesses:** Many small businesses depend on self-storage for affordable space. Taxing these rentals adds an unnecessary financial strain, making it more difficult for them to thrive.
- **Inconsistency and Dangerous Precedent:** Self-storage units are real property, not retail services. Historically, real estate leases have not been subject to sales tax. This reclassification could set a dangerous precedent that leads to taxation of other real estate rentals, including residential and commercial leases.
- **Negative Impact on the Storage Industry:** Storage businesses will face increased tax obligations, forcing them to raise prices. This could lead to declining demand, loss of customers, and reduced investments in new facilities across Washington.
- **Regressive and Unfair Taxation:** This tax will disproportionately affect lower-income individuals, who often rely on storage due to downsizing or housing instability. There are no direct benefits for storage users, as the tax revenue is earmarked for unrelated affordable housing programs.
- **Legal Concerns:** Washington’s Constitution prohibits taxing rent on real estate. By redefining self-storage as a retail transaction, SB 5711 could be seen as an

unconstitutional attempt to impose taxes on real property rentals. Legal challenges are likely, and the bill's legal standing is highly questionable

**Sponsor:** *Representatives Peterson, Gregerson, Ormsby, Parshley, Pollet, Macri, Hill; Senators Bateman, Alvarado, Nobles, Trudeau*

**Status HB:** House Finance Committee

**Status SB:** Senate Ways & Means Committee

### **HB 1334 – Property Tax Limits**

- Revises the property tax revenue growth limit by incorporating inflation and population changes, with a maximum cap of 3 percent.
- Defines “inflation” as the annual percentage increase in the Consumer Price Index (CPI) for all urban consumers in the western region, replacing the previous implicit price deflator metric.
- Introduces “population change” as a factor in the limit calculation, with specific rules for taxing districts spanning multiple jurisdictions.
- Establishes new procedural requirements for the Department of Revenue and county assessors to determine and communicate applicable limit factors annually.
- Repeals RCW 84.55.0101, which allowed taxing districts to adopt lower limit factors through ordinances or resolutions.

**Sponsor:** *Representative Pollet, Duerr, Fitzgibbon, Ryu, Berry, Ormsby, Ramel, Macri, Reed, Hill, Doglio, Alvarado, Callan, Fosse*

**Status:** Hearing House Finance Committee on [February 11 at 8:00 AM](#).

### **HB 1380 – Homelessness Regulation Framework**

- Establishes a framework for regulating public property use, focusing on individuals experiencing homelessness.
- Requires local laws regulating activities such as sitting, lying, or sleeping outdoors to be objectively reasonable in terms of time, place, and manner.
- Provides an affirmative defense for individuals charged under such laws if the laws are deemed not objectively reasonable.
- Allows legal challenges for injunctive or declaratory relief against unreasonable laws, with potential attorney fee awards for prevailing plaintiffs.
- Specifies that the bill does not create a private right of action for monetary damages and applies retroactively and prospectively to relevant laws.

**Sponsor:** *Representatives Gregerson, Peterson, Parshley, Simmons, Alvarado, Pollet, Macri, Hill, Ormsby*

**Status:** Hearing House Appropriations Committee [February 12 at 4:00 PM](#).

### **HB 1443/SB 5332 – Mobile Dwellings**

- Requires cities and counties planning under RCW 36.70A.040 to permit at least one "home on wheels" on residential lots under specific conditions, including utility connection requirements.
- Defines "home on wheels" as vehicular units designed for recreational camping or travel, such as travel trailers and motor homes.

- Prohibits associations, including homeowners' associations and condominium associations, from enacting rules that restrict the placement of homes on wheels on residential lots, with these prohibitions expiring on January 1, 2028.
- Establishes utility connection standards, including potable water, sanitary sewer, and electrical service, while restricting inspections to utility hookups only.

