

WEEKLY LEGISLATIVE UPDATE

Week 3: 1/26/2026 – 2/1/2026

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COMMITTEE PUBLIC HEARINGS

House Housing – Monday, January 26 at 1:30 PM

[HB 1542](#) - Concerning senior independent housing.

[HB 2527](#) - Increasing opportunities for tenants to own homes under eventual tenant ownership programs established under the federal low-income housing tax credit program.

Senate Local Government – Monday, January 26 at 1:30 PM

[SB 6234](#) - Regulating sewage grinder pumps for new residential buildings.

Senate Ways & Means – Monday, January 26 at 4:00 PM

[SB 6220](#) - Ensuring nonprofit housing providers qualify for a property tax exemption when the property is temporarily used for certain community purposes other than affordable housing.

House Finance – Tuesday, January 27 at 8:00 AM

[HB 2227](#) - Providing a real estate excise tax exemption for the sale of qualified affordable housing.

[HB 2270](#) - Providing specified flexibility for use of lodging tax revenues for small cities.

House Civil Rights & Judiciary – Wednesday, January 28 at 8:00 AM

[HB 2354](#) - Concerning common interest communities.

House Local Government – Wednesday, January 28 at 8:00 AM

[HB 2480](#) - Concerning residential development in commercial and mixed-use zones.

Senate Housing – Wednesday, January 28 at 10:30 AM

[SB 6069](#) - Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. **SSHA³P will testify with concerns**

[SB 6167](#) - Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.

[SB 6201](#) - Establishing tax exemptions for property used as affordable housing owned or operated by a social housing agency.

[SB 6205](#) - Increasing accountability for the distribution of grants for economically disadvantaged people.

Senate Local Government – Thursday, January 29 at 1:30 PM

[SB 5633](#) - Concerning the subdivision of land.

Senate Labor & Commerce – Friday, January 30 at 8:00 AM

[SB 6158](#) - Adopting national standards for factory built housing and commercial structures. **SSHA³P will sign in PRO**

Senate Housing – Friday, January 30 at 10:30 AM

[SB 6139](#) - Concerning partial rental payments and rental payment methods of an unlawful detainer action or issuance of a writ of restitution.

[SB 6214](#) - Establishing land banking authorities.

[SB 6237](#) - Concerning rental property disclosures of flooding history and flood risk.

PRIORITIES

Workforce Housing Accelerator Program

HB 2295 – Concerning the capital budget

Status: Received public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: No funding for the Workforce Housing Accelerator Program was included in the Governor’s proposed supplemental budget.

Position: Support, with a continued ask for Workforce Housing Accelerator and CHIP Program funding.

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: No funding for the Workforce Housing Accelerator Program was included in the Governor’s proposed supplemental budget.

Position: Support, with a continued ask for Workforce Housing Accelerator and CHIP Program funding.

Fund Pierce County Affordable Housing Projects

HB 2295 – Concerning the capital budget

Status: Received a public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: Thrive Center Tacoma’s capital budget appropriation increased from \$2M to \$4M

Position: Support

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: Thrive Center Tacoma’s capital budget appropriation increased from \$2M to \$4M

Position: Support

Reduce Affordable Housing Costs

HB 1717 – Creating a sales and use tax remittance program for affordable housing.

Status: Scheduled for executive session in the House Finance Committee on January 29.

Summary-in-brief: Legislation to create a local option sales and use tax remittance program for the developers of affordable housing.

Position: Support

HB 2141 – Concerning building codes.

Status: Referred to Local Government Committee on January 12.

Summary-in-brief: Amends current state building code update cycle from a 3-year period to a 10-year period.

Position: Support

SB 5647 – Providing a real estate excise tax exemption for the sale of qualified affordable housing.

Status: Referred to Ways & Means Committee on January 12.

Summary-in-brief: Expands the current real estate excise tax exemption for eligible self-help homeownership homebuyers to include buyers of community land trust homes.

Position: Neutral

HB 2227 – Providing a real estate excise tax exemption for the sale of qualified affordable housing.

Status: Scheduled for public hearing in the House Finance Committee on January 27.

Summary-in-brief: Expands the current real estate excise tax exemption for eligible self-help homeownership homebuyers to include buyers of community land trust homes.

Position: Neutral

SB 5884 – Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.

Status: Received executive action in the Senate Housing Committee on January 21. Referred to Ways & Means Committee on January 22.

