



## Bills Impacting Cities 2025 Legislative Session

Below is a list of bills that passed this session and impact city operations and interests, or will likely require a change in city code. We encourage you to review and prepare for the requirements outlined in the following bills. For reference, click [this link](#) to view all bills approved by the Legislature, even those without a nexus to city government.

### Criminal Justice

**Managing Sexually Violent Predators:** [House Bill 1133](#), sponsored by Rep. Mari Leavitt (D-28th LD), introduces procedures for obtaining records relevant to civil commitment determinations for sexually violent predators, clarifies legal processes, and imposes restrictions on offenders' eligibility for supervision compliance credits. The bill formalizes a civil investigative demand process for prosecuting agencies to access records from public agencies, prohibits compliance credits for offenders concurrently serving less restrictive alternatives, and updates cross-references to align with the new procedures. It also includes a severability clause to preserve the act's validity if any provision is deemed invalid. The Governor signed the bill on April 16 and the bill goes into effect on July 27, 2025.

**Comprehensive Firearm Regulation:** [House Bill 1163](#), sponsored by Rep. Liz Berry (D-36th LD), establishes a permit-to-purchase system and new training requirements for firearm purchases and concealed pistol licenses (CPLs). Key provisions include mandatory permits for firearm purchases requiring fingerprints, certified safety training, and eligibility checks, as well as enhanced CPL requirements such as live-fire training. Firearm dealers must verify permits and maintain transaction records, while the Washington State Patrol oversees permit issuance, background checks, and annual reporting on permit and CPL data. The Governor signed the bill into law on May 20 and the bill goes into effect on May 1, 2027.

**Court Interpreter Standards:** [House Bill 1174](#), sponsored by Rep. Strom Peterson (D-21st LD), seeks to enhance language access in the legal system by updating interpreter standards and procedures. The bill replaces outdated terminology, establishes criteria for appointing credentialed interpreters, and requires courts to develop language access plans that include procedures for identifying needs, appointing interpreters, and translating materials. Interpreter costs are not borne by individuals with limited English proficiency in government-initiated proceedings, and the Administrative Office of the Courts must reimburse participating state courts for half of interpreter costs, subject to funding. The bill was signed by the Governor on April 16 and goes into effect on July 27, 2025.

**Fingerprint Background Checks:** [House Bill 1385](#), sponsored by Rep. Jamila Taylor (D-30th LD), expands fingerprint-based background checks for individuals working with vulnerable

populations, including children, the elderly, and individuals with disabilities. The bill broadens the definitions of “applicant” and “qualified entity” to include volunteers and contractors, updates terminology to reflect a broader population, and authorizes the Washington State Patrol to facilitate state and national fingerprint-based criminal history checks for noncriminal justice purposes. It also ratifies the National Crime Prevention and Privacy Compact, authorizes federally recognized tribes to conduct background checks, and grants rulemaking authority to the Washington State Patrol to implement the new provisions. The bill was signed by the Governor on April 16 and goes into effect on July 27, 2025.

**Civil Asset Forfeiture Reform:** [House Bill 1440](#), sponsored by Rep. Roger Goodman (D-45th LD), establishes a new framework to standardize civil asset forfeiture procedures, replacing existing processes in various statutes. Key provisions include extended deadlines for contesting forfeitures, shifting the burden of proof to seizing agencies to establish forfeiture by “clear, cogent, and convincing evidence,” protections for innocent owners and community property interests, and revenue allocation prioritizing victim restitution and behavioral health programs. The act applies to seizures occurring on or after January 1, 2026. The Governor signed the bill on May 17.

**Hope Card Modernization:** [House Bill 1460](#), sponsored by Rep. Dan Griffey (R-35th LD), expands and streamlines the hope card program to improve accessibility, content, and trauma-informed support for protection order petitioners. The bill removes the requirement to include physical characteristics of the restrained person, adds firearm-related restrictions to the card’s content, and ensures petitioners can obtain cards without waiting periods or fees. It also mandates the Administrative Office of the Courts to oversee implementation, collaborate with expanded stakeholder groups, and ensure consistent court practices. The Governor signed the bill on May 12 and the bill goes into effect July 27, 2025.

**Rape Pregnancy Sentencing:** [House Bill 1484](#), sponsored by Rep. Osman Salahuddin (D-48th LD), expands the list of aggravating circumstances that courts may consider when imposing exceptional sentences for rape. The bill broadens existing law to include cases where rape results in pregnancy, removing the limitation to child victims, thereby allowing courts to impose sentences above the standard range for adult victims as well. Additionally, it corrects a statutory reference related to sexually explicit conduct to align with the appropriate subsection. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Speeding Prevention Technology:** [House Bill 1596](#), sponsored by Rep. Mari Leavitt (D-28th LD), titled the BEAM Act, mandates the use of Intelligent Speed Assistance (ISA) devices for certain drivers with excessive speeding violations. The bill defines excessive speeding as driving 10 mph or more above the limit in areas with speed limits of 40 mph or less, or 20 mph or more above the limit in areas with higher speed limits. ISA devices monitor and limit vehicle speed based on GPS data, with protections for data privacy and penalties for tampering. Drivers must pay associated costs, including a \$21 monthly fee, which funds program administration and financial assistance for indigent participants. The Governor signed the bill into law on May 12 and the bill takes effect on January 1, 2029.

**Protection Order Reforms:** [Senate Bill 5202](#), sponsored by Sen. Jesse Salomon (D-32nd LD), enhances the protection order process to better support survivors of abuse and address firearm restrictions. The bill requires ongoing acceptance of electronic protection order petitions, allows previously protected minors to renew orders as adults, and provides mechanisms to modify or terminate ex parte orders in specific circumstances. It also expands the definition of unlawful firearm possession to include untraceable or undetectable firearms when an individual is under certain protection orders, elevating such possession to a class B felony. Courts of limited jurisdiction must allow electronic and mail submissions for protection order petitions by January 1, 2026, and provide electronic notifications about case progress, including firearm surrender updates and reminders about court appearances. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Law Enforcement Classification:** [Senate Bill 5209](#), sponsored by Sen. John Lovick (D-44th LD), formally recognizes the Department of Labor and Industries as a limited authority Washington law enforcement agency. This designation aligns L&I with other state agencies that enforce laws within specific subject areas, such as the Department of Natural Resources and the Liquor and Cannabis Board. The bill does not grant new enforcement powers to L&I but acknowledges its existing role within its specialized jurisdiction. The Governor signed the bill on April 8 and the bill goes into effect on July 27, 2025.

**Officer Certification Process:** [Senate Bill 5224](#), sponsored by Sen. John Lovick (D-44th LD), enhances the certification and commissioning processes for law enforcement and corrections officers. The bill updates definitions, mandates background checks for officers transferring between agencies, and establishes procedures for certification lapse and reinstatement. It also revises the process for commissioning railroad police officers, requires all law enforcement personnel to complete basic training within specified timeframes, and mandates public access to hearing transcripts and decisions. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

**Law Enforcement Training:** [Senate Bill 5356](#), sponsored by Sen. Tina Orwall (D-33rd LD), expands training requirements for law enforcement, prosecutors, and Title IX investigators to improve responses to sexual and gender-based violence. The bill mandates the Washington Criminal Justice Training Commission (CJTC) to develop trauma-informed curricula for patrol officers and peace officers, with separate training programs for responding to sexual violence and gender-based violence. It adds the Washington Student Achievement Council as an advisor, updates child testimony provisions to allow testimony outside the defendant's presence for minors under 18, and requires periodic retraining for officers. The Governor signed the bill on April 22 and the bill goes into effect on July 1, 2026.

**Ferry Conduct Rules:** [Senate Bill 5716](#), sponsored by Sen. Deborah Krishnadasan (D-26th LD), expands transit conduct rules to include the Washington State Ferries. The bill modifies the definition of "transit authority" to explicitly add the Washington State Ferries, ensuring that existing prohibitions on behaviors such as smoking, littering, playing loud music, spitting, carrying hazardous materials, consuming alcohol without authorization, obstructing operations, and damaging property apply to ferry passengers and facilities. Violations remain classified as

misdeemeanors, and no other changes to the law are made. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

**Public Safety Funding:** [House Bill 2015](#), sponsored by Rep. Debra Entenman (D-47th LD), establishes mechanisms to enhance funding for local law enforcement recruitment, retention, training, and public safety initiatives. The bill creates a supplemental criminal justice account, a local law enforcement grant program, and authorizes a local option sales tax for criminal justice purposes. Grant funds may be used to support hiring, training, and retaining law enforcement officers, peer counselors, and behavioral health personnel, with a focus on co-response teams and community policing efforts. Recruiting lateral hires is not an eligible use of these funds. Revenue generated from the optional sales tax can be used for criminal justice purposes, including domestic violence services, public defense, diversion programs, and behavioral health improvement. Cities and counties can impose a sales and use tax for criminal justice purposes at a rate of 0.1% by June 30, 2028. After that, the tax may be imposed, but by voter approval. The bill sunsets the local law enforcement grant program and supplemental criminal justice account on June 30, 2028, and terminates reporting requirements on December 31, 2029. The Governor signed the bill on May 19 and it goes into effect on July 27, 2027.

### **Economic Development**

**Tourism Promotion Assessment:** [Senate Bill 5492](#), sponsored by Sen. Marcus Riccelli (D-3rd LD), establishes an advisory group to evaluate the feasibility of an industry-funded self-supported assessment for statewide tourism promotion. The bill highlights the economic importance of the tourism industry, which generates \$23.9 billion annually and supports over 230,000 jobs, while noting that state funding for tourism marketing lags behind competing states. It removes outdated provisions related to the initial appointments of the Tourism Marketing Authority board, reorganizes subsections for clarity, specifies the composition and responsibilities of the advisory group, and authorizes the Tourism Marketing Authority to incur expenditures for this purpose until June 30, 2026. The Governor signed the bill on April 30 and the bill goes into effect on July 27, 2025.

