AGENDA
GIG HARBOR CITY COUNCIL STUDY SESSION
Thursday, May 15, 2025 - 3:00 PM
Community Rooms

This meeting may also be accessed through Zoom at https://zoom.us/j/93216056382 or by calling (253) 215-8782 and entering Meeting ID 932 1605 6382.

CALL TO ORDER/ROLL CALL

DISCUSSION ITEMS

1. **Introduction of Arts Commission Appointees**
   Deborah Breneman and Suzanne Gillman

2. **2025 Legislative Session Report**
   State Lobbyist Shelly Helder, Gordon Thomas Honeywell Government Relations

3. **Canfield Single-Family Residence Water and Sewer Utility Extension Agreements**
   Public Works Director Jeff Langhelm, PE

ADJOURN

PUBLIC COMMENT & DECORUM

Public comment will not be accepted at this study session.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

CITY OF GIG HARBOR

2025 LEGISLATIVE SESSION

May 15, 2025

Shelly Helder

GORDON THOMAS HONEYWELL
GOVERNMENT RELATIONS

PURPOSE

OVERVIEW OF THE 2025 LEGISLATIVE SESSION

OUTCOME OF 2025 CITY'S LEGISLATIVE PRIORITIES

NEXT STEPS

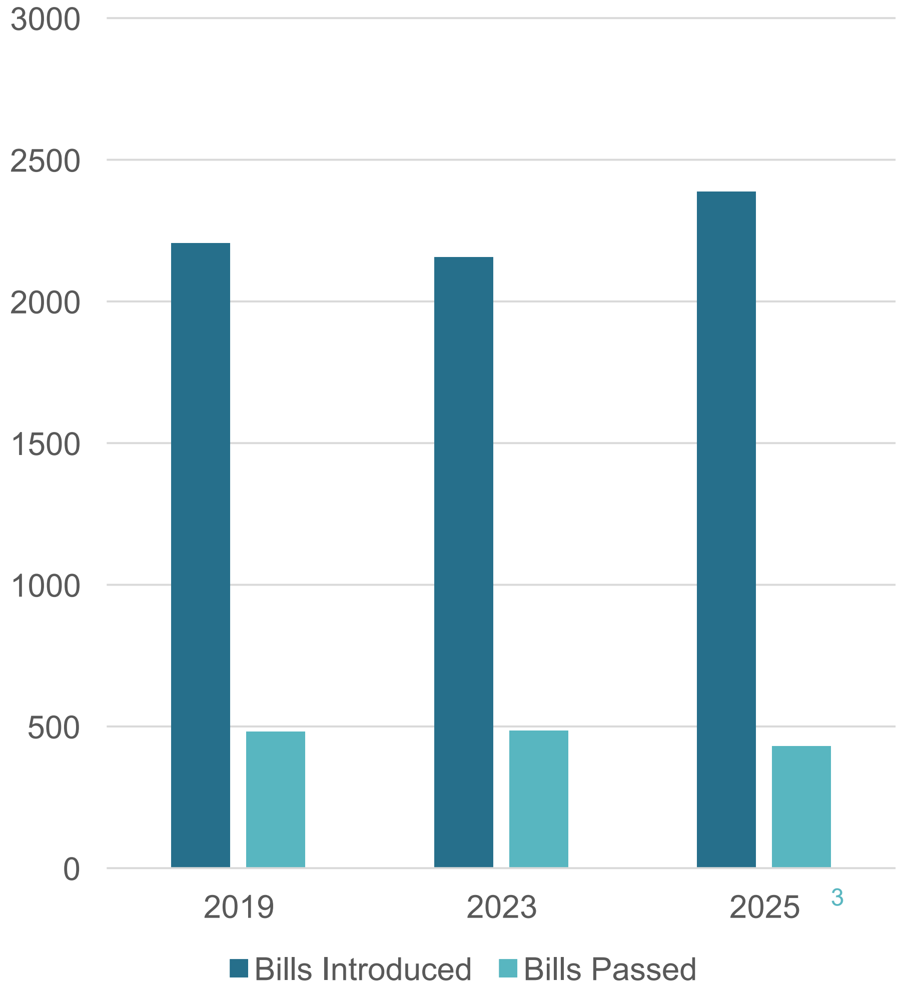
OVERVIEW OF 2025 LEGISLATIVE SESSION

General Context

- First year of the biennium,105-day session
- Adopted 2025-27 operating, capital, and transportation budgets
- 2,387 bills introduced, 431 passed into law
- Any legislation that did not pass, will be reconsidered next

