

Multiple Agency Fiscal Note Summary

Bill Number: 2114 E S HB	Title: Residential tenants
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Estimated Cash Receipts

NONE

Agency Name	2023-25		2025-27		2027-29	
	GF- State	Total	GF- State	Total	GF- State	Total
Local Gov. Courts	No fiscal impact					
Loc School dist-SPI						
Local Gov. Other	No fiscal impact					
Local Gov. Total						

Estimated Operating Expenditures

Agency Name	2023-25				2025-27				2027-29			
	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total	FTEs	GF-State	NGF-Outlook	Total
Administrative Office of the Courts	.0	0	0	0	.0	0	0	0	.0	0	0	0
Office of Attorney General	Fiscal note not available											
Department of Commerce	Fiscal note not available											
Total \$	0.0	0	0	0	0.0	0	0	0	0.0	0	0	0

Agency Name	2023-25			2025-27			2027-29		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts	No fiscal impact								
Loc School dist-SPI									
Local Gov. Other	No fiscal impact								
Local Gov. Total									

Estimated Capital Budget Expenditures

Agency Name	2023-25			2025-27			2027-29		
	FTEs	Bonds	Total	FTEs	Bonds	Total	FTEs	Bonds	Total
Administrative Office of the Courts	.0	0	0	.0	0	0	.0	0	0
Office of Attorney General	Fiscal note not available								
Department of Commerce	Fiscal note not available								
Total \$	0.0	0	0	0.0	0	0	0.0	0	0

Agency Name	2023-25			2025-27			2027-29		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Local Gov. Courts	No fiscal impact								
Loc School dist-SPI									
Local Gov. Other	No fiscal impact								
Local Gov. Total									

Estimated Capital Budget Breakout

NONE

Prepared by: Val Terre, OFM	Phone: (360) 280-3973	Date Published: Preliminary 2/17/2024
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Judicial Impact Fiscal Note

Bill Number: 2114 E S HB	Title: Residential tenants	Agency: 055-Administrative Office of the Courts
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Part I: Estimates

No Fiscal Impact

Estimated Cash Receipts to:

NONE

Estimated Expenditures from:

STATE	FY 2024	FY 2025	2023-25	2025-27	2027-29
State FTE Staff Years					
Account					
General Fund-State 001-1	2,452		2,452		
State Subtotal \$	2,452		2,452		
COUNTY	FY 2024	FY 2025	2023-25	2025-27	2027-29
County FTE Staff Years					
Account					
Local - Counties					
Counties Subtotal \$					
CITY	FY 2024	FY 2025	2023-25	2025-27	2027-29
City FTE Staff Years					
Account					
Local - Cities					
Cities Subtotal \$					

Estimated Capital Budget Impact:

NONE

The revenue and expenditure estimates on this page represent the most likely fiscal impact. Responsibility for expenditures may be subject to the provisions of RCW 43.135.060.

Check applicable boxes and follow corresponding instructions:

- If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note for Parts I-V.
- If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- Capital budget impact, complete Part IV.

Legislative Contact: Sam Brown	Phone: 786-7470	Date: 02/14/2024
Agency Preparation: Jackie Bailey-Johnson	Phone: 360-704-5545	Date: 02/16/2024
Agency Approval: Chris Stanley	Phone: 360-357-2406	Date: 02/16/2024
OFM Review: Gaius Horton	Phone: (360) 819-3112	Date: 02/16/2024

195,025.00

Request # 227-1

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact on the Courts

This engrossed substitute bill retains the same Administrative Office of the Courts and court impacts as the original bill and substitute bill but adds no more. It creates Section 303 directing the Department of Commerce to contract with an independent third party to conduct a social vulnerability assessment. This assessment is due by December 1, 2026. This section expires on July 1, 2027.

Section 101 (1) (b)

This section raises the cap on the amount by which landlords can raise rents in any given 12-month period from 5 to 7%.

Section 101 (3)

This section removes term permitting tenants to break their lease upon receipt of notice of the landlord's intent to raise the rate by 3% or more within a 12-month period, but allows them to do so if the increase exceeds amount allowed by bill unless the landlord qualifies for exemption.

Section 102 (1) (b)

This section modifies the rent increase cap exemption (RICE) for certain public/non-profit properties to require they be owned instead of just operated by involved entity.

Section 102 (1) (c)-(e)

This section adds RICE for certain living situations where the owner is also a resident of the property.

Section 103 (2) and Section 107 (3)

These sections exempt the annual rent increase notice and limit on deposits for certain subsidized properties/tenancies.

