



UNITED WAY
Thurston County

2025 ALICE SUMMIT
LEGISLATIVE CALL TO ACTION

SUPPORT



SB 5471 - Authorizing middle housing in rural areas.

Authorizes a fully planning county to allow at least one middle housing unit on each parcel that permits single-family residences in designated urban growth areas, limited areas of more intensive rural development (LAMIRDs). This bill also limits any middle housing allowed in a LAMIRD to four residential units per lot.

SUPPORT



SB 5148 - Ensuring compliance with the housing element requirements of the growth management act.

Requires cities and counties that are required or have chosen to plan under the Growth Management Act to submit their housing elements and housing development regulations to the Department of Commerce for review within certain timelines, in order for their housing elements and housing development regulations to take effect. This also prohibits these cities and counties from denying an affordable or moderate-income housing development unless they have received a final determination of compliance from Commerce, or certain other conditions are met.

SUPPORT



SB 5470 - Establishing limitations on detached accessory dwelling units outside urban growth areas.

Allows counties to authorize detached accessory dwelling units (ADUs) outside of urban growth areas (UGAs) if the detached ADUs are subject to development regulations that include certain limitations, including that a parcel have no more than one attached or detached ADU. This bill also requires that counties allowing ADUs outside of UGAs follow certain reporting and land use plan update requirements.

SUPPORT



SB 5614 - Impact fee predictability.

Sets the impact fees at the rate adopted by the local government at the time a fully completed permit application is submitted. This bill also modifies the impact fee deferral requirements by removing the lien requirements and limits on the number of deferrals allowed per applicant and requiring local governments adopt a system for the deferred collection of impact fees that includes a process to execute a promissory note in favor of the local government imposing the impact fees by September 1, 2026.

SUPPORT



SB 5613 - Clear and objective standards, conditions, and procedures for development regulations.

Requires the Department of Commerce to establish a stakeholder workgroup to analyze regulatory barriers to housing and develop model codes with clear and objective standards. By January 1, 2028, all city and county development regulations must comply with these standards, though alternative approval processes may be adopted under certain conditions. It also expands the types of petitions the Growth Management Hearings Board can review.

SUPPORT



HB 1406 - Concerning associate development organizations.

Increases funding allocations for associate development organizations (ADOs), raising the maximum allocation for urban counties to \$500,000 and setting a minimum rural county base allocation at \$85,000, with a maximum of \$150,000. It also allows local matching funds to be provided through cash, in-kind contributions, or a combination, with in-kind contributions limited to 25% of the match. Additionally, the bill removes extra reporting requirements related to small businesses for ADOs in counties with populations exceeding 1.5 million.

SUPPORT



HB 1245 - Concerning business development.

Establishes the Office of Entrepreneurship to support small businesses with fewer than 10 employees by providing technical assistance, expanding resources, and identifying regulatory barriers. The Office will collaborate with state agencies and assist businesses in their first five years. It must submit biennial reports on state contract awards to new businesses, with a focus on those owned by women, minorities, and veterans.

SUPPORT



HB 1595 - Creating a five-year statewide economic development plan.

Requires the Department of Commerce (Commerce) to prepare a five-year statewide economic development proposal beginning in November 2025, implementing legislation by June 2026, and a progress report by November 2027, and continuing every five years thereafter. A 16-member advisory committee will be required to be created to provide guidance to Commerce on the economic development plan, hold public meetings, and recommend implementation and legislation. Commerce will also be required to consult with a state agency, office, and commissions for feedback on the plan.

SUPPORT



SB 5529 - Amending the county population threshold for counties that may exempt from taxation the value of accessory dwelling units to incentivize rental to low-income households.

Removes the population restriction for the accessory dwelling unit (ADU) property tax exemption, allowing any county to exempt an ADU from property tax if it meets the necessary conditions. The bill updates the Tax Preference Performance Statement and requires a review by the Joint Legislative Audit and Review Committee. If the review finds the exemption increases the number of ADUs rented to low-income households, the Legislature intends to extend the exemption's expiration. The exemption applies to taxes levied for collection in 2026 and beyond.

