
ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1108

State of Washington

69th Legislature

2025 Regular Session

By House Appropriations (originally sponsored by Representatives Klicker, Peterson, Barkis, Ybarra, Low, Leavitt, Schmidt, Eslick, Penner, Connors, Paul, Ramel, Jacobsen, Shavers, Burnett, Rude, Keaton, Obras, Timmons, Wylie, Caldier, Barnard, Rule, Nance, Berg, and Bernbaum)

READ FIRST TIME 02/28/25.

1 AN ACT Relating to creating a task force on housing cost driver
2 analysis; creating new sections; and providing an expiration date.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1)(a) A legislative task force on housing
5 cost driver analysis is established, with members as provided in this
6 subsection.

7 (i) The president of the senate shall appoint one member from
8 each of the two largest caucuses of the senate.

9 (ii) The speaker of the house of representatives shall appoint
10 one member from each of the two largest caucuses of the house of
11 representatives.

12 (iii) The president of the senate and the speaker of the house of
13 representatives jointly shall appoint the following members:

14 (A) Two economists with expertise in the economic disciplines
15 most relevant to the issue of housing cost drivers;

16 (B) One member representing nonprofit developers of rental
17 housing;

18 (C) One member representing nonprofit developers of housing for
19 homeownership;

20 (D) One member representing for-profit housing developers;

21 (E) One member representing builders;

1 (F) One member representing a statewide organization representing
2 the building trades labor;

3 (G) One member representing realtors;

4 (H) One member representing cities;

5 (I) One member representing counties;

6 (J) One member representing tenants;

7 (K) One member representing landlords who provide at least 10
8 rental housing units;

9 (L) One member representing landlords who provide no more than
10 two rental housing units;

11 (M) One member from a statewide association representing real
12 estate appraisers;

13 (N) One member representing home mortgage lenders;

14 (O) One member representing multifamily lenders;

15 (P) One member representing utility providers;

16 (Q) One member representing public housing authorities;

17 (R) One member representing the Washington state housing finance
18 commission;

19 (S) One member representing the office of equity;

20 (T) One member representing the carpenters union;

21 (U) One member from a statewide association representing
22 business; and

23 (V) One member from an organization representing architects.

24 (b) The task force shall choose its cochairs from among its
25 legislative membership. The legislative membership shall convene the
26 initial meeting of the task force. The task force may not meet more
27 than three times, and all task force meetings must be held virtually.

28 (2) The task force shall research, analyze, and determine the
29 primary cost drivers for homeownership and rental housing in
30 Washington state.

31 (3) Staff support for the task force must be provided by the
32 senate committee services and the house of representatives office of
33 program research.

34 (4) The task force, in completing the duties prescribed by this
35 section, shall solicit and consider information and perspectives
36 provided by the affordable housing advisory board and persons and
37 entities with relevant interest and expertise.

38 (5) Legislative members of the task force are reimbursed for
39 travel expenses in accordance with RCW 44.04.120. Nonlegislative
40 members are not entitled to be reimbursed for travel expenses if they

1 are elected officials or are participating on behalf of an employer,
2 governmental entity, or other organization. Any reimbursement for
3 other nonlegislative members is subject to chapter 43.03 RCW.

4 (6) The expenses of the task force must be paid jointly by the
5 senate and the house of representatives. Task force expenditures are
6 subject to approval by the senate facilities and operations committee
7 and the house of representatives executive rules committee, or their
8 successor committees.

9 (7) The task force shall report its findings and recommendations
10 to the appropriate committees of the legislature by December 1, 2026.

11 (8) This section expires June 1, 2027.

12 NEW SECTION. **Sec. 2.** If specific funding for the purposes of
13 this act, referencing this act by bill or chapter number, is not
14 provided by June 30, 2025, in the omnibus appropriations act, this
15 act is null and void.

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