Political Context

- Democrats held the majority in House and Senate
- 24 “freshman” legislators
- New Governor in leadership



OVERVIEW OF 2025 LEGISLATIVE SESSION: BUDGETS

Operating

- Funds all state agency operations
- Revenue growth has slowed – 2022-24 revenues grew at 5.2% annually, starting in 2025 reduced to 3.5% $77.8 billion budget for 2025-27, $2.3 billion in reserves
- $4.3 billion in new taxes

Capital

- Funds public and nonprofit construction projects (excluding transportation)
- $7.5 billion total budget
  - Combination of bond capacity, federal funds, etc.
- $201.3 million allocated for local community projects ($231.8 million in 2023)
  - *Average local community project award: $604,000*

Transportation

- Expected $1 billion shortfall in 2025-27
- Some projects delayed due to reduced revenues
- No new project investments
- Taxes, fees and transfer from operating resulting in $3.2 billion over the next 6 years
- $15.5 billion budget for 25-27

2025 LEGISLATIVE PRIORITIES

Commercial Fisherman's Homeport

- Request: $1 million to complete project
- Capital budget funding in high demand
- Not included in final budget

SR 16/Wollochet Drive Safety Improvements

- Reactionary priority to retain $1.68 million
- House budget pushed funds beyond 2031
- $1.68 million in 2025-27 transportation budget

IMPORTANT TOPICS

Childcare

- Passed: Senate Bill 5509 & Senate Bill 5655

Renter Protections

- Passed: House Bill 1217

Indigent Defense

- $2.7 million investment

Infrastructure

- Public Works Assistance Account outcomes

NEXT STEPS

- Thank the legislative delegation
- Implement new policies and obligate state funds
- Interim Action Plan & steps to prepare for the 2026 session
- 2026 Legislative Session begins January 12th

QUESTIONS?

Shelly Helder
State Lobbyist
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shelder@gth-gov.com

City of Gig Harbor
2025 End of Session Legislative Report
May 15, 2025

Dear City of Gig Harbor,

It was a pleasure to advocate for the City of Gig Harbor throughout the 2025 legislative session.

The 2025 session was the first of the two-year legislative biennium, and the Legislature had the primary task of adopting new biennial budgets. This task proved to be more difficult than recent years due to lower than projected revenue growth and increased obligations from program expansions. Additionally, the Governor directed the Legislature to address the double digit billion-dollar budget deficit by first making significant cuts to spending. These cuts primarily impacted the operating budget but placed an additional strain on the development of the capital budget.

For these reasons, it was a difficult year to secure new funding. Larger dollar requests faced an even harder path. While we were not able to secure funding for the City's top priority this session, we did protect the funding allocated to the Wollochet Drive Safety Improvement Project that was on the chopping block. This would not have been possible without an active and supportive legislative delegation: Senator Deborah Krishnadasan, Representative Michelle Caldier and Representative Adison Richards. All three members of the City's delegation worked collaboratively to represent the City's interests.

Now that session is over, legislators will turn their focus to interim work. Due to the long session, this is a short interim and a non-election year for the Legislature. However, there were 8 legislators appointed to their positions following the last election which means they will be campaigning to retain their seats during the fall's special election.

Looking ahead, the 2026 session will be a short 60-days and the second year of the two-year legislative cycle. The Legislature will focus on creating supplemental budgets, will consider bills that were introduced this year but did not pass, and develop new legislation.

The ever-changing political climate requires adaptive and consistent advocacy. I look forward to working with the City throughout the interim months to continue advancing Gig Harbor's priorities and preparing for the 2026 legislative session.

Thank you,
Shelly Helder

Overview of the 2025 Legislative Session

The 2025 Legislature convened for a 105-day session beginning on January 14 and concluded on time on April 27. Legislators had a challenging task of balancing new biennial budgets, which were agreed upon in the final hours of the session. A total of 2,387 pieces of legislation were introduced this session, and the Legislature passed 431 bills into law.