**Associate Development Organization Funding Adjustments:** [Senate Bill 5677](#), sponsored by Sen. Adrian Cortes (D-18th LD), standardizes performance reporting requirements and clarifies funding allocations for associate development organizations (ADOs). The bill removes additional reporting obligations for ADOs in counties with populations over 1.5 million, ensuring uniform performance measures statewide. It specifies that the Department of Commerce must submit biennial performance results of ADO contracts to legislative committees by December 31 of each even-numbered year and prohibits the use of state general funds for local matching requirements. The bill maintains the locally matched allocation of up to \$0.90 per capita for urban counties with a funding cap of \$300,000 per organization, and retains the base allocation of \$40,000 for rural counties. The Governor signed the bill on May 20 and the bill goes into effect on July 27, 2025.

## Environment

**Hydrofluorocarbon Emissions Reduction:** [House Bill 1462](#), sponsored by Rep. Davina Duerr (D-1st LD), aims to reduce greenhouse gas emissions associated with hydrofluorocarbons (HFCs) by transitioning to low and ultra-low global warming potential (GWP) refrigerants, promoting the use of reclaimed refrigerants, and establishing a regulatory framework to support these goals. The bill sets phased prohibitions on high-GWP HFCs starting in 2030, with increasingly stringent thresholds by 2033, while providing exemptions for reclaimed refrigerants and certain federally allowed uses. It also establishes a Refrigerant Transition Task Force to study barriers and opportunities for the transition and directs the Department of Ecology to adopt rules requiring low-GWP refrigerants in specific sectors by 2035. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Clean Buildings Compliance:** [House Bill 1543](#), sponsored by Rep. Beth Doglio (D-22nd LD), expands compliance options for building owners under Washington's clean buildings performance standards. The bill allows the Department of Commerce to develop alternative metrics for energy use and greenhouse gas emissions, alongside existing energy use intensity (EUI) targets, and provides conditional compliance pathways for building owners who meet these alternative metrics. It broadens exemptions for compliance, including historic preservation and financial hardship, and introduces requirements for Tier 2 buildings, such as benchmarking and operations planning, while prohibiting penalties from being passed on to tenants. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Cap-and-Trade Adjustments:** [House Bill 1975](#), sponsored by Rep. Joe Fitzgibbon (D-34th LD), amends Washington's Climate Commitment Act to refine auction price containment mechanisms, ceiling prices, and the Department of Ecology's authority to amend rules for linkage with other jurisdictions. The bill requires the Department to conduct market dynamic analysis, perform economic modeling, and adjust compliance obligations and reporting deadlines to ensure program implementability. It establishes a fixed price ceiling for 2026–2027, introduces flexibility in emissions reporting deadlines, and includes funding and severability provisions. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

## Fire Service

**Wildfire Mitigation Standards:** [House Bill 1539](#), sponsored by Rep. Kristine Reeves (D-30th LD), establishes a work group to study and recommend wildfire mitigation and resiliency standards. Co-chaired by the Insurance Commissioner and the Commissioner of Public Lands, the group includes representatives from state agencies, the insurance industry, local emergency management, fire chiefs, small forest and rural landowners, utilities, and legislative members. Key tasks include aligning wildfire property mitigation standards with national benchmarks, enhancing community-level efforts, improving data sharing, increasing consumer transparency, and proposing a homeowner grant program to support retrofitting homes for wildfire resistance. The bill creates a new section of law, which will expire on December 31, 2025. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Prescribed Fire Liability:** [House Bill 1563](#), sponsored by Rep. Adam Bernbaum (D-24th LD), establishes the Prescribed Fire Claims Fund Pilot Program to address liability concerns and encourage the use of prescribed and cultural burns for forest health and wildfire prevention. The program, administered by the Office of Risk Management in consultation with the Department of Natural Resources, provides reimbursement for eligible losses caused by burns conducted under approved plans and permits. Reimbursement is capped at \$2,000,000 per claim, with funding drawn from the newly created Prescribed Fire Claims Account. The bill creates a time-limited pilot program, with an expiration date of June 30, 2033, and includes an emergency clause to ensure immediate implementation upon passage. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Emergency Services Theft:** [Senate Bill 5323](#), sponsored by Sen. Judy Warnick (R-13th LD), enhances penalties for theft and possession of firefighter and EMS equipment critical to emergency response. The bill classifies theft or possession of such property as first-degree offenses if the loss significantly hinders emergency response or exceeds \$1,000 in value, and expands coverage to property taken from fire department vehicles, stations, and EMS facilities. It aims to address theft of equipment essential to emergency services with heightened penalties. The Governor signed the bill on May 15 and the bill goes into effect on July 27, 2025.

**Fire Loss Reporting:** [Senate Bill 5419](#), sponsored by Sen. John Lovick (D-44th LD), centralizes fire loss reporting with the Insurance Commissioner and strengthens confidentiality protections for insurers. The bill requires insurers to report fire losses within 90 days of closing a claim or conducting significant adjustments, including details such as property address, date of loss, and cause of loss. Confidentiality protections exempt fire loss reports from public disclosure and civil subpoenas, while allowing limited information sharing with law enforcement and regulatory agencies. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

## **Homelessness and Human Services**

**Pet-Friendly Emergency Shelters:** [House Bill 1201](#), sponsored by Rep. Mari Leavitt (D-28th LD), requires local governments to incorporate companion animal cosheltering into their emergency management plans and operations. Political subdivisions must identify emergency shelters that can accommodate persons with companion animals, provide companion animal emergency preparedness information on their websites, and ensure compliance with FEMA disaster assistance policies. The bill emphasizes the importance of addressing gaps in public preparedness and cosheltering opportunities during disasters or extreme weather events. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Homeless Housing Funding:** [House Bill 1260](#), sponsored by Rep. Suzanne Schmidt (R-4th LD), modifies the distribution of document recording surcharge funds to ensure cities operating their own homeless housing programs receive proportional shares without county administrative deductions. The bill limits county administrative costs to 10 percent of retained funds and allows cities to use up to 10 percent of their share for administrative costs. It prohibits counties from deducting administrative costs from funds distributed to cities.



operating their own homeless housing programs. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Homelessness Data Collection:** [House Bill 1899](#), sponsored by Rep. Janice Zahn (D-41st LD), revises the state homeless census by removing the annual mandate and allowing the Department of Commerce to set the schedule. The bill eliminates requirements for coordination with federal HUD standards, as well as provisions for an online housing referral system, continuous case management, and an organizational quality management system. Confidentiality protections for personal information remain intact, and the Department must continue to publish annual summary data by county. The bill was signed by the Governor on April 24 and goes into effect on July 27, 2025.

**Mobile Market Program:** [Senate Bill 5214](#), sponsored by Sen. Sharon Shewmake (D-42nd LD), establishes a mobile market program within the Department of Health to expand access to fresh, healthy foods for participants in the Women, Infants, and Children (WIC) and Senior Farmers Market Nutrition Programs. The program, contingent on funding from the U.S. Department of Agriculture, aims to support local farmers while addressing nutritional needs in underserved communities through nonprofit-operated mobile markets. The Department is authorized to define the program through rulemaking and may seek federal approval to allow mobile markets to accept program benefits. The act will take effect on March 1, 2026. The Governor signed the bill on April 22.

**Essential Needs Program Expansion:** [Senate Bill 5232](#), sponsored by Sen. Claire Wilson (D-30th LD), expands eligibility and funding flexibility for the Essential Needs and Housing Support (ENHS) program. It clarifies that ENHS is not an entitlement program, allows low or extremely low-income elderly or disabled adults to receive support without requiring a referral from the Department of Social and Health Services, and permits the use of funds for direct cash assistance tied to housing stability plans. The bill also aligns administrative expense rates with other Home Security Fund programs and removes certain eligibility requirements, such as citizenship or Social Security number status. The Governor signed the bill on May 20 with a [partial veto](#) removing section five of the bill regarding the expansion of eligibility for the program. The bill goes into effect on July 27, 2025.

**Nonprofit Property Tax Exemption:** [House Bill 1094](#), sponsored by Rep. Amy Walen (D-48th LD), expands property tax exemptions for nonprofit-owned properties loaned, leased, or rented to government entities or other nonprofits to provide character-building, benevolent, protective, or rehabilitative social services. It clarifies that the sale of donated merchandise by nonprofits is an exempt use if proceeds further the organization's mission. The bill specifies that these changes apply to taxes levied for collection starting in 2026. The bill was signed by the Governor on April 7 and goes into effect on July 27, 2025.

## Housing

**Condominium Warranty Reform:** [House Bill 1403](#), sponsored by Rep. Jamila Taylor (D-30th LD), simplifies condominium construction and warranty requirements to promote homeownership and streamline development of smaller buildings and accessory dwelling units. The bill

introduces changes to implied warranties, express warranties, and the applicability of construction standards for condominiums and multiunit residential buildings. It provides an express warranty alternative for certain condominiums, exempts accessory dwelling units from specific construction standards, and includes transitional provisions phasing in new definitions and standards by 2028. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

**Eviction Court Commissioners:** [House Bill 1621](#), sponsored by Rep. Nicole Macri (D-43rd LD), authorizes superior courts to appoint housing court commissioners to expedite unlawful detainer proceedings and address delays caused by increased eviction filings. The bill allows courts, with county legislative approval, to appoint attorneys as commissioners to handle eviction cases, requiring appointees to undergo training in landlord-tenant law and eviction procedures. Commissioners may perform duties such as holding hearings, issuing orders, and supervising cases under the oversight of superior court judges, with the bill effective immediately upon passage. The Governor signed the bill on May 13 and the bill goes into effect immediately.

