

# Individual State Agency Fiscal Note

<b>Bill Number:</b> 1081 HB	<b>Title:</b> Solicited real estate	<b>Agency:</b> 100-Office of Attorney General
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## Part I: Estimates

**No Fiscal Impact**

### Estimated Cash Receipts to:

NONE

### Estimated Operating Expenditures from:

	FY 2026	FY 2027	2025-27	2027-29	2029-31
FTE Staff Years	2.9	2.9	2.9	1.4	1.4
<b>Account</b>					
General Fund-State 001-1	468,000	468,000	936,000	447,000	442,000
<b>Total \$</b>	468,000	468,000	936,000	447,000	442,000

### Estimated Capital Budget Impact:

NONE

*The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.*

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 form 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.
- Requires new rule making, complete Part V.

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## Part II: Narrative Explanation

### II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

*Significant provisions of the bill and any related workload or policy assumptions that have revenue or expenditure impact on the responding agency by section number.*

Section 1: New Section. Applies to real estate transactions where a potential buyer solicits the purchase of unlisted real property. Owners of such real property provided the right to receive an appraisal. Soliciting buyer must provide notice of the right to owner and owner can cancel the transaction if no notice is provided. Provides specific notice requirements. The Attorney General's Office (AGO) can enforce. The statute affects the public interest for purposes of RCW 19.86.

Section 2: New Section. New chapter in RCW chapter 61.

### II. B - Cash receipts Impact

*Cash receipts impact of the legislation on the responding agency with the cash receipts provisions identified by section number and when appropriate, the detail of the revenue sources. Description of the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explanation of how workload assumptions translate into estimates. Distinguished between one time and ongoing functions.*

Attorney General's Office (AGO) Consumer Protection Division (CPR) activities are funded with General Fund-State dollars. No cash receipt impact. There is no client agency to bill for legal services.

### II. C - Expenditures

*Agency expenditures necessary to implement this legislation (or savings resulting from this legislation), with the provisions of the legislation that result in the expenditures (or savings) identified by section number. Description of the factual basis of the assumptions and the method by which the expenditure impact is derived. Explanation of how workload assumptions translate into cost estimates. Distinguished between one time and ongoing functions.*

Attorney General's Office (AGO) Agency Assumptions:

This bill is assumed effective 90 days after the end of the 2025 legislative session.

Location of staffing is assumed to be in a King County office building.

Total workload impact in this request includes standard assumption costs for goods & services, travel, and capital outlays for all FTE identified.

Agency administration support FTE are included in the tables. The Management Analyst 5 FTE (MA) is used as a representative classification. An example ratio is for every 1.0 Assistant Attorney General FTE (AAG), the AGO includes 0.5 Paralegal 1 FTE (PL1) and 0.4 MA.

1. Assumptions for the AGO Consumer Protection Division (CPR) Legal Services for the Attorney General's Office (AGO):

CPR enforces the Consumer Protection Act with respect to conduct that is made unlawful under RCW 19.86.020, which broadly prohibits unfair or deceptive acts or practices in trade or commerce. CPR focus is on representations and failures to disclose terms and conditions.

This bill adds a new section to the Deed of Trust Act implementing requirements for solicitations to purchase real property. Although homeowners can cancel a purchase contract for real property upon a buyer's violation of the statute, the bill appears to leave compliance enforcement solely to the AGO; it does not explicitly allow for a private right of action to enforce. Although CPR already investigates and prosecutes violations of the Deed of Trust Act, violations of this bill would involve different claims and violators. Therefore, enforcement of this chapter would not be absorbed into CPR's existing work. CPR assumes that enforcement to ensure compliance will be a priority for the AGO, that litigation will be necessary to enforce industry compliance, that enforcement litigation will not require extensive discovery given nature of violation, that other regulators will take action to enforce similar laws, that industry compliance will increase as a result of litigation

enforcement efforts, that bill will remain, as currently drafted, without a private right of action under the Consumer Protection Act (CPA).

CPR: Total King County workload impact:

FY 2026 and FY 2027: \$468,000 for 1.0 AAG, 0.5 Paralegal 2 (PL2), 0.5 Senior Investigator (INV), and 0.5 PL1, which includes direct litigation costs of \$15,860

FY 2028: \$226,000 for 0.5 AAG, 0.2 PL2, 0.2 INV, and 0.3 PL1, which includes direct litigation costs of \$15,860

FY 2029 and each FY thereafter: \$221,000 for 0.5 AAG, 0.2 PL2, 0.2 INV, and 0.3 PL1, which includes direct litigation costs of \$10,500

2. The AGO Solicitor General’s Office (SGO) has reviewed this bill and determined it will not increase or decrease the division’s workload. Therefore, no costs are included in this request.

**Part III: Expenditure Detail**

**III. A - Operating Budget Expenditures**

Account	Account Title	Type	FY 2026	FY 2027	2025-27	2027-29	2029-31
001-1	General Fund	State	468,000	468,000	936,000	447,000	442,000
<b>Total \$</b>			468,000	468,000	936,000	447,000	442,000

**III. B - Expenditures by Object Or Purpose**

	FY 2026	FY 2027	2025-27	2027-29	2029-31
FTE Staff Years	2.9	2.9	2.9	1.4	1.4
A-Salaries and Wages	306,000	306,000	612,000	286,000	286,000
B-Employee Benefits	93,000	93,000	186,000	86,000	86,000
C-Professional Service Contracts	16,000	16,000	32,000	27,000	22,000
E-Goods and Other Services	50,000	50,000	100,000	46,000	46,000
G-Travel	3,000	3,000	6,000	2,000	2,000
<b>Total \$</b>	468,000	468,000	936,000	447,000	442,000

**III. C - Operating FTE Detail:** *List FTEs by classification and corresponding annual compensation. Totals need to agree with total FTEs in Part I and Part IIIA*

Job Classification	Salary	FY 2026	FY 2027	2025-27	2027-29	2029-31
Assistant Attorney General-King County	139,558	1.0	1.0	1.0	0.5	0.5
Management Analyst 5-King County	98,040	0.4	0.4	0.4	0.2	0.2
Paralegal 1-King County	74,700	0.5	0.5	0.5	0.3	0.3
Paralegal 2-King County	82,392	0.5	0.5	0.5	0.2	0.2
Senior Investigator-King County	108,156	0.5	0.5	0.5	0.2	0.2
<b>Total FTEs</b>		2.9	2.9	2.9	1.4	1.4

**III. D - Expenditures By Program (optional)**

Program	FY 2026	FY 2027	2025-27	2027-29	2029-31
Consumer Protection Division (CPR)	468,000	468,000	936,000	447,000	442,000
<b>Total \$</b>	468,000	468,000	936,000	447,000	442,000

**Part IV: Capital Budget Impact**

**IV. A - Capital Budget Expenditures**

NONE

**IV. B - Expenditures by Object Or Purpose**

NONE

**IV. C - Capital Budget Breakout**

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

NONE

**IV. D - Capital FTE Detail:** *FTEs listed by classification and corresponding annual compensation. Totals agree with total FTEs in Part IVB.*

NONE

**Part V: New Rule Making Required**

*Provisions of the bill that require the agency to adopt new administrative rules or repeal/revise existing rules.*