As the first year of the legislative biennium, the Legislature established new committee structures, committee chairs, and selected new leadership. In November 2024, Democrats captured nine executive state office positions and flipped two previous Republican seats in the Legislature. The Democrats held the majority in the House of Representatives (59-39) and the Senate (30-19). This means Democrats had a 60 percent majority of each chamber, allowing them to approve bonds and transfers out of the budget stabilization account without support from Republicans. It also allowed Democrats in the House of Representatives to adopt new rules that limit the length of debate on the House floor and limit the ability for staff from the Governor's Office to access the floor.

Although the state's political landscape remains relatively the same, the Legislature saw high turnover this year following retirements and lawmakers moving to different elected or appointed positions. As transitions occurred over the weeks leading up to and during the session, 24 new "freshman" legislators were welcomed.

Democrats from both Chambers prioritized public schools, affordable housing and health care, a clean environment, and safe communities.

Additionally, Governor Bob Ferguson was inaugurated as the 24th Governor of Washington State. Much of the legislative session was marked with tensions between the Governor and the Legislature, with the Governor finding himself more aligned with Republicans and moderate Democrats.

Legislative Agenda Items

Commercial Fisherman's Homeport Project

Leading up to the 2025 session, the City considered various legislative priorities and ultimately landed on a single priority to provide the new delegation with a focused objective. The City requested $1 million from the state capital budget to complete the Commercial Fisherman's Homeport Project. The City's commitment of $2.5 million and the fact state funds would be the final amount needed to complete the project made it a strong request.

In collaboration with City staff, we completed the necessary form to officially submit the request to the 26th district legislators. Early in the session we heard that capital budget funds would be limited. The City's legislators began exploring alternative sources of funding for the project, outside the traditional Local Community Project program, which was in high demand. We developed a letter of support for community members to send to state budget writers which expressed their desire to see the project funded.

Ultimately, the project did not receive any funding in the final capital budget. Budget writers prioritized projects whose match funding had time constraints for spending and/or projects that had an imminent need. While this is a disappointing outcome, it is only the first year of the biennium. Although the second year will not have nearly the level of budget investment as this year, there will be opportunities for the City to pursue in 2026 and/or begin preparing for a competitive request in 2027.

Important Topics

Child Care

The Legislature has been attempting to address the shortage of child care services as well as the high cost of child care. Rather than increasing funding for subsidized child care services, as has been done in years past, the Legislature opted to pass policies with the goal of removing red tape for child care providers. They passed Senate Bill 5509 which establishes child care centers as an outright permitted use in all zones except industrial, light industrial and open space. They passed Senate Bill 5655 which was initiated by Pierce County Councilmember Robyn Denson and sponsored by Senator Krishnadasan. The bill changes the way occupancy requirements are determined for a child care center that operates in a dedicated space within an existing building that has more than one use. While a seemingly insignificant alteration, it allows more flexibility to provide child care services in existing facilities.

In addition to these policy changes, the capital budget allocates $87 million to Early Learning Facilities grants and, of that amount, $51 million is available through a competitive grant process.

Fish Passage Funding

The primary source of funding for local fish culverts is the Brian Abbott Fish Barrier Removal Board. The grant program is administered jointly by the Recreation and Conservation Office and the Department of Fish & Wildlife. Every two years the Board administers a competitive grant process and provides a prioritized list of local fish culvert projects for the legislature to consider for funding. Click here to see the recommended list for the 2025 grant cycle. This year the legislature allocated $32.5 million to the program which supports fish passage for 13 local projects around the state. This funding is lower than the 2023 level of investment which was the high-water mark for this program at $48.4 million. This year’s investment funds 24% of the projects that requested funding and 46% of the total amount of funds requested.

Indigent Defense

In the lead-up to the legislative session, the Washington State Supreme Court considered a recommendation from the Washington State Bar Association to reduce public defender caseload standards. The Court held two public hearings and a public comment period that concluded on October 31, 2024. Stakeholders across the legal and advocacy communities actively participated in these proceedings, submitting diverse perspectives on potential revisions. As of the start of the legislative session in Olympia, the Court had not yet released its decision regarding any modifications to these standards. Recognizing the potential impact of the forthcoming Supreme Court ruling, legislators convened informational briefings to understand the possible changes and their implications for the state's public defense system and budget. Ultimately, in the absence of a definitive decision from the Supreme Court, the Legislature proceeded to address public defense by investing $2.7 million for public defense grants to cities. This amount is in addition to the existing $900,000 that has historically been available for cities.

