

State of
Washington
House of
Representatives

Bill Analysis
HB 1237

Title: Modifying the obligations of landlords of low-income tenants involved in relocations.

Brief Description: Eliminates authority of counties and cities to require property owners to pay relocation assistance to low-income tenants.

Sponsors: Representatives Dunn, Sherstad and Sheldon

Hearing Date: February 3, 1997

Background: A provision of the 1990 Growth Management Act (GMA) provides for relocation assistance for low-income tenants under certain circumstances.

Any county or city that is required to develop a comprehensive plan under the GMA may provide relocation assistance to low-income tenants upon the demolition, substantial rehabilitation, change of use of residential property, or upon the removal of use restrictions in an assisted housing development. The total amount of the assistance may not exceed \$2,000 per dwelling unit, except that a county or city may make adjustments to the maximum amount to reflect changes in the housing component of the consumer price index. The county or city may require the property owners to provide up to one-half the assistance. The county or city may pay its share from the excise tax which may be imposed on the sale of real property.

In determining the amount of relocation assistance, the county or city must evaluate and receive public testimony on what relocation expenses displaced tenants would reasonably incur, including actual moving costs, advance payments, utility connection fees and deposits, and anticipated additional rent and utility costs for one year after relocation.

A county or city requiring relocation assistance must provide for administrative hearings to resolve disputes between tenants and property owners relating to relocation assistance or unlawful detainer actions during relocation.

Summary of Bill: The authority for counties and cities to require property owners to pay a portion of relocation assistance for low-income tenants is eliminated.

Counties and cities may continue to provide relocation assistance of up to \$2,000 per dwelling unit. This amount may be adjusted to reflect changes in the housing component of the consumer price index.

Fiscal Note: Not requested.