**Homeownership Assistance Expansion:** [House Bill 1696](#), sponsored by Rep. Jamila Taylor (D-30th LD), expands the Covenant Homeownership Program to address racial disparities in homeownership. The bill raises the eligibility threshold from 100 percent to 120 percent of the area median income (AMI) and allows county-specific adjustments based on housing needs. It introduces loan forgiveness for down payment and closing cost assistance loans after five years of repayment for participants with incomes at or below 80 percent of AMI, replacing the prior requirement of repayment upon sale of the home. Additionally, the bill modifies the oversight committee's membership, replacing a representative of community-based affordable housing developers with one from nonprofit housing counseling organizations to focus more on addressing historical inequities in homeownership. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Affordable Housing Development:** [Senate Bill 5587](#), sponsored by Sen. Annette Cleveland (D-49th LD), titled the "Affordable Housing Action Act," seeks to address affordable housing shortages by requiring counties to report biennially on housing gaps and progress in meeting housing needs at various income levels. The bill prioritizes state funding for public works projects that encourage infill development or increase affordable housing in counties with identified housing gaps and prohibits local governments from imposing conditions that undermine affordability. It also mandates collaboration between the Washington Center for Real Estate Research, the Washington Housing Finance Commission, and the Office of Financial Management to develop metrics for assessing housing needs and progress. The Governor signed the bill on May 20 and the bill goes into effect on July 27, 2025.

**Property Tax Exemptions for ADUs:** [Senate Bill 5529](#), sponsored by Sen. Chris Gildon (R-25th LD), expands property tax exemptions for accessory dwelling units (ADUs) rented to low-income households to include counties with populations between 900,000 and 1,500,000, in addition to counties with populations of 1,500,000 or more. For counties with populations between 900,000 and 1,500,000, the exemption applies only to detached ADUs, and a resolution must be



passed by the city or county legislative authority to authorize the exemption. The bill strengthens compliance requirements, including annual verification of tenant income, restrictions on rent charged, and prohibitions on exemptions for ADUs occupied by immediate family members, while requiring tenant support policies and administrative oversight mechanisms. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

**Eviction Notice Procedures:** [House Bill 1003](#), sponsored by Rep. Peter Abbarno (R-20th LD), standardizes eviction notice requirements by mandating certified mail sent from within the state to the recipient's last known address. The bill extends the waiting period for tenants to respond to eviction notices sent by mail from one day to five days and requires termination notices to specify the date by which the recipient must vacate the premises or comply with specified terms. The bill was signed by the Governor on April 11 and goes into effect on July 27, 2025.

**Rent Stabilization:** [House Bill 1217](#), sponsored by Rep. Emily Alvarado (D-34th LD), caps annual rent increases at seven percent, prohibits increases during the first 12 months of tenancy, and establishes stricter notice requirements for rent increases. The bill includes exemptions for newly constructed units, public housing authorities, and certain nonprofit-owned properties, while also capping security deposits and move-in fees at one month's rent. Tenants may terminate leases without penalty for unauthorized rent increases, and the bill mandates a social vulnerability assessment on the impacts of rent stabilization by 2028. The bill takes effect immediately.

**Common Interest Community Governance:** [Senate Bill 5129](#), sponsored by Sen. Jamie Pedersen (D-43rd LD), modernizes and consolidates laws governing common interest communities (CICs), including condominiums, cooperatives, and homeowners' associations. The bill streamlines governance, clarifies rights and responsibilities, and addresses emerging issues such as electric vehicle charging stations and heat pumps. Key updates include revised rules for meetings, voting, and reserve accounts, as well as protections against unreasonable restrictions on heat pump and EV charging station installations. Most provisions take effect on July 27, 2025, with some delayed until January 1, 2026, or January 1, 2028. The bill was signed by the Governor on April 17.

**Manufactured Home Sales:** [Senate Bill 5298](#), sponsored by Sen. Noel Frame (D-36th LD), expands notification and procedural requirements for the sale of manufactured/mobile home communities to enhance tenant and eligible organization purchase opportunities. It requires owners to notify tenants, tenant organizations, and various state and local entities of an intent to sell, and introduces specific content, timing, and delivery requirements for such notices. The bill emphasizes good faith during negotiations, allows eligible organizations to compete to purchase, mandates updates to the Department of Commerce on the sale status, and provides remedies for noncompliance, such as injunctive relief and damages. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

**Tenant Protections:** [Senate Bill 5313](#), sponsored by Sen. Jamie Pedersen (D-43rd LD), expands tenant protections by prohibiting rental agreements from including provisions such as

nondisclosure agreements about lease terms, class action waivers, mandatory arbitration agreements unless specific conditions are met, or late fees for rent paid within five days of the due date. It also prohibits landlords from requiring tenants to pay rent exclusively through electronic means and clarifies existing restrictions on attorney fees and arbitration agreements. Tenants may recover damages, including up to two times the monthly rent, court costs, and attorney fees for violations, with the bill applying prospectively to leases entered into or renewed after its effective date. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

## Human Resources

**Minor Work Hours:** [House Bill 1121](#), sponsored by Rep. Stephanie McClintock (R-18th LD), revises restrictions on the working hours of 16- and 17-year-old minors enrolled in career and technical education (CTE) programs. The bill directs the Department of Labor and Industries to update its rules to allow these minors to work the same number of hours and days during school weeks as they are permitted to work during nonschool weeks, provided the work is performed for an employer approved by their program. The effective date for these changes is July 1, 2026, and “career and technical education program” is defined to include Core Plus programs approved by the Office of the Superintendent of Public Instruction or the minor’s school district. The bill was signed by the Governor on April 21 and goes into effect on July 1, 2025.

**Paid Family Leave Expansion:** [House Bill 1213](#), sponsored by Rep. Liz Berry (D-36th LD), expands worker protections and modifies employer responsibilities under the Paid Family and Medical Leave program. Key provisions include reducing the minimum claim duration from eight to four hours, expanding employment restoration rights to employees regardless of employer size, and requiring health benefits to be maintained during leave. The bill also establishes a grant program for small employers with fewer than 50 employees to offset costs associated with employee leave, including temporary worker wages and health care benefits. The Governor signed the bill on May 17 and the bill goes into effect on January 1, 2026.

**Local Government Retirement Enrollment:** [House Bill 1270](#), sponsored by Rep. Dan Bronoske (D-28th LD), expands automatic enrollment in deferred compensation plans to include employees of counties, municipalities, and other political subdivisions offering their own plans. The bill allows these entities to automatically enroll newly hired employees in their respective plans while maintaining the option for employees to opt out. It excludes local plans from the automatic enrollment requirements of the state plan and requires enrollment to align with the terms of their plan documents. The bill was signed by the Governor on April 24 and goes into effect on July 27, 2025.

**Self-Insured Employer Decertification:** [House Bill 1275](#), sponsored by Rep. Shaun Scott (D-43rd LD), establishes reimbursement requirements for decertified self-insured employers to cover worker compensation payments made by the Department of Labor & Industries. The bill authorizes the department to pay compensation owed to claimants on behalf of decertified employers and mandates that these employers reimburse the department through periodic

charges, paid at least quarterly. Additionally, the bill grants the department rulemaking authority to implement these provisions. The bill was signed by the Governor on April 16 and goes into effect on July 27, 2025.

**Employee Personnel Records:** [House Bill 1308](#), sponsored by Rep. Julia Reed (D-36th LD), enhances employee rights to access and correct their personnel records. Employers must provide personnel files at no cost within 21 calendar days of a request and furnish discharge statements upon request. Employees may annually petition for the removal of irrelevant or erroneous information, with the right to include a rebuttal, and are granted a private right of action to enforce these provisions. Statutory damages escalate based on delays in compliance, and public employers must adhere to existing public records laws. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Criminal Record Protections:** [House Bill 1747](#), sponsored by Rep. Lillian Ortiz-Self (D-21st LD), strengthens protections for job applicants and employees with criminal records under the Washington Fair Chance Act. The bill prohibits employers from inquiring about criminal records until after a conditional job offer, bars adverse actions based on arrest records or juvenile convictions, and requires employers to document specific factors when making decisions based on adult conviction records. It increases penalties for violations, expands exemptions for positions under federal contracts prohibiting hiring individuals with criminal records, and revises enforcement provisions to allow the attorney general to waive penalties for minor violations. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Paid Sick Leave Expansion:** [House Bill 1875](#), sponsored by Rep. Osman Salahuddin (D-48th LD), amends paid sick leave laws to allow employees and transportation network company (TNC) drivers to use accrued paid sick leave for immigration-related proceedings involving themselves or their family members. It specifies acceptable verification documentation, such as a written statement or documentation from an advocate, attorney, or clergy member, and prohibits verification requirements that disclose personally identifiable information about immigration status or protections. The bill retains all other aspects of paid sick leave policies, including accrual rates and carryover limits, while adding privacy protections for immigration-related information. The bill was signed by the Governor on April 25 and goes into effect on July 27, 2025.

**Expanded Bargaining Rights for Law Enforcement:** [Senate Bill 5040](#), sponsored by Senator Derek Stanford (D-1st LD), expands the definition of “uniformed personnel” for collective bargaining to include more law enforcement officers and other public safety employees. The bill removes population thresholds that limited applicability to certain cities, towns, and counties, and includes law enforcement officers employed by municipal airports. It broadens the scope of collective bargaining rights and employment-related provisions, potentially impacting negotiations on wages, working conditions, and benefits for covered personnel. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Unemployment Benefits for Strikes:** [Senate Bill 5041](#), sponsored by Sen. Marcus Riccelli (D-3rd LD), allows workers unemployed due to strikes to qualify for temporary unemployment benefits under specific conditions. Disqualification for benefits ends either two weeks after the strike

begins or upon its termination, and benefits are subject to a one-week waiting period. Employers involved in strikes bear the financial responsibility for benefits paid, and the Department of Employment Security must submit annual reports on the impact of strikes through 2035. The bill takes effect on January 1, 2026, with key provisions expiring on December 31, 2035.