Infrastructure Funding

The primary source of infrastructure funding for local governments is the Public Works Assistance Account (PWAA), also referred to as the Public Works Trust Fund. The account is funded through a combination of revenue sources, including a statutory allocation of a percentage of certain taxes, repayments from local government loans and interest earned. It also receives funding from bond proceeds when authorized by the legislature. The PWAA is a stable account that is often raided when the state is facing a challenging budget. The 2025 session was no exception. Both the House and Senate budget proposals included sweeps of funds from the PWAA. The Senate proposal took it one step further by diverting the revenue that is otherwise dedicated to the account and using it to pay for fish culverts. Due to the advocacy of local governments around the state, this concept did not advance.

In the 2025-27 budget the Legislature transferred $288 million from the PWAA to the state's general fund. All the revenues dedicated to the account remain intact and the legislature provided additional bond authority of $100 million for the 25-27 biennium. Overall, the legislature did not make new investments in infrastructure resources, but they also didn't eliminate existing resources.

Local Control

Retaining local control has long been a core value of local governments. However, in the last few years there has been a shift in how cities have responded to the legislative push for more state control. Rather than oppose all bills that limit local control, some cities have opted for a neutral position which has allowed them to be engaged in the policy development process with the goal of having a law that is more easily implementable at the local level. We saw this shift occur with middle housing policies in previous sessions and this year it occurred again with lot splitting, transit-oriented development and parking minimum bills. There are some cities that have held firm in their resistance to the erosion of local control and the mix of city positions on these issues has been difficult for the Association of Washington Cities to navigate. The attached report summarizes all the land use related bills that passed the legislature, even those that do not impact Gig Harbor due to population limits or other qualifying factors. Despite several bills passing the legislature that limit local control, the vast majority of bills introduced were defeated during the process.

Mobile Home Park Residents

The City supported further action to preserve existing mobile home parks, including providing additional funding to support residents attempting to purchase the parks they live in. The capital budget allocates $10 million in the Mobile/Manufactured Home Infrastructure and Repair grant program and $17.5 million in the Mobile/Manufactured Home Parks grant program. Both programs are administered by the Northwest Cooperative Development Center and grants are awarded based on need.

The Legislature also passed Senate Bill 5298, sponsored by Sen. Noel Frame (D-36th LD), which modifies procedures for the sale of manufactured/mobile home communities to enhance tenant and eligible organization purchase opportunities. It expands notification requirements to include tenants, tenant organizations, local governments, housing authorities, and the Washington State Housing Finance Commission, and mandates individual notices to tenants. The bill also requires good faith negotiations, periodic updates to the Department of Commerce on sale status, and provides remedies for substantial noncompliance, including injunctive relief and damages.

Renter Protections

Nearly half of the City's residents are renters. The City supports policies that promote housing stability for renters and prevent displacement. After several years of considering legislation that would provide rent stability for tenants, the legislature found a version of the policy that garnered enough votes to pass. The Legislature passed House Bill 1217, sponsored by Rep. Emily Alvarado (D-34th LD). The bill 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 upon Governor signature.

Juvenile Access to Attorney

The City supports clarifying statutes that govern law enforcement engagement with juveniles to promote community policing and eliminate unnecessary juvenile interaction with the criminal justice system. Early in session there were several bills introduced on this topic. Some were never scheduled for a public hearing while others had a public hearing but were never scheduled for a vote of the committee. The only bill that advanced beyond committee was Senate Bill 5052, sponsored by Senator Jesse Salomon. As introduced, the bill would have permitted an officer to question a youth believed to be a victim or witness of a crime without requiring consultation with counsel. However, it also prohibited statements or information obtained from youth to be used in a subsequent prosecution of that youth, except for impeachment purposes. This proved problematic for law enforcement who often question victims or witnesses of a crime who later turn out to be suspects. There was no consensus on this proposal, and it died with the House of Origin cutoff. With the current makeup of the legislature, it's unlikely a clarifying bill will have a path forward in the second year of the biennium.

