

2022 WASHINGTON STATE LEGISLATIVE PRIORITIES

Legalize Housing in Urban and Rural Areas – Support Middle Housing & ADUs



Housing costs are at an all-time high, new housing inventory is at all-time low, and the homeownership rate Washington State continues to decline. So why aren't more houses being built? Because in Washington State, more housing is unlawful thanks to local zoning and Growth Board decisions. The solution is to make housing legal again.

REALTORS® will support legislation that modifies local zoning and development regulations to allow Middle Housing, like duplexes, triplexes, and townhomes. The Legislature's approach should ensure that existing single-family homes can remain and new single family can be built, and must reflect the differences in cities and neighborhoods based on size, access to transit, and proximity to job centers.

In rural areas, REALTORS® support HB 1298/SB 5221 that would allow detached accessory dwelling units (ADUs) outside urban growth areas (UGAs), subject to size limitations and other requirements. Detached ADUs are a cost-effective solution to housing supply and should not be allowed only in urban areas.

REALTORS also support 5670/1782 to give developers additional building options like duplexes and triplexes in areas close to transit.



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**Support HB 1157
/ SB 5390**

**Housing Supply Tax
Incentives for Local
Governments**



These bills enable local governments to receive a portion of the State real estate excise tax (REET) for new housing units built within areas of increased density. This bill passed the House in the 2021 Session, and received strong support from the entire spectrum of housing stakeholders. Financial support for infrastructure, is a necessary part of the effort to eliminate restrictions on housing at the local level to assist cities with planning and infrastructure costs. This incentive approach could also be part of Middle Housing legislation, to create local incentives for market rate housing supply.



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Oppose HB 1981 Local Government Planning



This bill, seen by some as an alternate to HB 1782 would increase property taxes across the State, increase Real Estate Excise Tax on many transactions across the State and would increase housing units in 4-6 years. This is not the proper response to a housing affordability and availability crisis. Please oppose HB 1981.



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Support HB 2059 Consumer Protections in the Real Estate Agency Law



The use of “love letters” by buyers to describe themselves to the sellers has been discouraged by the real estate industry because information on race, marital status, gender, religion or other personal information could create a violation of fair housing laws. These types of communications by a buyer would be prohibited, so that the buyer’s personal or family characteristics are not part the seller’s decision to accept a purchase offer.

In addition, in the recent *Falcon v. Bowfits* Court of Appeals case, the Court ruled that the statutory duties of a real estate broker under Chapter 18.86 RCW apply only to the broker’s own client, not to other brokers or parties to the transaction. This decision is contrary to the purpose and history of the agency law to establish clear statutory duties that protect consumers. For example, the Court’s decision would allow a broker to assert that the statutory duty “to deal honestly and in good faith” applies only to his or her own client, but not to the other broker or other parties in a transaction. This decision is harmful to consumers and must be corrected.

