2SHB 1217 - H AMD TO H AMD (H-1876.2/25) **526**
By Representative Santos

OUT OF ORDER 03/10/2025

On page 27, after line 21 of the striking amendment, insert the following:

"NEW SECTION. **Sec. 304.** A new section is added to chapter 84.36 RCW to read as follows:

(1) An eligible landlord taxable under RCW 84.52.065 on an eligible property is allowed a partial credit against those taxes in accordance with this section.

(2)(a) The credit is equal to the amount in excess of seven percent above the difference between the maintenance and operating costs on an eligible property from two tax years prior and the prior tax year.

(b) If the difference is negative, no credit is allowed.

(c) Application is required for the tax credit under this section. The application must be received by the department by April 15th following the calendar year for which the applicant is claiming the credit. The application must be made to the department in a form and manner prescribed by the department. The department may require any form of sufficient documentation be provided.

(d) A landlord may not receive a tax credit under this section for any dwelling unit for which the landlord claimed an exemption under section 102 of this act during the period upon which the calculation specified in (a) of this subsection is based.

(3) The following definitions apply to this section:

(a) "Dwelling unit" has the same meaning as in RCW 59.18.030.

(b) "Eligible landlord" means a landlord, as that term is defined in RCW 59.18.030, renting 20 or fewer dwelling units.

(c) "Eligible property" means a dwelling unit owned by an eligible landlord and subject to the limit on rent increases in section 101 of this act.

(d) "Maintenance and operating costs" means the sum of mortgage costs, property taxes, property and casualty insurance, utilities, and other costs directly related to keeping the eligible property fit for human habitation pursuant to RCW 59.18.060.

NEW SECTION. **Sec. 305.** The provisions of RCW 82.32.805 and 82.32.808 do not apply to section 304 of this act."

Renumber the remaining sections consecutively and correct any internal references accordingly.

EFFECT: Allows eligible landlords with 20 or fewer dwelling units to apply for a property tax credit on an eligible property for the amount of maintenance and operating costs in excess of 7 percent between the prior two tax years.

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