Bill Tracking List

Below is the list of bills we tracked for the City during the 2025 session and the City's position on the bill, if one was taken. This list includes the bills that died and those that passed into law and is organized by the topics listed on the City's legislative agenda.

Childcare

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 1033 (Dead)	Child care local licensing	Authorizing local licensing and regulation of child care providers.	H EL & Human Svc	Couture	Oppose
HB 1082 (Dead) (SB 5279)	Child care provider qualif.	Concerning qualifications for child care providers.	H EL & Human Svc	Senn	Support
SHB 1128 (Dead) (SSB 5062)	Child care workforce board	Establishing a child care workforce standards board.	H Approps	Fosse	Oppose
SHB 1212 (Dead) (ESSB 5509)	Child care center siting	Concerning the siting of child care centers.	H Approps	Alvarado	Support
HB 1363 (Dead)	Child care licensing	Modifying licensing requirements for child care and early learning providers.	H EL & Human Svc	Caldier	
HB 1564 (Dead)	Child care assist./B&O tax	Supporting employers providing child care assistance to employees by establishing a business and occupation and public utility tax credit.	H Finance	Penner	Support
HB 1582 (Dead) (SSB 5655)	Child care centers/buildings	Concerning child care centers operated in existing buildings.	H Rules R	Caldier	Support
HB 1993 (Dead)	Child care providers/B&O tax	Exempting child care providers from the business and occupation tax.	H Finance	Waters	
SSB 5062 (Dead) (SHB 1128)	Child care workforce board	Establishing a child care workforce standards board.	S Ways & Means	Stanford	Oppose
SB 5130 (Dead)	Child care licensing fees	Eliminating child care licensing fees.	S Ways & Means	Wilson	Support
SB 5279 (Dead) (HB 1082)	Child care provider qualif.	Concerning qualifications for child care providers.	S EL/K-12	Wilson	Support

SB 5416 (Dead)	Child care providers	Increasing affordable child care options by reducing barriers for providers.	S EL/K-12	Gildon	
ESSB 5509 (SHB 1212)	Child care center siting	Concerning the siting of child care centers.	Del to Gov	Alvarado	Support
SSB 5655 (HB 1582)	Child care centers/buildings	Concerning child care centers operated in existing buildings.	C 150 L 25	Krishnadasan	Support

Fish Passage Funding

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SSB 5804	Fish habitat restoration	Concerning fish habitat restoration.	S Rules 2	Trudeau	

General Government

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 1042 (Dead)	County treasurer costs	Authorizing cost recovery for county treasurers.	H Finance	Wylie	
HB 1056 (Dead) (SSB 5066)	Law enf. misconduct	Concerning law enforcement and local corrections agency misconduct through investigations and legal actions.	H Civil R & Judi	Farivar	Oppose
HB 1095 (Dead)	Law enforcement funding	Incentivizing cities and counties to attract and retain commissioned law enforcement officers.	H Finance	Walen	
HB 1097 (Dead)	Gov. services beyond UGA	Extending governmental services beyond the urban growth area in specific circumstances.	H Local Govt	Low	
HB 1100 (Dead)	Local sales and use tax	Creating a local sales and use tax.	H Finance	Jacobsen	

ESHB 1113 (Dead)	Misdemeanor dismissal	Concerning accountability and access to services for individuals charged with a misdemeanor.	H Rules 3C	Farivar	
ESHB 1135	Local government planning	Ensuring that local government planning complies with the growth management act.	C 17 L 25	Duerr	Support
HB 1148 (Dead)	Youth athletics/sales tax	Exempting goods and services provided by youth athletic facilities from sales and use tax.	H Finance	Schmidt	
SHB 1160 (Dead)	Local gov. design review	Concerning local government design review.	H Rules C	Walen	Oppose
HB 1164 (Dead)	Urban growth area boundaries	Expanding urban growth area boundaries for residential development.	H Local Govt	Connors	Oppose
HB 1235 (Dead) (E2SSB 5148)	GMA housing element	Ensuring compliance with the housing element requirements of the growth management act.	H Housing	Peterson	
HB 1250 (Dead)	Law enf. agency accreditation	Facilitating law enforcement and corrections agency accreditation.	H Approps	Barnard	
HB 1334 (Dead)	Property tax revenue growth	Modifying the annual regular property tax revenue growth limit.	H Finance	Pollet	
HB 1378 (Dead) (SB 5333)	Eluding & resisting arrest	Concerning penalties related to eluding police vehicles and resisting arrest.	H Community Safe	Shavers	
HB 1428 (Dead)	Criminal justice assistance	Concerning the county criminal justice assistance account and municipal criminal justice assistance account.	H Approps	Rule	
HB 1435 (Dead) (2SSB 5060)	Law enf. hiring grants	Creating a law enforcement hiring grant program.	H Approps	Abell	