---

### **SB 5332 – Mobile Dwellings**

- Requires cities and counties planning under RCW 36.70A.040 to allow at least one "home on wheels" on residential lots under specific conditions, including utility connection standards.
- Defines "home on wheels" as vehicular units designed for recreational camping or travel, such as travel trailers and motor homes.
- Prohibits apartment owners' associations, condominium associations, homeowners' associations, and similar entities from creating rules that prevent the placement of homes on wheels on residential lots, with these restrictions expiring on January 1, 2028.
- Mandates utility connections for homes on wheels, including potable water, sanitary sewer, and electrical service, while limiting inspections to utility hookups only.

**Sponsor:** *Representatives Gregerson, Barkis, Peterson, Low, Duerr, Reed, Parshley, Nance, Bernbaum, Ormsby, Hill, Simmons; Senators Shewmake, Wilson, J., Bateman, Chapman, Nobles, Valdez*

**Status HB:** [House Appropriations Committee](#)  
[Hearing: Thursday, February 20 at 4:00 p.m. | JLOB Rm A](#)

**Status SB:** Senate Ways & Means Committee

## **SUPPORT**

### **HB 1061 – Residential Driveway Parking**

- Amends RCW 46.61.570 to allow cities or counties to authorize residential property owners to park, or permit others to park, across their driveways.
- Ensures that such parking does not obstruct sidewalks, other driveways, or roadways.
- Retains existing prohibitions on parking in areas such as sidewalks, intersections, and near fire hydrants, while maintaining local authority to impose additional restrictions.

**Sponsor:** *Representatives Low, Jacobsen*

**Status:** House Rules Committee

### **HB 1088/SB 5678 – Residential Landlord-Tenant**

- Washington state needs a consistent set of rules for all cities across the state. This will alleviate confusion, create confidence and compliance, and foster a more harmonized rental housing market landscape for both tenants and housing providers.
  - Benefits to tenants and housing providers by furnishing certainty and consistency regarding their lease obligations.
  - A task force would examine every aspect of the Residential Landlord Tenant Act that has been in place since 1973.

**Sponsor:** *Representative Barkis, Walen, Connors, Low, Jacobsen, Caldier; Senators Dozier, Braun, Wilson, J.*

**Status HB:** House Housing Committee

**Status SB:** Hearing Senate Housing Committee on [February 14 at 10:30 A.M.](#)

### **HB 1089/SB 5740 – Tenant Safety Act**

- Currently, families are being forced to live next door to abusive and sometimes dangerous tenants while waiting for an eviction to be carried out. This is true regardless of behavior.
  - Streamlines the process to evict residents engaged in dangerous activity.
  - Protects tenants who report dangerous or illegal activity.
  - Creates an expedited process for dangerous or unruly tenants.
  - Collaborates with law enforcement for swift removal of dangerous residents.
  - Prevents manipulation or intentional delays of the system.

**Sponsor:** *Representative Barkis, Connors, Low, Jacobsen, Klicker*

**Status HB:** House Housing Committee

**Status SB:** [Senate Housing Committee](#)

**Hearing:** [Wednesday, February 19 at 10:30 a.m.](#)

### **HB 1097 – Governmental Services Beyond UGA**

- Allows for the extension or expansion of urban governmental services into rural areas in four circumstances involving systems of sewerage.

**Sponsor:** *Representative Low, Ryu, Jacobsen, Tharinger, Bernbaum*

**Status HB:** House Local Government Committee

**Status SB:** Senate Local Government Committee

### **HB 1099/SB 5731 – Tenant Assistance Program**

- Establishes a tenant assistance program to provide financial relief to rent-burdened households in Washington State.
- Administered by the Department of Commerce, the program aims to assist renters with household incomes at or below 80% of the median income for their county.
- Provides financial assistance to eligible renters through public housing authorities, capping assistance at \$400 or the amount needed to reduce housing costs to 30% of the renter's income.
- Prioritizes renters with incomes at or below 60% of the median income or those receiving supplemental security income.
- Requires annual reporting by the Department of Commerce on the program's impact and a review by December 1, 2031, to assess its efficacy and recommend continuation or amendments.