**Hate Crime Victim Protections:** [Senate Bill 5101](#), sponsored by Sen. Javier Valdez (D-46th LD), expands workplace protections and rights for victims of hate crimes, aligning them with those afforded to victims of domestic violence, sexual assault, and stalking. The bill ensures victims can take leave for legal, medical, or safety-related purposes, request reasonable safety accommodations, and are protected from workplace discrimination. It incorporates hate crimes committed through online or internet-based communication and establishes confidentiality requirements for related information, with an effective date of January 1, 2026.

**Workplace Immigration Coercion Protections:** [Senate Bill 5104](#), sponsored by Sen. Bob Hasegawa (D-11th LD), prohibits workplace coercion based on immigration status and establishes penalties for violations. The bill defines coercion as threats related to an employee's or their family member's immigration status to deter them from exercising rights under labor laws and treats each act of coercion against each employee as a separate violation. Civil penalties range from \$1,000 for a first violation to \$10,000 for subsequent violations, adjusted for inflation every three years starting in 2028, and are deposited into the supplemental pension fund. It ensures confidentiality for employees during investigations, sets a clear process for complaints and appeals, and prohibits employers from using withheld records to challenge penalties. The act is set to take effect on July 1, 2025.

**Islamic Holidays Recognition:** [Senate Bill 5106](#), sponsored by Sen. Yasmin Trudeau (D-27th LD), recognizes Eid al-Fitr and Eid al-Adha as days of significance. Eid al-Fitr, marking the end of Ramadan, and Eid al-Adha, commemorating the Islamic tradition of sacrifice, are defined based on the lunar Islamic calendar, causing their dates to shift annually. The bill specifies these recognitions are symbolic and do not create entitlements to time off or other benefits. The bill was signed by the Governor on April 8 and goes into effect on July 27, 2025.

**Pregnancy Accommodations Expansion:** [Senate Bill 5217](#), sponsored by Sen. T'wina Nobles (D-28th LD), strengthens workplace accommodations for pregnancy and related health conditions. The bill broadens the definition of "employer" to include those with one or more employees and religious or sectarian organizations not organized for private profit, ensures paid breaks for expressing milk without requiring the use of paid leave, and mandates that the Department of Labor and Industries provide online educational materials outlining employer and employee rights. Additionally, it allows breastfeeding individuals to request a delay or exemption from jury service by submitting an attestation form, without requiring a doctor's note, and extends eligibility for jury duty excusal or delay to individuals breastfeeding or expressing milk for infants under 24 months, rather than the previous 12-month threshold. The Governor signed the bill on May 20 and the bill goes into effect on January 1, 2027.

**Pension Service Credit Expansion:** [Senate Bill 5306](#), sponsored by Sen. Jeff Holy (R-6th LD), allows retired LEOFF Plan 2 members to purchase service credit for unpaid leave without

returning to work. Members can purchase up to two years of service credit based on their salary at the time the leave was granted, adjusted for cost-of-living and other pay increases during the leave period. The bill does not alter the existing maximum service credit limit for unpaid leaves of absence or the requirement to pay employer, member, and state contributions plus interest. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Public Bargaining Reorganization:** [Senate Bill 5435](#), sponsored by Sen. Bill Ramos (D-5th LD), reorganizes public employee collective bargaining laws into subchapters for improved clarity and usability. The bill does not introduce substantive changes but restructures the chapter to enhance navigability and repeals two outdated or redundant sections. It also directs the code reviser to update cross-references throughout the law to reflect the new structure. The Governor signed the bill on May 16 and the bill goes into effect on July 27, 2025.

**Law Enforcement Arbitration:** [Senate Bill 5473](#), sponsored by Sen. Steve Conway (D-29th LD), makes minor adjustments to grievance arbitration procedures for law enforcement personnel. The bill clarifies that arbitration requests must align with procedures established in collective bargaining agreements and removes the requirement for staggered term expirations for arbitrators on the roster, simplifying roster management. No recent actions, hearings, or amendments have been reported. The Governor signed the bill on April 30 and the bill goes into effect on July 27, 2025.

**Driver's License Requirements:** [Senate Bill 5501](#), sponsored by Sen. Derek Stanford (D-1st LD), prohibits employers from requiring a valid driver's license as a condition of employment unless driving is an essential job function or related to a legitimate business purpose. Employers are also restricted from including such requirements in job postings unless driving is reasonably expected to be essential. The bill establishes enforcement mechanisms, allowing investigations, penalties, and damages for violations, and expands the department's rulemaking authority to cover the entirety of relevant employment law. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Public Employee Bargaining:** [Senate Bill 5503](#), sponsored by Sen. Javier Valdez (D-46th LD), revises public employee collective bargaining processes to strengthen worker protections and streamline procedures. The bill requires the Public Employment Relations Commission (PERC) to mandate proof submissions during organizing petitions, allows PERC to set hearing dates without party consent, and updates processes for consolidating bargaining units and selecting interest arbitrators. It also prohibits public employers from requiring workers to waive statutory claims in grievance settlements. The Governor signed the bill on May 20 and the bill goes into effect on July 27, 2025.

## **Liquor/Cannabis**

**Expanded Alcohol Service:** [House Bill 1515](#), sponsored by Rep. Julia Reed (D-36th LD), modernizes the regulation of alcohol service in public spaces through temporary authorizations expiring on December 31, 2027. It allows local governments to request approval from the Liquor and Cannabis Board (LCB) for expanded outdoor and indoor alcohol service in public

spaces under specific conditions, including shared service areas, flexible barriers, and joint operating plans for events. Jurisdictions hosting international sports events in June or July 2026 may also request expanded service, with reporting requirements due by September 1, 2026. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

**Brewery Food Service Flexibility:** [House Bill 1602](#), sponsored by Rep. Kevin Waters (R-17th LD), expands food service options for domestic breweries and microbreweries by allowing subcontracting or subleasing arrangements with third-party food service providers, such as mobile food units or independent food establishments, to meet food service requirements tied to certain liquor licenses. The bill ensures subcontracted or subleased areas are substantially separated from nontax-paid alcohol storage and updates the definition of “restaurant” to include breweries and microbreweries using subcontracted food services. Additionally, it aligns dog-friendly premises rules with the new food service options and clarifies licensing adjustments and health compliance responsibilities. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Cannabis Advertising Regulations:** [Senate Bill 5206](#), sponsored by Sen. Drew MacEwen (R-35th LD), revises cannabis retailer advertising regulations to limit content, placement, and proximity to sensitive locations. The bill prohibits advertising within 1,000 feet of game arcades admitting persons under 21, increases allowable signage on licensed premises to four signs on the building’s main entrance side, and exempts small signs with general information from advertising restrictions. It prohibits transit-related ads, content depicting alcohol or tobacco, and advertising practices targeting youth, while allowing local authorities to enforce stricter rules. The Governor signed the bill on May 20 and the bill goes into effect on January 1, 2026.

### Local Tax Policy Changes

**Public Safety Funding:** [House Bill 2015](#), sponsored by Rep. Debra Entenman (D-47th LD), establishes mechanisms to enhance funding for local law enforcement recruitment, retention, training, and public safety initiatives. The bill creates a supplemental criminal justice account, a local law enforcement grant program, and authorizes a local option sales tax for criminal justice purposes. Grant funds may be used to support hiring, training, and retaining law enforcement officers, peer counselors, and behavioral health personnel, with a focus on co-response teams and community policing efforts. Recruiting lateral hires is not an eligible use of these funds. Revenue generated from the optional sales tax can be used for criminal justice purposes, including domestic violence services, public defense, diversion programs, and behavioral health improvement. The bill sunsets the local law enforcement grant program and supplemental criminal justice account on June 30, 2028, and terminates reporting requirements on December 31, 2029. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

**Agritourism Tax Relief:** [House Bill 1261](#), sponsored by Rep. Sam Low (R-39th LD), amends existing law to provide tax relief for incidental uses on open space land, farm and agricultural land, and timberland. It expands definitions for “appurtenance” and “incidental use,” allowing compatible activities such as farm festivals, weddings, and minor structural upgrades without removal of tax classification unless limits are exceeded. The bill also reduces the lookback



period for calculating back taxes from seven years to four years for certain removals of farm and agricultural land classification occurring after September 1, 2025. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Small Airport Funding Flexibility:** [House Bill 1650](#), sponsored by Rep. Tom Dent (R-13th LD), expands the allowable uses of local real estate excise tax (REET) revenues to include capital projects for airports with fewer than 10,000 annual enplanements, as determined by Federal Aviation Administration data, and those included in the Washington Aviation System Plan or National Plan of Integrated Airport Systems. The bill clarifies exclusions related to airport fuel systems, explicitly excluding the installation or improvement of fuel systems for distributing leaded fuel at airports, and adjusts terminology for consistency. It also reorganizes subsection references to accommodate these new provisions. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Real Estate Excise Tax Flexibility:** [House Bill 1791](#), sponsored by Rep. Dave Paul (D-10th LD), expands allowable uses of local real estate excise tax revenues to include affordable housing and homelessness projects. The bill removes prior restrictions on using REET funds for operations and maintenance of capital projects and explicitly allows their use for planning, acquisition, construction, and improvement of facilities for affordable housing and homelessness. It also introduces a tax exemption for the sale of “qualified space” in affordable housing developments to nonprofit organizations, housing authorities, or public corporations for community purposes. The bill was signed by the Governor on April 24 and goes into effect on July 27, 2025.