Summary-in-brief: Legislation to expand a current sales and use tax incentive for the conversion of parking lots into residential development to include undeveloped and underdeveloped properties, and modifies maximum population threshold for a city to be eligible from 250,000 to 275,000.

Position: Neutral

HB 2151 – Adopting national standards for factory built housing and commercial structures.

Status: Scheduled for executive session in House Labor & Workplace Standards Committee on January 23.

Summary-in-brief: This bill updates Washington’s regulatory framework for factory built housing and commercial structures by aligning state rules with national International Code Council (ICC) standards. It directs L&I to consider ICC consensus standards for off-site construction planning, design, fabrication, and inspections; updates code references from the Uniform Building Code to the International Building Code; and strengthens requirements for qualified inspection agencies.

Position: Support

HB 2486 – Controlling costs imposed by the state energy code.

Status: Referred to Local Government Committee on January 14

Summary-in-brief: Allows local building officials to waive energy code requirements based up on physical or economic practicalities.

Position: Concerns

SB 6256 – Concerning tax exemptions for unoccupied property used for affordable housing that is owned by a nonprofit entity.

Status: Referred to Senate Ways & Means Committee on January 21.

Summary-in-brief: Companion bill to HB 2227, this legislation would expand the property tax exemption for non-profit owned affordable housing under RCW 84.36.560 to include community services elements of the building.

Position: Neutral

SUPPPOT FOR PERMANENT SUPPORTIVE HOUSING

SB 6027 – Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.

Status: Received executive session in Senate Housing Committee on January 21. Referred to Ways & Means on January 22.

Summary-in-brief: Modifies certain funding sources – most commonly referred to as 1590, 1406, and DRF – to expand uses to ensure flexibility in funding permanent supportive housing, supportive services, and rental assistance.

Position: Support

HB 2359 – Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.

Status: Referred to Finance Committee on January 12

Summary-in-brief: Companion bill to SB 6027, this bill would modify certain funding sources – most commonly referred to as 1590, 1406, and DRF – to expand uses to ensure flexibility in funding permanent supportive housing, supportive services, and rental assistance.

Position: Support

HB 2442 – Providing local governments tax resources and fund flexibility.

Status: Received public hearing in the House Finance Committee on January 20.

Summary-in-brief: Omnibus local revenue bill that allows funds collected via RCW 82.14.530 to be used the rehabilitation of existing affordable and supportive housing.

Position: Support

SB 6294 – Providing local governments tax resources and fund flexibility.

Status: Introduced January 22

Summary-in-brief: Companion bill to HB 2442, this omnibus local revenue bill that allows funds collected via RCW 82.14.530 to be used the rehabilitation of existing affordable and supportive housing.

Position: Support

ACTIVE ENGAGEMENT

Capital Budget Housing Investments

HB 2295 – Concerning the capital budget

Status: Received a public hearing on January 15 in the House Capital Budget Committee.

Summary-in-brief: Governor Ferguson’s proposed supplemental capital budget would increase the Housing Trust Fund investment by \$230 million, including:

- \$50 million for the Housing Trust Fund Preservation Program to maintain existing affordable housing units.
- \$81 million for affordable rental project development
- \$73 million for affordable homeownership project development
- \$12.5 million for the Northwest Development Cooperative Center to provide grants for the acquisition and preservation of mobile or manufactured home communities
- \$1.5 million for predevelopment and technical assistance
- Increases the Thrive Center Tacoma’s project appropriation to \$4 million

The supplemental proposal also includes:

- \$5 million inside the Low-income Home Rehabilitation Program to assist homeowners impacted by recent flooding who have incomes at or below 200% of the federal poverty level
- \$350,000 to create a housing accelerator framework
- \$2 million to support land banking legislation (HB 1974)

Position: Support, with ask to fund the Workforce Housing Accelerator and CHIP Programs

SB 6003 – Concerning the capital budget

Status: Received a public hearing on January 12 in the Senate Ways & Means Committee.

Summary-in-brief: Same as summary of HB 2295

Position: Support, with ask to fund the Workforce Housing Accelerator and CHIP Programs

Local Affordable Housing Funding Options

SB 5576 – Providing a local government option for the funding of essential affordable housing programs.

Status: Referred to Ways & Means on January 12.

Summary-in-brief: This legislation would allow local governments to impose up to a 4% excise tax on short term rentals and funds generated would be eligible to support affordable housing development and affordable housing programs.

Position: Support

HB 2559 – Providing a local government option for the funding of essential affordable housing programs.

Status: Received public hearing in the House Finance Committee on January 20.

