

Judiciary Committee

HB 2583

Title: An act relating to local authority to address affordable housing needs through regulation of rent and associated charges.

Brief Description: Concerning local authority to address affordable housing needs through regulation of rent and associated charges.

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

<p>Brief Summary of Bill</p> <ul style="list-style-type: none"> • Repeals provisions that prohibit towns, cities, and counties from enacting, maintaining, or enforcing ordinances which regulate the amount of rent to be charged for single-family or multiple-unit residential rental structures.
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Hearing Date: 1/23/18

Staff: Cece Clynch (786-7195).

Background:

Under the state constitution, local jurisdictions have the authority to adopt and enforce locally applicable public health, safety, and other laws unless in conflict with the general laws of the state.

Pursuant to legislation enacted in 1981, towns, cities, and counties are expressly prohibited from enacting, maintaining, or enforcing ordinances or other provisions which regulate the amount of rent to be charged for single-family or multiple-unit residential rental structures or sites. There is an exception for properties in public ownership, under public management, or properties providing low-income rental housing under joint public-private agreements. Additionally, towns, cities, and counties are not prohibited from entering into agreements with private persons that regulate or control the amount of rent to be charged.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Summary of Bill:

The laws preempting towns, cities, and counties from imposing rent controls for single-family or multiple-unit residential rental structures are repealed.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.