**Local Tax Notifications:** [Senate Bill 5315](#), sponsored by Sen. Chris Gildon (R-25th LD), standardizes notification requirements for local tax changes and bond retirements to improve tax administration and compliance. The bill requires local authorities to provide written notification to the Department of Revenue for any local sales and use tax changes, including supporting documentation such as ordinances, legal descriptions, and maps in cases of annexation. It also mandates public facilities districts to notify the department at least 75 days before retiring bonds issued for regional center projects. The bill enhances the Department of Revenue’s ability to administer local tax changes by requiring written notifications and additional documentation for annexations and ensures timely communication regarding bond retirements. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

**Community Center Exemptions:** [Senate Bill 5516](#), sponsored by Sen. Steve Conway (D-29th LD), expands property tax exemptions for community centers to include surplus university property acquired by nonprofits for conversion into facilities offering nonresidential community services. The bill maintains exemptions for surplus school district property and allows community centers to loan or rent space to other parties. Tax exemptions will apply to qualifying properties for tax years 2026 through 2035, and minor technical adjustments are made to numerical formatting and references to new subsections. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

## Planning/Land Use/Building Permits

**Urban Services to Tribal Lands:** [House Bill 1039](#), sponsored by Representative Peter Abbarno (R-20th LD), modifies the Growth Management Act to allow cities and federally recognized Indian tribes to contract for the extension of urban governmental services beyond urban growth boundaries to tribal lands under specific conditions. It establishes a legal framework for agreements between cities and tribes to extend services to tribal lands contiguous to city boundaries, with a deadline of December 31, 2028. The bill introduces a narrowly tailored exception to restrictions on urban development outside urban growth areas, facilitating urban development on tribal lands through mutual agreements. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Residential Driveway Parking:** [House Bill 1061](#), sponsored by Rep. Sam Low (R-39th LD), allows residential property owners to park vehicles across their driveways if permitted by local ordinances or resolutions. The bill applies only to driveways no longer than 50 feet and ensures that such parking does not obstruct sidewalks, other driveways, or the roadway. Technical changes standardizing numerical references in the statute are also included. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Lot Splitting:** [House Bill 1096](#), sponsored by Rep. Andrew Barkis (R-2nd LD), facilitates administrative lot splitting to expand middle housing and affordable ownership opportunities in cities under the Growth Management Act. The bill allows residential lots to be split into two through a streamlined administrative process without predecision public hearings, provided conditions such as compliance with development regulations, mitigation of renter displacement, and restrictions on further splitting are met. Cities with comprehensive plan updates due in 2027 must incorporate the requirements into their next update, while others must implement them within two years of the bill's effective date (July 27, 2025).

**Growth Management Compliance:** [House Bill 1135](#), sponsored by Rep. Davina Duerr (D-1st LD), strengthens requirements for jurisdictions to amend noncompliant plans under the Growth Management Act before achieving compliance. The bill specifies that the Growth Management Hearings Board cannot issue a finding of compliance unless the jurisdiction has amended the portion of its plans or regulations previously found noncompliant, and allows individuals with standing to participate in compliance hearings. It also emphasizes prioritization of compliance hearings and reiterates existing timelines for board findings. The bill was signed by the Governor on April 7 and goes into effect on July 27, 2025.

**Retrofit Housing:** [House Bill 1183](#), sponsored by Rep. Davina Duerr (D-1st LD), facilitates affordable and sustainable housing development by reforming building codes and development regulations. It adjusts setback and roof height limits for retrofits and passive house construction, prohibits façade modulation and upper-level setbacks for certain residential projects, and restricts off-street parking requirements for affordable housing. Additionally, it establishes maximum size limits for affordable housing units and requires local governments to incorporate these provisions into their regulations during their next comprehensive plan update. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Boundary Review Process:** [House Bill 1304](#), sponsored by Rep. Brandy Donaghy (D-44th LD), modifies the filing and review process for notices of intention submitted to boundary review boards. It establishes the effective filing date of a notice as the earlier of the chief clerk's sufficiency determination or automatic sufficiency after deadlines. The bill also introduces criteria for sufficiency, procedures for correcting insufficient notices, and mandates timely review, while aligning existing timelines for board actions with the new framework. The bill was signed by the Governor on April 11 and goes into effect on July 27, 2025.

**Accessory Dwelling Unit Self-Certification:** [House Bill 1353](#), sponsored by Rep. Alex Ramel (D-40th LD), establishes a framework for cities to create self-certification programs for accessory dwelling unit (ADU) permit applications. Registered architects may self-certify compliance with applicable building codes for detached ADU projects, streamlining the permitting process. Cities must adopt rules requiring random audits of at least 20% of self-certified applications annually, penalties for failed audits, and professional liability insurance for participating architects. The bill clarifies that self-certified permits are treated as equivalent to those issued after full project review and includes safeguards such as reporting requirements and indemnification agreements signed by property owners, contractors, and architects. The bill was signed by the Governor on April 7 and goes into effect on July 27, 2025.

**Disabled Veteran Parking:** [House Bill 1371](#), sponsored by Rep. Ed Orcutt (R-20th LD), expands parking privileges for persons with disabilities to include veterans with a 70% or higher disability rating who use service animals. Veterans qualifying under the new criteria are entitled to parking placards, special license plates, or identification cards free of charge, and must provide documentation as required by the Department of Licensing. The bill also establishes reporting requirements and administrative processes, with the act taking effect on October 1, 2025. The Governor signed the bill on May 17.

**Transit-Oriented Development:** [House Bill 1491](#), sponsored by Rep. Julia Reed (D-36th LD), promotes transit-oriented development and affordable housing by requiring cities to allow multifamily housing in station areas near major transit stops and adopt minimum floor area ratios (FAR) for residential and mixed-use development. Rail station areas must have an average FAR of at least 3.5, while bus station areas must have an average FAR of at least 2.5 or 3.0 if up to 25% of bus station areas are exempted. Additional provisions include affordability requirements for residential developments, parking restrictions, a grant program to assist cities, a model TOD ordinance, antidisplacement measures, a surplus property pilot program, impact fee reductions, property tax exemptions, prohibitions on restrictive covenants, and categorical environmental exemptions for certain developments. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Multifamily Tax Exemptions:** [House Bill 1494](#), sponsored by Rep. Alex Ramel (D-40th LD), amends property tax exemption laws for new and rehabilitated multiple-unit dwellings in urban centers. The bill refines definitions, strengthens affordability requirements, enhances administrative oversight, and introduces antidisplacement measures to ensure alignment with housing needs. Key changes include clarifying affordability requirements for exemptions, updating transit proximity criteria, adding tenant relocation assistance provisions, and

expanding eligibility for 20-year exemptions to cities with populations of at least 15,000. No new exemptions may be granted after January 1, 2032, and no extensions after January 1, 2046. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Diaper Changing Stations in Public Restrooms:** [House Bill 1562](#), sponsored by Rep. Victoria Hunt (D-5th LD), requires the installation of baby diaper changing stations in public restrooms under specific conditions. Newly constructed public buildings and those undergoing restroom renovations costing \$15,000 or more must include a baby diaper changing station in at least one restroom accessible to women and one accessible to men, or in a gender-neutral restroom. Exemptions apply to health care facilities with single-patient restrooms, industrial or commercial buildings that prohibit entry to minors, and cases where installation is deemed infeasible or noncompliant with accessibility standards. Building owners or operators may remove a changing station if it is misused according to manufacturer standards. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Historic Landmark Designations:** [House Bill 1576](#), sponsored by Rep. Amy Walen (D-48th LD), prohibits designating properties as historic landmarks without the written consent of the property owner if the designation would restrict the use, alteration, or demolition of the property. The bill requires cities and code cities to adopt or amend regulations within one year to comply with the bill's requirements for properties zoned for residential or mixed use, with automatic preemption of conflicting local regulations if they fail to do so. Exceptions are provided for properties within historic districts established through local preservation ordinances or for properties more than 125 years old. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

**Electric Security Alarms:** [House Bill 1688](#), sponsored by Rep. Lisa Parshley (D-22nd LD), establishes statewide standards for the installation and operation of electric security alarm systems in jurisdictions without existing regulations. The bill requires compliance with international safety standards, warning signage, height requirements, and perimeter barriers, while allowing local governments to regulate or prohibit these systems through specific ordinances. Systems installed before the adoption of local regulations may continue to operate if they meet statewide standards. The bill was signed by the Governor on April 16 and goes into effect on July 27, 2025.

**Conversion of Existing Buildings:** [House Bill 1757](#), sponsored by Rep. Amy Walen (D-48th LD), facilitates the addition of housing units within existing buildings in commercial, mixed-use, or residential zones by limiting local government restrictions. Cities must adopt ordinances to comply by June 30, 2026, and are prohibited from imposing additional permitting requirements beyond those generally applicable to residential development in the zone, though change of use permits may be required. The bill restricts cities from denying permits based on nonconformities such as parking or setbacks unless significant detriment to the surrounding area is demonstrated and exempts unchanged portions of buildings from energy code compliance solely due to the addition of dwelling units. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

**Building Permit Exclusion:** [House Bill 1935](#), sponsored by Rep. Davina Duerr (D-1st LD), excludes building permits from the definition and procedural requirements of “project permits.” The bill refines the definition of “project permit” by explicitly removing building permits and adjusts related statutory provisions to align with this exclusion. These changes clarify the scope of project permits and streamline the application of procedural requirements for local governments. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Housing Accountability Act:** [Senate Bill 5148](#), sponsored by Senator Jessica Bateman (D-22nd LD), introduces a state-level review process for housing elements and related development regulations adopted by counties and cities under the Growth Management Act. The bill requires jurisdictions to submit these plans to the Department of Commerce for compliance review, with a decision issued within 90 days, and prohibits noncompliant jurisdictions from denying affordable or moderate-income housing developments without specific exceptions. It also establishes mandatory targeted reviews for up to 10 jurisdictions annually and directs the Department to publish minimum compliance standards within six months of the bill’s effective date. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Preemption on Parking Requirements:** [Senate Bill 5184](#), sponsored by Sen. Jessica Bateman (D-22nd LD), establishes statewide limitations on minimum parking requirements for residential and commercial developments. Residential parking is capped at 0.5 spaces per multifamily dwelling unit and one space per single-family home, while commercial parking is capped at two spaces per 1,000 square feet. Exemptions are provided for affordable housing, senior housing, small residences, licensed childcare centers, and certain facilities, with accessible parking requirements under the ADA remaining unaffected. Cities and counties may request variances based on safety studies, and areas near major airports are exempt. The bill repeals prior parking requirement laws and directs the State Building Code Council to review accessible parking standards. Cities and counties with a population between 30,000 and 50,000 must implement the requirements within three years of the effective date of the bill. Cities and counties with a population of 50,000 or greater must implement the requirements of this act within 18 months of the effective date of the bill, which is July 27, 2025. The Governor signed the bill into law on May 7.