Section 108 (2)

This section changes the late fee cap from \$10 to 1.5% of the total monthly rent.

Section 302

This section adds a null and void clause if the bill is not funded by June 30, 2024.

II. B - Cash Receipts Impact

None

II. C - Expenditures

AOC Fiscal Impact

Updates to the Courts of Limited Jurisdiction Civil Procedure Bench Book and the court manual are required to incorporate the changes under this bill. These changes are expected to take a SR Legal Analyst 30-40 hours.

IMPACT ON COUNTIES (Superior and/or District Courts)

Neither the superior court or district court business processes in place are expected to change under the provisions of this bill.

There may be a slight increase in civil case filings under the provisions of this bill. However, any increase is assumed to be minimal.

Part III: Expenditure Detail

195,025.00

Form FN (Rev 1/00)

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Request # 227-1

Bill # 2114 E S HB

Part III: Expenditure Detail

III. A - Expenditure By Object or Purpose (State)

<i>State</i>	FY 2024	FY 2025	2023-25	2025-27	2027-29
FTE Staff Years					
Salaries and Wages	2,452		2,452		
Employee Benefits					
Professional Service Contracts					
Goods and Other Services					
Travel					
Capital Outlays					
Inter Agency/Fund Transfers					
Grants, Benefits & Client Services					
Debt Service					
Interagency Reimbursements					
Intra-Agency Reimbursements					
Total \$	2,452		2,452		

III. B - Expenditure By Object or Purpose (County)

NONE

III. C - Expenditure By Object or Purpose (City)

NONE

III. D - FTE Detail

NONE

III. E - Expenditures By Program (optional)

NONE

Part IV: Capital Budget Impact

IV. A - Capital Budget Expenditures

NONE

IV. B1 - Expenditures by Object Or Purpose (State)

NONE

IV. B2 - Expenditures by Object Or Purpose (County)

NONE

IV. B3 - Expenditures by Object Or Purpose (City)

NONE

IV. C - Capital Budget Breakout

Acquisition and construction costs not reflected elsewhere on the fiscal note and description of potential financing methods.

NONE

195,025.00

Form FN (Rev 1/00)

LOCAL GOVERNMENT FISCAL NOTE

Department of Commerce

Bill Number: 2114 E S HB

Title: Residential tenants

Part I: Jurisdiction-Location, type or status of political subdivision defines range of fiscal impacts.

Legislation Impacts:

- Cities:
- Counties:
- Special Districts:
- Specific jurisdictions only:
- Variance occurs due to:

Part II: Estimates

- No fiscal impacts.
- Expenditures represent one-time costs:
- Legislation provides local option: Local governments have the option to adopt policies, ordinances, or other regulations to enforce this act.
- Key variables cannot be estimated with certainty at this time:

Estimated revenue impacts to:

None

Estimated expenditure impacts to:

None

Part III: Preparation and Approval

Fiscal Note Analyst: Kristine Williams	Phone: (564) 669-3002	Date: 02/15/2024
Leg. Committee Contact: Sam Brown	Phone: 786-7470	Date: 02/14/2024
Agency Approval: Alice Zillah	Phone: 360-725-5035	Date: 02/15/2024
OFM Review: Val Terre	Phone: (360) 280-3973	Date: 02/17/2024

Part IV: Analysis

A. SUMMARY OF BILL

Description of the bill with an emphasis on how it impacts local government.

This bill limits rent and fee increases to seven percent during any 12-month period and prohibits rent and fee increases during the first 12 months of a tenancy for tenants subject to the Residential Landlord-Tenant Act and the Manufactured/Mobile Home Landlord-Tenant Act, regardless of the length of their lease, with certain exemptions for public housing authorities and public development authorities. A local government may adopt policies, ordinances, or other regulations to enforce the bill.

Sec. 301 contains an emergency clause which takes effect immediately. However, as noted in Sec. 302, this bill is null and void if funding is not provided by June 30, 2024.

B. SUMMARY OF EXPENDITURE IMPACTS

Expenditure impacts of the legislation on local governments with the expenditure provisions identified by section number and when appropriate, the detail of expenditures. Delineated between city, county and special district impacts.

This legislation would not impact local government expenditures due to the local option.

C. SUMMARY OF REVENUE IMPACTS

Revenue impacts of the legislation on local governments, with the revenue provisions identified by section number, and when appropriate, the detail of revenue sources. Delineated between city, county and special district impacts.

This legislation would not impact local government revenues.

SOURCES

Association of Washington Cities (AWC)

Washington State Association of Counties (WSAC)