



Legislative Update

Courtesy of: **Washington Multi-Family Housing Association**

Bills that passed into law

SB 6459: INSPECTIONS AND CIVIL SEARCH WARRANTS: Passed Legislature. Effective June 10, 2010

Representatives for landlords, tenants and various cities met since September to try to work out mutually agreeable legislation that would put reasonable restrictions on any mandatory inspection program that a city might adopt. In return for these limitations, cities would be given authority to obtain a civil search warrant for rental property to look for housing code violations. In order to obtain the warrant, the city would have to satisfy a judge that there was "probable cause" to believe that code violations existed. The city would not be able to go on a "fishing expedition." Once the legislation is acted upon by the Governor, WMFHA will post the new law and explanation of it on their website:

www.wmfha.org

SSB 6261: CLARIFYING MUNICIPALLY OWNED UTILITIES' COLLECTIONS FROM OWNERS: Passed Legislature. Effective June 10, 2010

Once enacted, this law will make it clear that, so long as the landlord has properly notified the municipality, a municipally owned electric utility can only hold a rental property owner responsible for a maximum of 4 months of unpaid bills if the tenant fails to pay. Current law provides that the utility has a lien against the property for up to 4 months of unpaid bills. However, some utilities have charged owners and required owners to pay more than 4 months of bills in order to continue, transfer or restore service. Once the legislation is acted upon by the Governor, WMFHA will post the new law and explanation of it on their website: www.wmfha.org.

HB 2592: PROHIBITING INCENTIVES FOR TOWING FROM PRIVATE PROPERTY: Passed Legislature. Effective June 10, 2010

Several months ago, a local TV station highlighted a local towing company offering rewards and gift cards to resident managers based on the number of impounds authorized by the property. Once enacted, this law will make the practice illegal.

SB 5742: CRIME FREE RENTAL HOUSING: Passed legislature. Effective June 10, 2010

Once enacted, this law will prevent local governments from enacting a mandatory crime free program and using such a program as a means of raising money for the city. Any crime free program must be voluntary but a landlord who has ignored criminal activity at the rental property can be required to participate.

New Federal Lead-Based Paid Requirements

Effective April 22, 2010

www.rha-ps.com for a video on 16 FAQ for managers