**Sponsor:** *Representatives Low, Connors, Barkis, Klicker, Barnard, Tharinger; Senators Goehner, Fortunato, Holy; Senators Braun, Chapman*

**Status HB:** The bill was heard in the House Housing Committee on [February 4](#).

**Status SB:** [Senate Housing Committee](#)

[Hearing: Friday, February 21 at 10:30 a.m. | JAC Rm 4](#)

### **[HB 1108](#) – Housing Cost Task Force**

- Creates a legislative task force to analyze housing cost drivers.

#### **Amendment in House Housing Committee**

- Clarifies that the housing for which the task force must research, analyze, and determine the primary cost drivers includes both homeownership and rental housing. Modifies membership of the task force as follows:
  - (1) Replaces the member representing nonprofit housing developers with one member representing nonprofit housing developers of rental housing and one member representing nonprofit housing developers for homeownership;
  - (2) Modifies the member representing labor to a member of a statewide organization representing the building trades labor;
  - (3) Replaces the member representing landlords with one member representing landlords who provide at least 10 rental housing units and one member representing landlords who provide no more than two rental housing units; and
  - (4) Adds one member from a statewide association representing real estate appraisers

**Sponsor:** *Representative Klicker, Peterson, Barkis, Ybarra, Low, Leavitt, Schmidt, Eslick, Penner, Connors, Paul, Ramel, Jacobsen, Shavers, Burnett, Rude, Keaton, Obras, Timmons, Wylie, Caldier, Barnard, Rule, Nance, Berg, Bernbaum*

**Status HB:** House Appropriations Committee

### **[HB 1164](#) – Urban Growth Area Boundaries**

- Requires cities and counties planning under the Growth Management Act to expand their urban growth area boundaries to include specified types of parcels, subject to exclusions.

**Sponsor:** *Representative Connors, Leavitt, Low, Jacobsen, Couture, Barkis, Barnard*

**Status HB:** House Local Government Committee

### **[HB 1165](#) – Property Tax Exemptions**

- Expands eligibility for property tax exemptions for seniors, disabled retirees, and disabled veterans by raising income thresholds tied to county median household income.
- Adjusts income thresholds in phases, starting with taxes levied for collection in 2024, and increasing thresholds further for taxes levied in 2027 and beyond.
- Establishes three income thresholds (50%, 60%, and 70% of county median household income for 2024–2026; increasing to 55%, 65%, and 75% in 2027 and thereafter) to determine eligibility for exemptions.
- Implements periodic adjustments to income thresholds every three years starting August 1, 2023.

**Sponsor:** *Representatives Shavers, Wylie, Ryu, Callan, Goodman*

**Status:** House Finance Committee



### **HB 1255 – Encampment Removal**

- Requires local governments to adopt ordinances prohibiting camping on public property within 500 feet of sensitive areas, such as schools, parks, and water contamination zones, by May 1, 2027.
- Ties eligibility for the encampment cleanup grant program to local governments' compliance with these ordinances.
- Establishes an encampment cleanup account with a minimum annual transfer of \$100 million from the legislature to fund the grant program.
- Mandates local governments to report annually on enforcement and quarterly on homelessness-related performance metrics, with penalties for non-compliance.
- Directs the Department of Commerce to maintain an online data dashboard by January 1, 2026, to track metrics related to homeless encampments and grant expenditures.

**Sponsor:** *Representative Jacobsen, Couture, McClintock, Keaton, Ley, Barnard, Caldier*

**Status HB:** House Local Government Committee

### **HB 1342 – Unlawful Detainer Notices**

- Eliminates the requirement for personal delivery when serving unlawful detainer notices, simplifying the process for landlords.
- Allows service by affixing a copy of the notice in a conspicuous place on the premises and sending a copy through the mail to the recipient's residence or the premises' address if the residence is unknown.
- Retains provisions for subtenants and corporations, with adjustments to align with the removal of personal delivery requirements.
- Maintains the requirement for proof of service to be made by affidavit and clarifies that service by mail is deemed complete upon mailing, with an additional day required before commencing action.