**Energy Facility Appeals:** [Senate Bill 5317](#), sponsored by Sen. Keith Goehner (R-12th LD), exempts certain local government actions related to Energy Facility Site Evaluation Council (EFSEC)-certified energy facilities from appeals under state siting laws. The bill shields actions taken by cities or counties in partnership with EFSEC for technical assistance, advice, or reviews related to certified energy facilities from challenges based on inconsistency with preempted local codes. This amendment clarifies EFSEC’s authority and limits the grounds for appealing local government actions in energy facility siting and operation. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

**Middle Housing Expansion:** [Senate Bill 5471](#), sponsored by Sen. Keith Goehner (R-12th LD), authorizes counties to permit middle housing, such as duplexes and triplexes, in urban growth areas (UGAs) and Limited Areas of More Intensive Rural Development (LAMIRDs) under certain

conditions. The bill limits development standards and permitting processes for middle housing to be no more restrictive than those for single-family housing and allows up to four residential units per lot in these areas if infrastructure requirements, such as sewer service, are met. It also exempts county actions implementing these provisions from appeals under the State Environmental Policy Act (SEPA) and review by the Growth Management Hearings Board (GMHB). The Governor signed the bill on May 20 and the bill goes into effect on July 27, 2025.

**Child Care Zoning:** [Senate Bill 5509](#), sponsored by Sen. Emily Alvarado (D-34th LD), mandates that cities, towns, and code cities allow child care centers as a permitted use in all non-industrial zones, with reasonable restrictions such as requirements for pickup and drop-off areas. The bill also requires jurisdictions to update their zoning regulations based on their comprehensive plan update schedule or, for non-GMA jurisdictions, within two years of the bill's effective date. Child care centers must also be conditionally approved in industrial and light industrial zones, except near high-hazard facilities, and cities retain flexibility to permit child care centers in other zones. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Comprehensive Plan Deadline Extension:** [Senate Bill 5558](#), sponsored by Sen. Keith Goehner (R-12th LD), adjusts Growth Management Act compliance timelines for comprehensive plan updates, design review processes, and housing density regulations. The deadline for Benton, Chelan, Cowlitz, Douglas, Franklin, Kittitas, Skamania, Spokane, Walla Walla, and Yakima counties to update their plans is extended to December 31, 2026, with subsequent updates due every 10 years. Cities must align design review and housing density requirements with their next periodic updates, while capital facilities plan updates for housing density compliance are deferred until June 30, 2034. The bill also aligns Accessory Dwelling Unit ordinance timelines with periodic updates. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Unit Lot Subdivisions:** [Senate Bill 5559](#), sponsored by Sen. Liz Lovelett (D-40th LD), streamlines the subdivision process for residential developments within urban growth areas by establishing procedures for "unit lot subdivisions." The bill introduces definitions for terms such as "parent lot," "unit lot," and "unit lot subdivision" and requires cities and towns in counties planning under growth management laws to adopt regulations allowing unit lot subdivisions. It mandates clear, objective, and streamlined procedures, prohibits public predecision meetings or hearings except where required by law, and specifies implementation deadlines tied to comprehensive plan updates or within two years of the bill's effective date. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Cladding Material Regulation:** [Senate Bill 5571](#), sponsored by Sen. Jessica Bateman (D-22nd LD), prohibits cities, code cities, and counties from mandating or excluding specific exterior cladding materials that comply with the state building code, with certain exceptions. Exceptions include historic districts, wildfire safety areas, and jurisdictions with unique architectural themes, such as Bavarian-style requirements. The bill also allows local governments to mandate fire-resistant siding materials for wildfire protection without violating the prohibition. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.



**Shared Streets Framework:** [Senate Bill 5595](#), sponsored by Sen. Emily Alvarado (D-34th LD), establishes a framework for “shared streets” where pedestrians, bicyclists, and vehicles share roadway space under modified traffic rules. The bill allows local authorities to designate nonarterial highways as shared streets, provided they develop procedures for doing so, and permits state highways to be designated as shared streets only if they are primary roads through a central business district. Key provisions include modified right-of-way rules, exemptions from certain existing traffic regulations, and the ability for local authorities to set speed limits as low as 10 miles per hour without requiring a traffic study. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Permitting:** [Senate Bill 5611](#), sponsored by Sen. Jesse Salomon (D-32nd LD), streamlines local land use permitting processes and expands the use of binding site plans to include commercially zoned property allowing multifamily residential uses. It prohibits local governments from requiring or requesting deadline extensions at the initial submission of a project permit application, introduces refund provisions for permit fees if deadlines are missed, and mandates annual performance reporting on permit timelines. The bill also ensures equitable treatment of condominiums and cooperatives in zoning and permitting processes. The Governor signed the bill on May 7 and the bill goes into effect on July 27, 2025.

**Child Care Facilities:** [Senate Bill 5655](#), sponsored by Sen. Deborah Krishnadasan (D-26th LD), standardizes occupancy load calculations for child care centers in multi-use buildings, such as churches, to encourage repurposing existing spaces. The bill requires that occupancy loads be calculated solely based on the areas used for child care services, aligning building code enforcement and fire safety standards with this method. Legislative findings emphasize the public benefit of using existing buildings for child care rather than new construction. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

## **Public Works - Procurement**

**Public Works Bidding Requirements:** [House Bill 1549](#), sponsored by Rep. Mary Fosse (D-38th LD), modifies responsible bidder criteria for public works projects to enhance compliance with apprentice utilization and training requirements. The bill requires bidders on projects subject to apprentice utilization requirements to submit an apprentice utilization plan, with templates developed or approved by the Department of Labor and Industries (L&I), and exempts bidders who met utilization requirements on their previous project. It revises training requirements to focus on recent public works experience or completion of specific training, and mandates contracting agencies verify compliance using publicly available information. L&I must publish compliance records and maintain training completion data. Sections of the bill take effect in 2026 and 2027, with phased expiration dates. The bill was signed by the Governor on April 16 and goes into effect on July 27, 2025.

**Subcontractor Licensing Requirements:** [House Bill 1633](#), sponsored by Rep. Natasha Hill (D-3rd LD), tightens requirements for subcontractor listing and licensing in public works bidding. The bill requires subcontractor names for HVAC, plumbing, and electrical work to be submitted “at” the published bid submittal time rather than “within one hour after.” Prime contract bidders

must provide proof of licensing for listed subcontractors, with errors in proof of licensing corrected within 48 hours of submission. It removes outdated provisions, including legislative intent language and reporting requirements, and eliminates licensing as a specific reason for substituting a subcontractor. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Prevailing Wage Oversight:** [House Bill 1821](#), sponsored by Rep. Julio Cortes (D-38th LD), expands the definition of “interested party” under prevailing wage laws to include joint labor-management cooperation committees and Taft-Hartley trusts, allowing these entities to monitor and enforce compliance. The bill regulates access to certified payroll records, restricting their use to filing complaints and prohibiting use for union organizing or commercial activities. It includes provisions for the expiration and effective dates of certain sections to ensure continuity. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Design-Build Bonding:** [House Bill 1967](#), sponsored by Rep. Janice Zahn (D-41st LD), clarifies bonding requirements for design-build public works contracts by exempting non-construction services and aligning bond amounts with construction costs. The bill specifies that performance and payment bonds are required only for the construction portion of the contract and must be in an amount no less than the value of that portion. It also provides procedural clarity regarding the timeline for bond submission. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

## **Public Works - Transportation**

**EV Installer Certification:** [Senate Bill 5528](#), sponsored by Sen. Marko Liias (D-21st LD), establishes specialized certification requirements for electricians installing electric vehicle supply equipment (EVSE) on public works projects. Installations must be performed by individuals certified through the Electric Vehicle Infrastructure Training Program (EVITP) or a comparable accredited program, with exemptions for apprentices supervised by certified journey-level electricians and for contracts executed before the act’s effective date. The Department of Labor and Industries is authorized to adopt rules for implementation, and the act takes effect on January 1, 2026.

**Toll Rate Process:** [Senate Bill 5702](#), sponsored by Sen. Bill Ramos (D-5th LD), streamlines the toll rate-setting process by exempting the Transportation Commission from the Administrative Procedure Act (APA) when exercising its tolling authority. The bill establishes a new, expedited process for setting and adjusting toll rates, toll exemptions, and administrative fees, while maintaining public transparency and input. Key provisions include public notice at least 30 days before toll rate changes, adoption of toll rates in open meetings with remote participation options, emergency toll adjustments to meet legal or financial obligations, and transparency through publication of toll rates and policies on the Commission’s website. The Governor signed the bill on May 16 and the bill goes into effect on January 1, 2026.