Summary-in-brief: Newly filed companion bill to SB 5576. This legislation would allow local governments to impose up to a 4% excise tax on short term rentals and funds generated would be eligible to support affordable housing development and affordable housing programs.

Position: Support

HB 1867 – Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.

Status: Referred to Finance Committee on January 12.

Summary-in-brief: This legislation would allow counties to impose a 0.5% real estate excise tax, subject to the will of the voters, for developing affordable housing.

Position: Support

HB 2583 – Concerning authority to impose local excise taxes on lodging.

Status: Referred to Finance Committee on January 20.

Summary-in-brief: TBD

Position: TBD

Investments in Rental Assistance**HB 2289 – Making 2025-2027 fiscal biennium supplemental operating appropriations.**

Status: Received a public hearing on January 12 in the House Appropriations Committee.

Summary-in-brief: No additional investments in rental assistance are included in this supplemental proposal.

Position: Neutral

SB 5998 – Making 2025-2027 fiscal biennium supplemental operating appropriations.

Status: Received a public hearing on January 13 in the Senate Ways & Means Committee.

Summary-in-brief: No additional investments in rental assistance are included in this supplemental proposal.

Position: Neutral

Mixed-Income Housing**HB 1859 – Expanding opportunities for affordable housing developments on properties owned by religious organizations.**

Status: Received a public hearing on January 15 in the House Finance Committee.

Summary-in-brief: Decreases the amount of affordable units, from 100% to 50%, required to qualify for a density bonus for affordable housing developed on property owned by a religious organization. and establishes a sales and use tax exemption for the construction or improvement of existing buildings to be used for affordable housing if the project is owned by, built on land owned by, or owned or built in partnership with a nonprofit religious organization.

Position: Support, with concerns regarding local government requirement for a density bonus.

SB 5885 – Expanding opportunities for affordable housing developments on properties owned by religious organizations.

Status: Received public hearing in Senate Housing Committee on January 14.

Summary-in-brief: Decreases the amount of affordable units, from 100% to 50%, required to qualify for a density bonus for affordable housing developed on property owned by a religious organization. and establishes a sales and use tax exemption for the construction or improvement of existing buildings to be used for affordable housing if the project is owned by, built on land owned by, or owned or built in partnership with a nonprofit religious organization.

Position: Support, with concerns regarding local government requirement for a density bonus.

SB 6028 – Establishing a revolving loan fund for mixed-income affordable homeownership development.

Status: Received executive session in the Senate Housing Committee on January 21. Referred to Ways & Means on January 22.

Summary-in-brief: Establishes a revolving loan fund to provide loans to eligible organizations to finance mixed-income affordable homeownership development.

Position: Support

SB 6201 – Establishing tax exemptions for property used as affordable housing owned or operated by a social housing agency.

Status: Scheduled for public hearing the Senate Housing Committee on January 28.

Summary-in-brief: Establishes a definition of social housing agency and creates a property tax exemption for certain mixed-income housing

Position: Neutral

Siting of STEP Housing

HB 2266 – Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.

Status: Received a public hearing in the House Housing Committee on January 20. Scheduled for executive session in the House Housing Committee on January 27.

Summary-in-brief: Bill requires cities to allow transitional housing, permanent supportive housing, and emergency housing and shelters in any zone that is not zoned for industrial usage. Additionally, cities may not require any development or operating standards, conditions, or requirements that are more restrictive than those required for other types of residential development within the same zone, but may apply any objective development regulations that are required for residential development including, but not limited to, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements.

Position: Concerns

SB 6069 – Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.

Status: Scheduled for public hearing in the Senate Housing Committee on January 28.

Summary-in-brief: Bill requires cities to allow transitional housing, permanent supportive housing, and emergency housing and shelters in any zone that is not zoned for industrial usage. Additionally, cities may not require any development or operating standards, conditions, or requirements that are more restrictive than those required for other types of residential development within the same zone, but may apply any objective development regulations that are required for residential development including, but not limited to, setback, lot coverage, stormwater, clearing, and tree canopy and retention requirements.

Position: Concerns

Property Tax Exemption Program Eligibility

HB 1165 - Expanding access to the property tax exemption program for seniors, people retired due to disability, and veterans with disabilities.

Status: House Committee on Finance

Summary-in-brief: Legislation would increase income eligibility for the senior and disability property tax exemptions.

Position: Neutral

HB 1179 - Providing a property tax valuation freeze for senior citizens and disabled veterans.