**Sponsor:** *Representative Connors, Barkis*

**Status HB:** House Housing Committee

### **HB 1365 – Mobile Home Rental Assistance**

- Establishes a rental assistance program for low-income seniors living in manufactured/mobile home parks, administered by the Department of Commerce.
- Provides monthly rental assistance capped at the lesser of \$200 or 50% of the monthly rent for eligible tenants.
- Limits eligibility to tenants over 55 years old who are low-income and have experienced a rent increase exceeding inflation.
- Requires tenants to reapply annually for continued assistance and notify the department of any changes in income or rent.

- Appropriates \$2,000,000 from the general fund for the fiscal year ending June 30, 2026, to support the program, with a contingency clause nullifying the act if funding is not provided by June 30, 2025.

**Sponsor:** *Representatives Orcutt, Rude, Klicker, Eslick, Jacobsen, Ley, Dufault, Schmick, Scott, Nance*  
**Status:** House Housing Committee

### **SB 5028 – Unlawful Camping**

- Prohibits camping on public property unless explicitly authorized, with specific restrictions near shelters, parks, schools, and child care facilities.
- Establishes penalties ranging from civil infractions for initial violations to misdemeanors for repeated offenses, with a focus on therapeutic court referrals where applicable.
- Requires law enforcement to confirm the availability of 24/7 low-barrier shelter space before issuing criminal citations to homeless individuals.
- Prohibits criminal penalties for individuals if no shelter space is available, emphasizing a balance between enforcement and shelter accessibility.

**Sponsor:** *Senators Wagoner, Christian, McCune*  
**Status SB:** Senate Law & Justice Committee

### **SB 5661 – Landlord-Tenant Preemption**

- Establishes statewide preemption over local landlord-tenant regulations to ensure uniformity in housing laws across Washington State.
- Prohibits cities, towns, and counties from enacting or enforcing ordinances that regulate landlord-tenant agreements under the Residential Landlord-Tenant Act (RLTA) and the Manufactured/Mobile Home Landlord-Tenant Act.
- Allows local governments to regulate rent or landlord-tenant agreements only for properties under public ownership, public management, or low-income housing agreements.
- Cites legislative findings that local regulations create confusion, discourage investment, and reduce the supply of rental housing.

**Sponsor:** *Senator Goehner, Gildon, Chapman*  
**Status:** Hearing in the Senate Housing Committee on [February 14 at 10:30 AM](#).

## **CONCERNS**

### **HB 1191 – Manufactured Homes Reclassification**

- Aims to streamline the classification of manufactured homes as real property by eliminating vehicle titles, simplifying the legal process.
- Updates terminology across relevant statutes, replacing “mobile home” with “manufactured home” for consistency.
- Expands the definition of “owner” to include those with interests in mobile home parks, clarifying ownership rights.
- Specifies that manufactured homes will be classified as real property once their vehicle titles are eliminated, aligning them with real property laws.

- Details procedures for securing and transferring manufactured homes as part of real property, including the requirement for secured party consent and procedures for physical removal.

**Sponsor:** *Representative Connors, Peterson, Ryu, Gregerson, Barkis, Ormsby, Hill*

**Status:** House Rules Committee

**HB 1204 – Senior Homesharing Rights**

- Facilitates shared housing for seniors in manufactured home communities by allowing tenants aged 55 or older to have at least one roommate.
- Prohibits rental agreements from containing clauses that prevent seniors from having roommates, including those involved in homesharing arrangements with exchanges of services or financial considerations.
- Requires landlords to provide written notice to tenants aged 55 or older about their right to have a roommate, ensuring compliance with any community age restrictions.