HB 1436 (Dead) (SB 5285)	Law enf. officers/increase	Incentivizing cities and counties to increase employment of commissioned law enforcement officers.	H Finance	Abell	
HB 1694 (Dead)	City & county REET revenues	Concerning revenues from the excise tax on real estate transactions imposed by cities and counties under RCW 82.46.035.	H Finance	Thai	Support
HB 1717 (Dead) (SB 5591)	Affordable housing/sales tax	Creating a sales and use tax remittance program for affordable housing.	H Approps	Leavitt	
HB 1778 (Dead)	State sales tax revenues	Sharing state sales tax revenues with local governments and not increasing the state or local sales tax rate.	H Approps	Dufault	
SHB 1791	Local real estate excise tax	Increasing the flexibility of existing funding sources to fund public safety and other facilities by modifying the local real estate excise tax.	C 159 L 25	Paul	Support
HB 1896 (Dead)	Local law enf. officers	Increasing local law enforcement officers by authorizing a local sales and use tax credited against the state portion to hire additional officers and increasing the number of basic law enforcement courses offered by the criminal justice training commission.	H Finance	Abell	
HB 1921 (Dead) (SB 5726)	Transportation revenue	Establishing new sources of transportation revenue based on motor vehicle use of public roadways.	H Transportation	Fey	
ESHB 1923 (Dead)	Passenger-only ferries	Increasing the availability of passenger-only ferries by establishing the mosquito fleet act.	H Rules 3C	Nance	

SHB 1935	Project permit definition	Concerning the definition of project permit and project permit application.	C 102 L 25	Duerr	Support
ESHB 2015	Public safety funding	Improving public safety funding by providing resources to local governments and state and local criminal justice agencies, and authorizing a local option tax.	Del to Gov	Entenman	Support
ESHB 2049 (SB 5812)	K-12 education funding	Investing in the state's paramount duty to fund K-12 education and build strong and safe communities.	Del to Gov	Bergquist	
2SSB 5060 (Dead) (HB 1435)	Law enforcement personnel	Creating a law enforcement hiring grant program.	S Rules X	Holy	
E2SSB 5061 (Dead)	Public works wages	Requiring certain wages in public works contracts to be at least the prevailing wage in effect when the work is performed.	S Rules 3	Conway	
SSB 5066 (Dead) (HB 1056)	Law enf. misconduct	Concerning law enforcement and local corrections agency misconduct through investigations and legal actions.	S Ways & Means	Hansen	
SSB 5085 (Dead)	Closed retirement plans	Concerning three of Washington state's closed retirement plans.	S Rules 3	Robinson	
SB 5107 (Dead)	Local gov. vehicle insurance	Concerning underinsured motorist coverage for local government employees.	S Loc Gov	Boehnke	
SB 5113 (Dead) (HB 1292)	Plan 1 retiree COLAs	Concerning cost-of-living adjustments for plan 1 retirees of the teachers' retirement system and public employees' retirement system.	S Ways & Means	Boehnke	

SB 5220 (Dead)	City small works rosters	Modifying small works roster requirements for cities.	S Loc Gov	Shewmake	
SB 5285 (Dead) (HB 1436)	Law enf. officers/increase	Incentivizing cities and counties to increase employment of commissioned law enforcement officers.	S Loc Gov	Holy	Support
SSB 5290 (Dead)	Controlled subs. dismissal	Allowing persons who complete substance abuse programs to seek dismissal of certain controlled substance related charges.	S Rules X	Salomon	
SB 5333 (Dead) (HB 1378)	Eluding & resisting arrest	Concerning penalties related to eluding police vehicles and resisting arrest.	S Law & Justice	Lovick	
SSB 5503	Public employee bargaining	Concerning public employee collective bargaining processes.	Del to Gov	Valdez	
ESSB 5576 (Dead) (HB 1763)	Affordable housing funding	Providing state funding for essential affordable housing programs.	S Rules 3	Lovelett	
SSB 5587	Affordable housing dev.	Concerning affordable housing development in counties not closing the gap between estimated existing housing units within the county and existing housing needs.	Del to Gov	Cleveland	
SB 5612 (Dead)	Multiunit housing/SEPA	Creating a categorical exemption for multiunit housing development within the incorporated areas in an urban growth area under the state environmental policy act.	S Housing	Salomon	
E2SSB 5613 (Dead)	Residential development	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	S Rules 3	Salomon	