**Transportation Funding and Reforms:** [Senate Bill 5801](#), sponsored by Sen. Marko Liias (D-21), makes extensive changes to transportation funding, infrastructure, tolling, public-private

partnerships, and environmental considerations. Key provisions include a 6-cent per gallon fuel tax increase starting July 1, 2025, with annual inflation adjustments, higher electric vehicle registration fees, and new fees for luxury vehicles, motor homes, vessels, and aircraft exceeding specified price thresholds. The bill also establishes new grant programs for transit safety and active transportation, authorizes the acquisition of hybrid diesel-electric ferries, and requires environmental justice assessments for certain transportation investments. It repeals the Transportation Innovative Partnership Act, replacing it with a new public-private partnership framework, and reduces the number of voting members on the Transportation Commission from seven to five. The bill includes multiple effective dates, with some provisions phased in through 2028. The Governor signed the bill on May 20 and the bill includes various effective dates. This is a lengthy bill; here are some charts to assist in digesting its many sections:

[Revenue Summary Chart](#); [Additional Policy Changes Chart](#)

**Highway Land Leasing:** [House Bill 1774](#), sponsored by Rep. Jake Fey (D-27th LD), authorizes the Washington State Department of Transportation (WSDOT) to lease unused highway land for community purposes under specified conditions. The bill expands eligible lessees to include public agencies, tribes, state historical societies, and nonprofit organizations, and establishes criteria for evaluating leases, including benefits to overburdened communities and lessee qualifications. Lease agreements must incorporate community benefits, limit use to designated purposes such as housing and salmon habitat restoration, and require legislative approval for nonprofit leases exceeding five years. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

## **Solid Waste**

**Organic Waste Management:** [House Bill 1497](#), sponsored by Rep. Beth Doglio (D-22nd LD), establishes new standards for organic waste management across jurisdictions, businesses, schools, and multifamily buildings. Key provisions include mandatory color-coded waste collection containers by 2028, phased organic waste collection for multifamily residences, and penalties for businesses generating significant organic waste that fail to comply with management requirements. The bill also promotes food waste reduction in schools, expands farm-to-school programs, and updates the state building code to ensure sufficient space for organic waste collection in new buildings. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Photovoltaic Module Recycling:** [Senate Bill 5175](#), sponsored by Sen. Sharon Shewmake (D-42nd LD), extends deadlines for photovoltaic module stewardship plans and establishes an advisory committee to recommend program improvements with a focus on environmental justice. Manufacturers must submit stewardship plans by January 31, 2030, or within 30 days of their first sale, and sales without an approved plan are prohibited after January 31, 2031. The advisory committee, supported by an independent consultant, will develop recommendations for a safe and equitable recycling system, with a report due to the legislature by December 1, 2028. The bill was signed by the Governor on April 22 and goes into effect on June 30, 2025.

**Extended Producer Responsibility:** [Senate Bill 5284](#), sponsored by Sen. Liz Lovelett (D-40th LD), establishes an extended producer responsibility (EPR) program for consumer packaging and paper products to enhance recycling and reduce waste. Producers must join or form producer responsibility organizations (PROs) to implement and finance statewide programs for waste reduction, recycling, and composting, meeting performance targets for recycling rates, source reduction, and postconsumer recycled content. The bill also requires curbside recycling in urban areas by 2030, mandates equity considerations to reduce service disparities, and includes penalties for noncompliance. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

## Utilities

**Sewage Spill Notifications:** [House Bill 1670](#), sponsored by Rep. Victoria Hunt (D-5th LD), establishes new requirements for public notification of sewage spills. The bill mandates the Department of Ecology to develop a public-facing website by July 1, 2026, featuring timely and detailed information about sewage spills, including spill volume, treatment level, location, duration, and impacted waters. The website must also be designed to effectively communicate with individuals with limited English proficiency. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**Utility Cost Securitization:** [House Bill 1990](#), sponsored by Rep. Peter Abbarno (R-20th LD), authorizes electrical, gas, and water utilities to use securitization financing for disaster-related costs and other rate recovery expenditures. The bill replaces prior provisions for “conservation investment” with broader “rate recovery expenditures” and establishes a framework for the issuance of “rate recovery bonds.” It includes protections for bondholders, procedures for financing orders, and imposes non-avoidable rate recovery charges on customers, with adjustments to ensure timely bond repayment. The Governor signed the bill on May 17 and the bill goes into effect immediately.

**PFAS Biosolids Management:** [Senate Bill 5033](#), sponsored by Sen. Jeff Wilson (R-19th LD), establishes requirements for PFAS sampling, testing, and reporting in biosolids. The Department of Ecology must publish guidance on sampling requirements by July 1, 2026, and facilities generating biosolids must conduct quarterly sampling for PFAS chemicals starting in 2027, with results due by September 30, 2028. The bill also requires an advisory committee to provide input on testing standards and directs the Department of Ecology to report PFAS levels and recommendations to the Legislature by July 1, 2029.

**Excavation Safety Reform:** [Senate Bill 5627](#), sponsored by Sen. Bill Ramos (D-5th LD), makes significant amendments to Washington’s Underground Utility Damage Prevention Act, focusing on improving excavation safety, enhancing utility damage prevention, and clarifying responsibilities for excavators and facility operators. Key changes include introducing new definitions such as “blind boring,” “design locating,” “force majeure,” “positive response,” and “work-to-begin date”; prohibiting blind boring without physical exposure of underground facilities; requiring excavators to provide a “work-to-begin date” in their notice and prohibiting excavation until positive response is received; mandating the use of a free web-based platform

for submitting excavation notices; and increasing civil penalties for violations to as much as \$25,000 for damaging hazardous facilities. The bill also expands the safety committee's role to review complaints and authorizes the Utilities and Transportation Commission to enforce violations. The Governor signed the bill on May 16 and the bill goes into effect on July 27, 2025.

**Utility Connection Waiver:** [Senate Bill 5662](#), sponsored by Sen. Marcus Riccelli (D-3rd LD), allows municipal utilities to waive connection charges for affordable housing, emergency shelter, and permanent supportive housing, contingent on recorded covenants that restrict property use and include price restrictions and household income limits. Counties east of the Cascade Mountains with populations exceeding 500,000 may waive these charges without requiring upfront funding, provided a covenant is recorded to ensure the property remains dedicated to eligible uses. Developers must repay waived charges if the property is converted to ineligible uses. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

## **Water Policy**

**Water System Classification:** [House Bill 1615](#), sponsored by Rep. Michelle Caldier (R-26th LD), clarifies classification criteria for public water systems and prohibits the use of default population numbers to reclassify systems from Group B to Group A. The bill ensures that actual usage data is used for classification and limits local governments from imposing additional requirements on Group B systems that conflict with these provisions. It declares an emergency, making the act effective immediately upon passage. The bill was signed by the Governor on April 16 and goes into effect immediately. The Governor signed the bill on April 16 and the bill goes into effect immediately.

**Water System Oversight:** [House Bill 1947](#), sponsored by Rep. Andrew Engell (R-7th LD), expands regulatory oversight of certain Group B public water systems to require satellite management agency operation under specified conditions. The bill clarifies that existing satellite management agency requirements apply specifically to Group A systems and introduces new criteria for Group B systems, including those requiring water treatment, providing fire flow, having atmospheric storage, or serving 10 or more service connections. It also authorizes local boards of health to adopt stricter standards for Group B systems and clarifies enforcement responsibilities for the Department of Health and local health jurisdictions. The bill was signed by the Governor on April 11 and goes into effect on July 27, 2025.

**Precode Water Rights:** [Senate Bill 5212](#), sponsored by Sen. Sharon Shewmake (D-42nd LD), modifies water rights law to allow the filing of adjudication claims for precode water uses in Water Resource Inventory Area 1 (WRIA 1), encompassing Whatcom and Skagit counties. The bill aligns WRIA 1 adjudication procedures with those used in the Yakima Basin, ensuring that claims for precode water uses can be included in the process. Claims filed under the new provisions are subordinate to certain pre-existing water rights, including those established before July 27, 1997, and do not impair existing water rights. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

## Behavioral Health

**Health Information Disclosure:** [House Bill 1287](#), sponsored by Rep. Alicia Rule (D-42nd LD), aligns confidentiality rules for licensed and credentialed professionals with existing health care information disclosure standards under chapter 70.02. The bill introduces new provisions allowing the disclosure of health care information under specific circumstances and ensures that disclosures permitted under chapter 70.02 are explicitly permissible under these sections. No recent actions, hearings, or amendments have been reported. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Criminal Insanity Reform:** [House Bill 1359](#), sponsored by Rep. My-Linh Thai (D-41st LD), establishes a task force to review and modernize laws related to criminal insanity and competency to stand trial. The task force will include representatives from state agencies, courts, advocacy groups, and individuals with lived experience in the forensic mental health system, and is tasked with addressing barriers to administration, fairness, efficiency, and public safety. Additionally, the bill recodifies and decodifies sections of existing statutes to improve clarity and coherence, with a contingency clause requiring funding by June 30, 2025, for the act to take effect. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

**Juvenile Diversion Reform:** [House Bill 1391](#), sponsored by Rep. Julio Cortes (D-38th LD), expands and standardizes juvenile diversion programs to reduce reliance on formal court processes and improve youth outcomes. The bill raises the age limit for diversion agreements to a juvenile's 21st birthday, prohibits parents or guardians from preventing juveniles from entering diversion agreements, and ensures completed diversions are not part of a juvenile's criminal history. It mandates improved data collection and reporting on diversion outcomes, disaggregated by demographics. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Mental Health Parity:** [House Bill 1432](#), sponsored by Rep. Tarra Simmons (D-23rd LD), updates mental health parity laws to improve access to mental health and substance use disorder (MH/SUD) services. The bill mandates that health plans provide MH/SUD coverage consistent with generally accepted standards of care and eliminates barriers by standardizing medical necessity determinations and utilization review processes. It also prohibits restrictive utilization management practices for initial outpatient visits, requires compliance with federal parity standards, and authorizes the insurance commissioner to adopt rules for implementation. The Governor signed the bill on May 12 and the bill goes into effect on July 27, 2025.