**Sponsor:** *Representative Eslick, Walen, Jacobsen, Ryu, Leavitt, Macri, Obras, Doglio, Gregerson, Peterson, Paul, Wylie, Kloba, Duerr, Nance, Timmons, Bernbaum*

**Status:** House Rules Committee

**HB 1358/SB 5298 – Mobile Home Community Sale**

- Requires owners of manufactured/mobile home communities to provide written notice of an opportunity to compete to purchase the community before marketing it for sale or considering an offer.
- Mandates that notices be sent to tenants, qualified tenant organizations, the Department of Commerce, local governments, housing authorities, and the Washington State Housing Finance Commission.
- Establishes a 70-day period for tenants to form or identify a qualified tenant organization and express interest in purchasing the community.
- Requires owners to act in good faith and provide tenants with access to information typically available to commercial buyers.
- Allows tenants or eligible organizations to seek injunctive relief and damages if the owner fails to comply with the requirements.

**SB 5298 – Mobile Home Community Sale**

- Requires owners of manufactured/mobile home communities to provide written notice of an opportunity to compete to purchase the community before marketing it for sale or considering an offer.
- Mandates that notices be sent to tenants, qualified tenant organizations, the Department of Commerce, local governments, housing authorities, and the Washington State Housing Finance Commission.
- Establishes a 70-day period for tenants to form or identify a qualified tenant organization and notify the owner of their interest in purchasing the community.
- Requires owners to act in good faith and provide tenants with access to information typically available to commercial buyers.

- Obligates owners to provide status updates to the Department of Commerce within six months and issue a new notice if the property does not sell within nine months.
- Allows tenants or eligible organizations to seek injunctive relief and damages if the owner fails to comply with the requirements.

**Amended in Sente Housing:**

- Corrects the language to allow for the notice of opportunity to compete to purchase to be sent electronically to the governmental entities, instead of the notice of sale which has been eliminated in section 1 of the act.

**Sponsor:** *Representatives Gregerson, Hill, Parshley, Obras, Simmons, Tharinger, Morgan, Nance, Davis, Peterson, Pollet, Stearns, Ramel, Macri, Ormsby; Senators Frame, Bateman, Conway, Hasegawa, Nobles, Stanford, Trudeau, Valdez, Wilson, C.*

**Status HB:** House Housing Committee

**Status SB:** [Senate Ways Means Committee](#)

**Hearing:** [Tuesday, February 18 at 4:00 p.m. | JAC Rm 4](#)

**[HB 1542](#) – Senior Independent Housing**

- Establishes minimum resident rights for individuals aged 55 or older living in senior independent housing, including protections against discrimination, the ability to install safety devices, and the right to organize resident meetings.
- Declares violations of resident rights as unfair or deceptive acts under the Consumer Protection Act, subject to enforcement.
- Requires the Department of Commerce to submit a legislative report by July 1, 2026, with data and policy recommendations on senior independent housing.
- Codifies the bill’s provisions as a new chapter in Title 70 RCW.

**HB Amendment in House Housing**

- Removes the section of the bill requiring the Department of Commerce to submit a senior independent housing report to the Legislature.

**Sponsor:** *Representatives Reeves, Peterson*

**Status:** House Rules Committee

**[SB 5313](#) – Tenant Rights Protections**

- Prohibits rental agreements from including provisions that waive tenants’ rights to bring or participate in legal actions, including class actions, against landlords.
- Bans nondisclosure agreements related to lease terms, such as rent amounts, fees, or concessions.
- Prevents agreements that impose late fees for rent paid within five days of the due date or require electronic-only payment methods.
- Prohibits mandatory use and payment for nonessential services, allowing tenants to opt out without penalty.
- Requires landlords to bear the cost of arbitration agreements and prohibits designating specific arbitrators at the time of lease signing.

**Sponsor:** *Senators Pedersen, Goehner, Cleveland, Hasegawa, Nobles, Valdez*

**Status:** Senate Rules Committee