SSB 5614 (Dead)	Impact fees	Concerning impact fees.	S Rules X	Salomon	
SB 5615 (Dead)	Residential housing permits	Concerning project permit applications for residential housing units.	S Housing	Salomon	
SB 5659 (Dead)	Housing shortage/local share	Eliminating each local government's proportional share of Washington's housing shortage.	S Rules X	Goehner	
ESSB 5719 (Dead)	Local gov. hearing examiners	Concerning local government hearing examiners.	S Rules 3	Salomon	
SB 5726 (Dead) (HB 1921)	Transportation revenue	Establishing new sources of transportation revenue based on motor vehicle use of public roadways.	S Transportation	Ramos	
ESB 5729 (Dead)	Housing permitting	Encouraging construction of affordable housing by streamlining the permitting process.	S Rules 3	Gildon	
ESB 5775 (Dead)	Public safety/local tax	Expanding local taxing authority to fund public safety and community protection focused programs and services.	S Rules 3	Slatter	
SSB 5798	Property tax	Concerning property tax reform.	S Rules	Pedersen	
SB 5812 (ESHB 2049)	K-12 education funding	Investing in the state's paramount duty to fund K-12 education and build strong and safe communities.	S Ways & Means	Wellman	

Indigent Defense

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 1592 (Dead) (SB 5404)	Public defense services	Concerning public defense services.	H Approps	Peterson	
SB 5404 (Dead)	Public defense services	Concerning public defense services.	S Law & Justice	Trudeau	

(SHB 1592)					
SB 5453 (Dead) (HB 1956)	Public defense recruitment	Concerning public defense recruitment and retention.	S Ways & Means	Slatter	

Juvenile Access to Attorney

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 1053 (Dead)	Juvenile access to attorney	Concerning juvenile access to an attorney.	H Civil R & Judi	Low	
HB 1138 (Dead)	Criminal interview practices	Improving public safety by implementing evidence-based interview practices that increase the reliability of statements collected during criminal investigations.	H Community Safe	Peterson	
SSB 5052 (Dead)	Law enf. juvenile contact	Modifying law enforcement ability to contact juvenile witnesses and victims not suspected of criminal involvement or activity.	S Rules X	Salomon	Neutral
SB 5150 (Dead)	Juvenile access to attorney	Concerning juvenile access to an attorney.	S Human Services	Gildon	
SB 5230 (Dead)	Juvenile attorney exceptions	Providing exceptions for juvenile access to attorney.	S Human Services	Wagoner	
SB 5603 (Dead)	Juvenile attorney access	Juvenile access to attorneys when contacted by law enforcement.	S Human Services	Christian	

Local Control

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
SHB 1061	Residential parking	Providing additional parking flexibility in residential neighborhoods.	C 137 L 25	Low	Oppose

E2SHB 1096	Lot splitting	Increasing housing options through lot splitting.	Del to Gov	Barkis	Neutral
2SHB 1175 (Dead)	Small businesses/residential	Allowing small business establishments in residential zones.	H Rules C	Klicker	Oppose
2SHB 1183	Building codes	Concerning building code and development regulation reform.	C 139 L 25	Duerr	Oppose
2SHB 1195 (Dead) (SB 5497)	Housing & shelters	Concerning compliance with siting, development permit processes and standards, and requirements for permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters.	H Rules C	Peterson	Oppose
HB 1299 (Dead) (ESSB 5184)	Minimum parking requirements	Concerning minimum parking requirements.	H Local Govt	Peterson	Oppose
SHB 1353	ADU self-certification	Establishing a self-certification program for accessory dwelling unit project permit applications.	C 22 L 25	Ramel	Neutral
SHB 1380 (Dead)	Public property regulations	Allowing objectively reasonable regulation of the utilization of public property.	H Rules R	Gregerson	Oppose
2SHB 1443 (Dead) (SSB 5332)	Mobile dwellings	Concerning mobile dwellings.	H Rules R	Gregerson	Oppose
3SHB 1491	Transit-oriented housing dev	Promoting transit-oriented housing development.	Del to Gov	Reed	Neutral

