

**HB 1858 - H AMD 201**

By Representative Couture

WITHDRAWN 03/10/2025

1 On page 6, after line 2, insert the following:

2 "NEW SECTION. **Sec. 3.** (1) The Washington center for real estate  
3 research at the University of Washington shall conduct a study  
4 reviewing the impact of document recording fees, and the potential  
5 effect of exemptions from such fees, on housing costs and housing  
6 supply.

7 (2) The study must, at a minimum:

8 (a) Provide a state-by-state comparison of:

9 (i) Document recording fees imposed on real estate transactions,  
10 or substantially similar recording fees imposed on real estate  
11 transactions;

12 (ii) Impact fees on new residential construction and multifamily  
13 construction; and

14 (iii) Other mandatory fees on real estate and real estate  
15 transactions.

16 (b) Identify the impacts that document recording fees, impact  
17 fees, real estate excise taxes, and permit delays have on the overall  
18 cost of construction for single-family residential and multi-family  
19 residential units, both on an aggregate level and on a per unit level.

20 (c) Identify the percentage of the total cost of building new  
21 residential housing associated with mandatory government taxes and  
22 fees.

23 (3) The Washington center for real estate research shall submit a  
24 report, consistent with RCW 43.01.036, with the results of the study  
25 to the governor and the appropriate committees of the legislature by  
26 January 1, 2026.

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1        NEW SECTION. **Sec. 4.** Sections 1 and 2 of this act take effect  
2 July 1, 2026."  
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EFFECT: (1) Requires the Washington Center for Real Estate Research to conduct a study reviewing the impacts of document recording fees, and the potential effect of exemptions from such fees, on housing costs and housing supply, with a report due to the Governor and the appropriate committees of the Legislature by January 1, 2026.

(2) Changes the effective date for the sections eliminating the exemption for assignments or substitutions of previously recorded deeds of trust from the housing and homelessness document recording fee and the Covenant Homeownership Program assessment from 90 days after adjournment of the session in which the bill is passed, to July 1, 2026.

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