SUPPORT



HB 1096 - Increasing housing options through lot splitting.

Requires cities subject to middle housing minimum residential density requirements to establish a process for the simultaneous review and approval of an administrative lot split and residential building permits for new single-family or middle housing. It outlines specific conditions under which a lot split and building permit can be approved without public hearings, including compliance with development regulations and utility availability. The bill also includes provisions for displacement mitigation if renters are affected by demolition or alteration. The Department of Commerce must develop implementation guidance for cities and provide grants to cities for the full cost of implementing the lot splitting requirements. Cities are immune from liability regarding approvals of lot splits that later prove unbuildable.

SUPPORT



HB 1345 - Establishing limitations on detached accessory dwelling units outside of urban growth areas.

Authorizes counties that plan under the Growth Management Act (GMA) to allow detached accessory dwelling units (DADUs) outside urban growth areas (UGAs), provided specific development regulations are met. These regulations include limits on water usage, sewage capacity, size (maximum 1,296 square feet), and placement near the principal unit. Counties must also enforce code compliance measures, including penalties for unpermitted DADUs and tracking DADU development for comprehensive plan updates. The bill also establishes a reporting process to the Department of Commerce and limits plan amendments related to DADUs to every five years.

SUPPORT



HB 1403 - Simplifying condominium construction statutes.

Amends the Washington Uniform Common Interest Ownership Act (WUCIOA) by removing references to engineering and construction standards, adding a definition of "workmanlike manner," and requiring arbitration for construction defect claims if the sole relief sought is a money judgment under \$500,000. It introduces a fee-shifting provision, where courts or arbitrators can assess costs and attorneys' fees against parties who refuse to accept an offer to remedy a defect but fail to improve their position in trial. The bill exempts certain accessory dwelling units (ADUs) from building enclosure design and inspection requirements and provides exclusions for implied warranties of quality if express warranties are provided by the declarant or dealer. Workmanlike manner is defined as "the degree of care that a reasonably prudent licensed contractor would exercise under the same or similar circumstances."

SUPPORT



HB 1516 - Conducting a study of insurance coverage options for permanently affordable homeownership units

Requires the Office of the Insurance Commissioner (OIC) to conduct a study of insurance coverage options or approaches to reduce condominium construction defect liability for permanently affordable homeownership units. The OIC must consult with nonprofit organizations, government entities, insurers, and the construction industry, gathering relevant data to assess how to lower insurance costs while maintaining coverage.

SUPPORT



HB 1491

Requires cities' planning under the Growth Management Act to allow new residential and mixed-use development within station areas at specified transit-oriented development densities. It establishes affordability requirements and provides a 20-year property tax exemption for qualifying buildings in these areas. Additionally, the Department of Commerce will administer a grant program to assist cities with infrastructure, planning, and staffing needed for implementation. The bill defines station areas based on proximity to rail or bus stations and sets density and affordability guidelines for new developments, including density bonuses for affordable housing projects.

SUPPORT



HB 1320 - Business and Occupation tax.

Modifying business and occupation tax rates to fund programs and services to benefit Washingtonians.

SUPPORT



HB 1217 - Improving housing stability for tenants subject to the residential landlord tenant act and the manufactured/mobile home landlord-tenant act.

Limits rent and fee increases to 7% during any 12-month period of a tenancy and prohibits increases during the first 12 months of tenancy, with certain exemptions. It provides additional tenant protections, including notice requirements for rent and fee increases, lease termination provisions, and caps on move-in fees, security deposits, and late fees. The bill also establishes enforcement mechanisms, including Attorney General action under the Consumer Protection Act and a private cause of action for damages. Additionally, it mandates the creation of a landlord resource center and a social vulnerability assessment on the impacts of rent stabilization.

