



2026 WLA Legislative Priorities

By: WLA President
Rob Tricker &
WLA Lobbyists
Chester Baldwin &
Mark Gjurasic

LEGISLATURE DEMOCRAT CONTROL

SENATE (49 seats) – Democrat control

- 30 Democrats || 19 Republicans

HOUSE (98 seats) – Democrat control

59 Democrats || 39 Republicans

GOVERNOR – Democrat control

Sen. Jamie Pedersen (D-43)

Democratic Leader



Rep. Laurie Jinkins (D-27)

Speaker of the House



Bob Ferguson

Governor

2026 SESSION LEGISLATION

HB 2664 - Certified Mail Notice Fix in RCW 59.12.040

- Addresses that problem in unlawful detainer and related notice contexts by modernizing service rules, removing outdated certified mail requirements in key situations, and bringing greater clarity to how notices may be served.
- Makes a common-sense fix by removing the certified mail requirement for process service of notices and restores mailing back to regular mail ensuring mail is left at the residence if the resident is not home, and reduces administrative burden and cost.

SPONSORS: *Representatives Connors, Macri, Salahuddin, Reed, Low, Rule, Walen, Engell, Peterson, Jacobsen, Barkis*

STATUS HB: **Governor Signed** - Effective date 6/11/2026

POSITION: **SUPPORT**



**Rep. April
Connors (R-8)**

2026 SESSION LEGISLATION

HB 2452 - Certified Mail Notice Fix for MHC

- Makes a similar fix for rent increase notices, including in manufactured housing communities, by moving away from the old, certified mail framework and allowing service under more practical standards.

SPONSORS: *Representatives Connors, Macri, Engell, Peterson, Rude, Corry, Richards, Scott, Salahuddin, Abbarno, Barkis, Reed, Hill*

STATUS HB: **Governor Signed** - Effective date 6/11/2026

POSITION: **SUPPORT**



**Rep. April
Connors (R-8)**

2026 SESSION LEGISLATION

HB 2265/SB 6200 – Extreme Heat

- Prohibits a landlord from requiring a fee for the inspection of a portable cooling device (PDC).
- Specifies that nothing in the bill precludes a landlord from charging for the rental of a PDC by a tenant from a landlord nor for any damages arising out of a tenant's use of a PDC.
- Allows a landlord to prohibit or restrict a tenant from installing a window-mounted PDC if prohibited by the landlord's insurance policy and this fact is properly communicated to the tenant.
- Permits landlords to require inspection or servicing of a window-mounted PDC after installation with proper notice. Requires a landlord to state in a lease whether the landlord's insurance policy restricts or prohibits the tenant's use of a window-mounted cooling device and to notify a tenant if and when the landlord's insurance policy changes to allow, prohibit, or restrict the tenant's use of a window-mounted PDC

SPONSORS: *Representatives Mena, Peterson, Parshley, Reed, Ramel, Santos, Street, Scott, Thomas, Doglio, Gregerson, Ormsby, Farivar, Hill, Pollet, Salahuddin, Wylie; Senators Slatter, Alvarado, Conway, Frame, Hasegawa, Lias, Nobles, Riccelli, Trudeau, Valdez, Wilson, C.*

Status HB: **DEAD** – House Housing Committee

Status SB: **Governor Signed | Effective date 6/11/2026**



**Sen. Vandana
Slatter (D-48)**

2026 SESSION LEGISLATION

SB 6347 - Estate Tax

- There was also one additional positive tax development this year which reduces estate tax/wealth rates back to pre-2025 levels which were at 35% and were reduced in this bill to 20%.
- While Washington's estate tax remains high by national standards, this is still a step in the right direction.

SPONSORS: *Senators Kauffman, Slatter, Dhingra, Liias*

STATUS HB: **Governor Signed** - Effective date 6/11/2026

POSITION: **SUPPORT**



**Sen. Claudia
Kauffman (D-47)**

2026 SESSION LEGISLATION

SB 6346 - Income Tax – Millionaire Bill

Opposed Provision:

- Puts a 10% tax on earnings over \$1,000,000
- We offered an amendment that rental property income would not be applied to the total \$1,000,000 income level – the amendment was opposed by the majority party in the House of Representatives.

Supported Provision that included one important benefit for associations and nonprofits. Beginning July 1, 2026, nonprofit organizations will be exempt from sales tax on live presentations, including trainings, seminars, and similar events. For associations that regularly provide education and professional development, that is a meaningful and immediate benefit.

SPONSORS: *Senators Pedersen, Chapman, Frame, Bateman, Orwall, Slatter, Alvarado, Hunt, Lovelett, Riccelli, Shewmake, Valdez, Wellman, Hasegawa, Robinson, Lovick, Conway, Trudeau, Cleveland, Kauffman, Wilson, C., Dhingra, Stanford, Nobles, Saldaña, Salomons*

STATUS SB: **Governor Signed - Effective date 6/11/2026***



Sen. Jamie
Pedersen (D-43)

MAIN FOCUS 2026 & 2027

GOVERNOR'S EXECUTIVE ORDER | 25-12

Department of Housing Task Force, Recommendations

- **December 2025, Executive Order**, Task Force established for Department of Housing | New cabinet level housing agency
- **GOAL:** “....EXPANDING HOUSING SUPPLY”
- **Make recommendation to the legislature by November 15, 2026**



Governor Bob
Ferguson



GOVERNOR'S EXECUTIVE ORDER | 25-12

Department of Housing Task Force



- 19 Member Task Force
- 10 Meetings | About 1 per month
- Task Force Members:
 1. Governor's Office (2)
 2. Department of Commerce (3)
 3. Office of Financial Management (1)
 4. Washington State Housing Finance Commission (1)
 5. Lt. Governor's Office (1)
 6. Tribes (2)
 7. Senate: Sen. Jessica Bateman (1)
 8. Senate: Sen. Keith Goehner (1)

9. House: Rep. Natasha Hill (1)
10. House: Rep. Deb Manjarrez (1)
11. Association of WA Counties (1)
12. Association of WA Cities (1)
13. WA State Housing Authorities (1)
14. Nonprofit Housing Developer (1)
- * 15. For-Profit Housing Developer (1)

Department of Housing Task Force | Only 1 For-Profit Housing Developer



Carl Shorett,
AvalonBay Communities

- Experienced real estate professional
- Serves as a Senior Director of Development at AvalonBay Communities
- Responsibilities include: sourcing acquisition opportunities, underwriting development proformas, and overseeing large-scale multifamily and mixed-use developments in the Seattle and Bellevue markets.
- Held various positions at CBRE, culminating as Director of Development and First Vice President of Capital Markets, leading a prominent investment advisory practice focused on high-value transactions in New York City.
- Bachelor of Arts in Economics and International Political Economy from Fordham University.

Election Year 2026



- 25 Members of the Senate
- 98 Members of the House
- **Primary Election:** Monday, August 4
- **General Election:** Monday, November 3
- 45 Fundraising Lunches
- We will also be meeting with the **5 Supreme Court candidates** on the ballot this year
- WLA PAC will be giving contributions to individual lawmakers House, Senate & Supreme Court Candidates
- **“Tour Around the State”** |
 - **Monday, June 29 to Friday, July 3** | **Includes:** Yakima, Tri-Cities, Spokane, Wenatchee & Moses Lake



THANK YOU



Rob Trickler ||
rob@tricklerlaw.com
425.220.7621



Chester Baldwin ||
chet@lobbywa.com
360.688.4588



Mark Gjurasic ||
mgjurasic@lobbywa.com
360.481.6000