**Co-Response Services:** [House Bill 1811](#), sponsored by Rep. Osman Salahuddin (D-48th LD), enhances behavioral health crisis response by integrating co-response teams and establishing statewide training programs. It defines "co-response" as a multidisciplinary partnership between first responders and human services professionals to address behavioral health crises and complex medical needs, restricts regional crisis lines from dispatching law enforcement, and expands peer support privilege protections to co-response professionals. The bill also directs the University of Washington School of Social Work to establish a crisis responder



training academy by January 1, 2026, with statewide expansion by January 1, 2027, offering optional certification in best practices for crisis response. The Governor signed the bill on May 19 and the bill goes into effect on July 27, 2025.

**Mental Health Sales Tax Funding for Capital Facilities:** [Senate Bill 5696](#), sponsored by Sen. Curtis King (R-14th LD), expands the allowable uses of local sales and use tax revenue dedicated to chemical dependency and mental health treatment programs to include the construction of new facilities and modifications to existing facilities necessary for the delivery of these programs. The bill also recognizes these programs, along with therapeutic court programs, as integral to local government public safety efforts. The tax rate and other existing provisions remain unchanged. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Involuntary Treatment Counsel:** [Senate Bill 5745](#), sponsored by Sen. Manka Dhingra (D-45th LD), mandates counties to administer or fund legal representation for individuals detained under the Involuntary Treatment Act, with reimbursement mechanisms clarified. The bill authorizes the Health Care Authority to contract with the Office of Public Defense for representation at state facilities upon county request, and specifies the Attorney General's role in representing state-operated facilities in related proceedings. It updates definitions for "state hospital" and "state facility" and declares an emergency, taking effect immediately. The Governor signed the bill into law on May 12.

## Child Care

**Early Learning Facilities:** [House Bill 1314](#), sponsored by Rep. Lisa Callan (D-5th LD), expands and refines the early learning facilities grant and loan program to increase flexibility, address emergencies, and support capacity growth. The bill separates funding accounts, designates them as the Ruth LeCocq Kagi early learning facilities revolving and development accounts, and allows emergency grants for projects addressing natural disasters or health and safety threats. It also prohibits requiring matching funds from applicants facing financial hardship and prioritizes projects that increase capacity, such as converting ECEAP slots to full-day or extended-day programs. The bill was signed by the Governor on April 7 and goes into effect on July 27, 2025.

**ECEAP Eligibility Expansion:** [House Bill 1351](#), sponsored by Rep. Adam Bernbaum (D-24th LD), modifies eligibility criteria and enrollment rules for the Early Childhood Education and Assistance Program (ECEAP). The bill revises the definition of an "eligible child" to include children at least three years old by August 31 of the school year, adjusts income thresholds, and introduces new eligibility pathways for children meeting specific risk factors or participating in certain early learning programs. It includes phased implementation and contingent effective dates tied to the enactment of Senate Bill 5752. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.

**Child Care Workforce:** [House Bill 1648](#), sponsored by Rep. Tom Dent (R-13th LD), modifies child care provider qualification requirements by extending certification deadlines, creating alternative training pathways, and recognizing work experience as a qualification. The bill

extends the implementation deadline for a community-based training pathway to August 1, 2030, or five years from the date of hire for providers hired after the bill's effective date, whichever is later. It also caps the cost of community-based training at \$250 per person, ensures training pathways are accessible in multiple languages and culturally relevant, and requires the Department of Children, Youth, and Families to convene a stakeholder group to identify strategies for improving qualification processes and report to the legislature by December 1, 2026. The Governor signed the bill on May 15 and the bill goes into effect on July 27, 2025.

## Miscellaneous

**Vehicle Rescue Immunity:** [House Bill 1046](#), sponsored by Rep. Mari Leavitt (D-28th LD), provides civil liability immunity to individuals who forcibly enter locked vehicles to rescue vulnerable persons or domestic animals under specific conditions. The bill defines “vulnerable person” to include minors or individuals with certain impairments and “domestic animal” as household pets, excluding livestock. Immunity applies if the rescuer acts in good faith, determines the vehicle is locked, believes imminent harm is likely, notifies law enforcement or 911, uses only necessary force, and remains with the rescued individual or animal until authorities arrive. The Governor signed the bill on April 30 and the bill goes into effect on July 27, 2025.

**Consumer Protections in Real Estate Transactions:** [House Bill 1081](#), sponsored by Rep. Brandy Donaghy (D-44th LD), establishes consumer protections for owners in solicited real estate transactions. The bill applies to transactions executed on or after January 1, 2026, where a buyer actively solicits the purchase of property not publicly listed for sale. It ensures property owners have the right to an appraisal at the buyer's expense, the ability to cancel purchase contracts without penalty under specific conditions, and requires clear disclosure of these rights in contracts. The bill exempts transactions involving licensed real estate brokers and ties violations to the Consumer Protection Act. The bill was signed by the Governor on April 21 and goes into effect on July 27, 2025.

**Public Facilities District Sales Tax Credit Extension:** [House Bill 1109](#), sponsored by Rep. Cindy Ryu (D-32nd LD), extends the maximum duration for public facilities districts to collect sales and use tax credits from 40 to 55 years. The bill also clarifies statutory language by replacing “the regional center” with “a regional center” to improve consistency. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**911 Funding Allocation:** [House Bill 1258](#), sponsored by Rep. Timm Ormsby (D-3rd LD), mandates revenue sharing of county 911 excise taxes with municipalities operating public safety answering points. The bill applies to counties east of the Cascade Mountains with populations between 530,000 and 1,500,000 that operate regional 911 systems transferring emergency calls to municipal systems. Beginning in 2026, counties must transfer a portion of excise tax revenues quarterly to municipalities handling emergency call disposition and dispatch. The Governor signed the bill on May 15 and the bill goes into effect on July 27, 2025.

**Oath of Office Timing:** [House Bill 1573](#), sponsored by Rep. Lisa Parshley (D-22nd LD), revises the timeline for local elected officials in counties, cities, towns, and special purpose districts to take the oath of office. The bill specifies that the oath must be taken between the final certification of election results and the day before the term of office begins, removing previous options for earlier oath-taking and clarifying the timeline. It also includes minor language adjustments for consistency. The Governor signed the bill on May 17 and the bill goes into effect on July 27, 2025.

**PRA Exemption for Employees Involved in Investigation:** [House Bill 1934](#), sponsored by Rep. Rob Chase (R-4th LD), expands privacy protections for individuals in employment investigations by requiring redactions of names, images, job titles, email addresses, and phone numbers of complainants, accusers, and witnesses in investigative records. It also mandates voice alterations in audio recordings to ensure anonymity while retaining inflection and tone. The bill includes an exception for elected officials, whose names and titles will not be redacted after investigations conclude, and clarifies that disclosure of redacted information requires consent. The Governor signed the bill on May 15 and the bill goes into effect on July 27, 2025.

**Public Records Exemptions Review:** [Senate Bill 5049](#), sponsored by Senator Jeff Wilson (R-19th LD), clarifies the Sunshine Committee's meeting schedule by specifying it must meet four times a year, replacing the previous language requiring quarterly meetings. The bill does not alter the committee's composition, duties, or support structure, which remains focused on reviewing public disclosure exemptions, developing criteria for evaluations, and recommending whether exemptions should be continued, modified, or terminated. The bill takes effect on July 27, 2025. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Public Risk Pools Exemption:** [Senate Bill 5102](#), sponsored by Sen. Bob Hasegawa (D-11th LD), exempts proprietary financial data of public risk pools from public disclosure. This includes formulas, data used for calculating member contributions or assessments, and actuarial analyses and reports. The bill seeks to expand the scope of information exempt from public disclosure to safeguard sensitive proprietary information related to public risk pools' financial operations. The Governor signed the bill on April 19 and the bill goes into effect on July 27, 2025.

**Electrical Inspector Qualifications:** [Senate Bill 5265](#), sponsored by Sen. Curtis King (R-14th LD), expands the eligibility criteria for electrical inspectors by recognizing out-of-state experience. Individuals with a journey-level electrician certificate issued by the Washington Department of Labor and Industries and at least eight years of electrical construction trade experience, four of which must follow licensure or certification by examination in another state with a reciprocal licensing agreement, would qualify for inspector positions. The bill retains provisions regarding the appointment, duties, and compensation of electrical inspectors, as well as the funding source for their salaries and expenses, which are paid from the electrical license fund. The bill takes effect on July 27, 2025. The bill was signed by the Governor on April 22 and goes into effect on July 27, 2025.

**Unclaimed Property Management:** [Senate Bill 5316](#), sponsored by Sen. Paul Harris (R-17th LD), updates unclaimed property laws concerning funeral contracts, virtual currency, reporting

thresholds, and administrative procedures. Prearrangement funeral service contracts are presumed abandoned after specified criteria, including the beneficiary's death or reaching 107 years of age. The bill mandates liquidation of virtual currency within 30 days before reporting, lowers reporting and notification thresholds, and establishes a six-year statute of limitations for holders to request refunds for property delivered in error. The bill was signed by the Governor on April 8 and goes into effect on July 27, 2025.

**Community Center Libraries:** [Senate Bill 5365](#), sponsored by Sen. Jeff Wilson (R-19th LD), expands the allowable uses of park and recreation district facilities to include public library spaces under specific conditions. The bill clarifies that community centers classified as recreational facilities may house public libraries, provided the library occupies less than 50% of the usable space within the center and is operated in accordance with laws governing public libraries. No other changes to the statute are made by this bill. The Governor signed the bill on May 13 and the bill goes into effect on July 27, 2025.