SUPPORT



SHB 1022 - Creating a Homes for Heroes program

Creates a down payment and closing cost assistance program for the purchase of a primary residence for people working in targeted professions, such as law enforcement, healthcare, and emergency services, as well as veterans, and have a household income below 100 percent of the state median. The loans are interest-free and do not require repayment until the first mortgage is paid or the property is sold, refinanced, or transferred.

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SUPPORT



HB 1350 - Modernizing reimbursement rates for the working connections child care program

Requires child care subsidy base rates to meet at least the 85th percentile of the market, based on the most recent market rate survey. It mandates the Department of Children, Youth, and Families (DCYF) to use a cost model developed with child care providers to ensure rates cover fixed costs, such as staff salaries, benefits, family engagement, and professional development. DCYF must review and recommend rate enhancements for special populations every three years, with provisions not applying to collective bargaining agreements for family child care providers until July 1, 2027.

SUPPORT



HB 1314 - Concerning the early learning facilities grant and loan program.

Makes changes to the Early Learning Facilities (ELF) program, including establishment of an Emergency Fund; clarifies ECEAP conversion qualifies for ELF; makes Tribal Compact Schools eligible for the ELF Public School District program; and changes the match requirements

SUPPORT



HB 1212 - Concerning the siting of child care centers.

Requires cities and towns to allow child care centers as an outright permitted use in all zones except industrial zones.

SUPPORT



HB 1214 - Working Families' Tax Credit.

Expands eligibility for the working families' tax credit to everyone age 18 and older.

SUPPORT



HB 1307 - Easing the financial burden on families by removing sales and use tax on diapers and essential child care products.

Exempts certain essential products, including baby diapers, adult incontinence supplies, car seats, baby clothing, and other necessary items for infants and children under the age of five, from sales and use tax. Effective 1/1/26.

SUPPORT



HB 1318 - Providing a sales and use tax exemption for children's diapers.

Exempts children's diapers from sales and use tax

SUPPORT



HB 1351 - ECEAP age requirements

Adjusts age requirements for accessing the early childhood education and assistance program to allow for enrollment of eligible three-year-olds who turn three at any time during the school year.

SUPPORT



HB 1383 - Baby products grant program

Establishes a grant program through the Department of Commerce for the purchase and distribution of essential baby products like diapers and wipes.

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SUPPORT



HB 1564 - Child care assistance/B&O tax.

Establishes a business and occupation and public utility tax credit for employers providing child care assistance to employees, beginning on 1/1/26 and expiring on 1/1/38.

SUPPORT



HB1805 - Creating a local sales and use tax to fund services for children and families.

Grants counties the authority to impose a new sales and use tax not to exceed 0.01% for the purpose of providing additional services that assist children and their families including child care, maternity support services, school-based services that address mental, social, and physical health, workforce capacity building, shelter, rental assistance, and client transportation.

SUPPORT



HB 1873 - Concerning the Working Connections Child Care program for graduate and professional students

Extends eligibility for the Working Connections Child Care program to applicants enrolled full-time in a graduate or professional program at an institution of higher education when their household meets all other program eligibility requirements.

SUPPORT



HB 1919 - Modifying access to the working connections child care program.

Expands Working Connections Child Care for families with one household member employed by a small business where household income does not exceed 75% State Median Income (SMI). Bill defines small business as those with 50 or fewer employees. Also delays implementation of income eligibility provisions from 60 to 75% of SMI included in the Fair Start for Kids Act from 7/1/25 to 7/1/29. Further, also delays the next phase of eligibility expansion from 75 to 85% of SMI (subject to appropriation) from 7/1/27 to 7/1/31.

SUPPORT



SB 5496 - Preserving homeownership options by limiting excessive home buying by certain entities

Prohibits an investment entity, or a business entity that has an interest in more than 50 single-family residential properties, from purchasing, acquiring or otherwise obtaining an interest in another single-family residential property, with certain exceptions. Also, creates a civil penalty that may be enforced by the Attorney General's Office under the Consumer Protection Act.