Status: Referred to Finance Committee

Summary-in-brief: The legislation freezes property tax valuations for eligible senior citizens and disabled veterans.

Position: Neutral

SB 5398 - Concerning property tax exemptions for veterans with disabilities.

Status: Referred to Ways & Means

Summary-in-brief: This legislation provides property tax exemptions for disabled veterans and their surviving spouses, with exemption amounts based on the veteran's disability rating, ranging from \$5,000 to full exemption for those rated 100% disabled.

Position: Neutral

SB 6295 - Concerning property tax relief for homeowners and renters.

Status: Introduced January 23

Summary-in-brief: TBD

Position: TBD

Recreational Vehicles as Permanent Housing Units

[HB 1443](#) – Concerning mobile dwellings.

Status: House Rules Committee

Summary-in-brief: Bill requires a cities and counties to allow up to two mobile dwellings per residential lot if certain requirements are met.

Position: Opposed

Source-of-Income Discrimination in Rental Housing

No bills have been filed that would address this item.

TRACKING

Updates to the Washington Uniform Common Interest Community Act

[HB 2118](#) – Concerning common interest community restrictions.

Status: Scheduled for executive session in the House Housing Committee on January 22 but no action taken.

Summary-in-brief: Bill would not allow common interest ownership communities (HOAs and COAs) to amend, or enforce a covenant, condition, or restriction that imposes more onerous restrictions on the types of use of a lot than those restrictions that existed when the owner acquired it.

[HB 2304](#) – Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.

Status: Received a public hearing in the House Civil Rights & Judiciary Committee on January 23. Scheduled for executive session in House Civil Rights & Judiciary Committee on January 30.

Summary-in-brief: Exempts condominium created after July 7, 2025, from the implied warranties of quality if the condominium has 12 or fewer units and is 4 or fewer stories.

[HB 2354](#) – Concerning common interest communities.

Status: Scheduled for public hearing in House Civil Rights & Judiciary Committee on January 28.

Summary-in-brief: Would limit homeowners' associations' ability to prohibit or unreasonably restrict the installation of electric vehicle charging stations and heat pumps, establishing clear approval timelines, cost responsibilities, and enforcement penalties to promote clean energy upgrades in condominiums and similar communities.

[SB 6054](#) – Concerning unreasonable restrictions on wildfire home hardening practices in common interest communities.

Status: Received a public hearing in the Senate Housing Committee on January 21.

Summary-in-brief: Disallows common interest community governing documents from prohibiting the installation, use, or maintenance of certain fire-hardened building materials, while allowing governing documents to include reasonable rules regarding the design, dimensions, and placement of materials.

[HB 2590](#) – Exempting limited equity cooperatives from the Washington uniform common interest ownership act.

Status: Scheduled for public hearing in the House Civil Rights & Judiciary Committee on January 27. Scheduled for executive session in the House Civil Rights & Judiciary Committee on January 30.

Summary-in-brief: TBD

[HB 2646](#) – Mitigating disputes between unit owners and unit owners associations under the Washington uniform common interest ownership act.

Status: Introduced January 23

Summary-in-brief: TBD

Land Banking Legislation

[HB 1974](#) – Establishing land banking authorities.

Status: Executive action taken in the House Housing Committee on January 22.

Summary-in-brief: This bill would allow for the creation of land banking organizations, non-profit or governmental, to acquire, improve, and transfer real property for affordable housing development.

[SB 6214](#) – Establishing land banking authorities.

Status: Scheduled for public hearing in the Seante Housing Committee on January 30.

Summary-in-brief: Companion bill to HB 1974 would allow for the creation of land banking organizations, non-profit or governmental, to acquire, improve, and transfer real property for affordable housing development.

Updates to the Residential-Landlord-Tenant Act

[SB 5469](#) – Prohibiting algorithmic rent fixing and noncompete agreements in the rental housing market.

Status: Senate Rules Committee

Summary-in-brief: Prohibits a service provider from collecting or analyzing certain data to recommend rental prices, lease renewal terms, or occupancy levels for more than one landlord and prohibits a landlord from obtaining recommendations for rental prices, lease renewal terms, or occupancy levels from a service provider.

[SB 5937](#) – Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.

Status: Senate Rules Committee for second reading.

Summary-in-brief: This bill clarifies the responsibility of a landlord of a rental property using biometric identifier information or a software application to access a building.

[HB 2265](#) – Protecting tenants from periods of extreme heat.

Status: Received a public hearing in the House Housing Committee on January 19.

Summary-in-brief: Bill would disallow a landlord from prohibiting or restricting a tenant from installing a portable cooling device of the tenant's choosing, unless certain issues exist.

[SB 6139](#) – Concerning partial rental payments and rental payment methods of an unlawful detainer action or issuance of a writ of restitution.

Status: Scheduled for a public hearing in the Housing Committee on January 30.

Summary-in-brief: In the event of a late rental payment, the bill would require a landlord must continue to allow the tenant to make a payment by any means agreed to in the lease.

[HB 2452](#) – Modifying requirements for service of rent increase notices.

Status: Received a public hearing the House Housing Committee on January 19.

Summary-in-brief: Regarding the delivery method of certain notices.

[SB 6200](#) – Concerning renters' and mobile home occupants' ability to install portable cooling devices.

Status: Received a public hearing in the Senate Housing Committee on January 23.

Summary-in-brief: **Companion** Bill to HB 2265 to disallow a landlord from prohibiting or restricting a tenant from installing a portable cooling device of the tenant's choosing, unless certain issues exist.

Legislation to Mandate Residential Land Use and Permitting Changes

[SB 5613](#) – Concerning the subdivision of land.

Status: Scheduled for public hearing in the Senate Local Government Committee on January 29.

Summary-in-brief: TBD

[SB 5613](#) – Concerning the development of clear and objective standards, conditions, and procedures for residential development

Status: Referred to Senate Ways & Means on January 12.

Summary-in-brief: Requires cities and counties to adopt and apply only clear and objective development regulations and design standards for residential development by January 1, 2029.

HB 2201 – Standardizing city and county planning and development regulations with an urban growth area.

Status: Received a public hearing on January 14 in House Local Government Committee.

Summary-in-brief: Requires that county development regulations, within an urban growth area, and comprehensive planning must conform to that of the urban growth area's designated city.

HB 2418 – Concerning permit review processes.

Status: Received a public hearing in the House Local Government Committee on January 16 and scheduled for executive session in the House Local Government Committee on January 23.

Summary-in-brief: Legislation regarding vesting residential project to the zoning in effect at the time a complete application is filed, establishing minimum two- to three-year vesting periods based on project size, and tightening statutory timelines for final permit decisions. The bill also holds utilities, special purpose districts, and state agencies to the same review deadlines as cities and counties.

SB 6015 – Concerning permit-ready residential building plans.

Status: Received a public hearing in the Senate Housing Committee on January 21.

Summary-in-brief: Establishes a process to develop permit ready plans for certain housing types and requires cities and counties to land use applications utilizing these plans on residential lots meeting certain requirements.

SB 6026 – Concerning residential development in commercial and mixed-use zones.

Status: Received a public hearing on January 16 in the Senate Housing Committee and scheduled for executive session in the Senate Housing Committee on January 28.

Summary-in-brief: Precludes cities and counties with populations over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development.

HB 2480 – Concerning residential development in commercial and mixed-use zones.

Status: Scheduled for public hearing in House Local Government Committee on January 28.

Summary-in-brief: Companion bill to SB 6026 to precludes cities and counties with populations over 30,000 from excluding residential uses in areas zoned for commercial or mixed-use development.

SB 6234 – Regulating sewage grinder pumps for new residential buildings.

Status: Scheduled for public hearing on January 26 in Senate Local Government Committee.

Summary-in-brief: Precludes cities and counties from prohibiting the installation of sewage grinder pumps for new residential buildings that if certain criteria are met.

SB 6274 – Concerning street standards and frontage improvement requirements.

Status: Referred to Senate Local Government Committee on January 22.

Summary-in-brief: TBD

Dedicated Revenue to Fund Affordable Housing**HB 1763** – Providing state funding for essential affordable housing programs.

Status: House Finance Committee

Summary-in-brief: Bill would establish a 6% excise tax on short term rentals and funding would be dedicated for affordable housing purposes.

HB 2027 – Increasing the supply of affordable and workforce housing.

Status: Referred to House Finance Committee on January 12

Summary-in-brief: Bill would increase the state and local real estate excise taxes, with revenue generated dedicated to support the development of affordable and workforce housing.

DATES TO REMEMBER

January 12	First Day of 2026 Legislative Session
February 4	Policy Committee Cutoff
February 9	Fiscal Committee Cutoff
February 17	House of Origin Cutoff
February 25	Opposite House Policy Committee Cutoff
March 2	Opposite House Fiscal Committee Cutoff
March 6	Opposite House Cutoff
March 12	Sine Die