EHB 1574 (Dead)	Substance use/care, services	Protecting access to life-saving care and substance use services.	H Rules 3C	Macri	
HB 1818 (Dead)	Administration of plats	Concerning the administration of plats.	H Local Govt	Penner	
HB 1835 (Dead)	Cannabis licensing/zoning	Aligning cannabis licensing decisions by the liquor and cannabis board with local zoning ordinances.	H ConsPro&Bus	Burnett	
E2SSB 5148 (HB 1235)	GMA housing element	Ensuring compliance with the housing element requirements of the growth management act.	Del to Gov	Bateman	Oppose
ESSB 5184 (HB 1299)	Minimum parking requirements	Concerning minimum parking requirements.	Del to Gov	Bateman	Oppose
SSB 5332 (Dead) (2SHB 1443)	Mobile dwellings	Concerning mobile dwellings.	S Ways & Means	Shewmake	Oppose
SB 5421 (Dead)	Small businesses/residential	Allowing small business establishments in residential zones.	S Loc Gov	Shewmake	Oppose
SB 5497 (Dead) (2SHB 1195)	Housing & shelters	Concerning compliance with siting, development permit processes and standards, and requirements for permanent supportive housing, transitional housing, indoor emergency housing, or indoor emergency shelters.	S Housing	Alvarado	Oppose
SB 5554 (Dead)	Historic landmark desig.	Concerning historic landmark designations.	S Rules X	Salomon	Neutral
ESB 5559	UGA subdivision process	Streamlining the subdivision process inside urban growth areas.	Del to Gov	Lovelett	Oppose

ESSB 5611	Land use permitting workload	Streamlining and clarifying local governments' land use permitting workloads.	Del to Gov	Salomon	
SB 5633 (Dead)	Subdivision of land	Concerning the subdivision of land.	S Loc Gov	Lovelett	

Mobile Home Park Residents

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 1358 (Dead) (SSB 5298)	Mobile home community sale	Concerning the notice of sale or lease of manufactured/mobile home communities.	H Housing	Gregerson	Support
HB 1365 (Dead)	Mobile home rental assist.	Providing rental assistance to manufactured/mobile home park tenants.	H Housing	Orcutt	Support
HB 1760	Manufactured homes/org. sale	Removing barriers for organizations selling manufactured homes to low-income households.	C 68 L 25	Volz	
SSB 5298 (HB 1358)	Mobile home community sale	Concerning the notice of sale or lease of manufactured/mobile home communities.	Del to Gov	Frame	Support

Renter Protections

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position
HB 1088 (Dead) (SB 5678)	Residential landlord-tenant	Preparing for revisions to the residential landlord-tenant act by creating a task force and establishing a moratorium on new residential landlord-tenant regulations.	H Housing	Barkis	Oppose
HB 1089 (Dead) (SB 5740)	Eviction reform	Concerning eviction reform and tenant safety.	H Housing	Barkis	
EHB 1217 (SSB 5222)	Residential tenants	Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home	Del to Gov	Alvarado	Support

		landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.			
HB 1915 (Dead)	Tenant protections	Strengthening tenant protections.	H Housing	Richards	Support
SSB 5222 (Dead) (EHB 1217)	Residential tenants	Improving housing stability for tenants subject to the residential landlord-tenant act and the manufactured/mobile home landlord-tenant act by limiting rent and fee increases, requiring notice of rent and fee increases, limiting fees and deposits, establishing a landlord resource center and associated services, authorizing tenant lease termination, creating parity between lease types, and providing for attorney general enforcement.	S Ways & Means	Trudeau	Support
ESB 5313	Rental agreement provisions	Adding to the list of provisions prohibited from rental agreements.	Del to Gov	Pedersen	
SSB 5469 (Dead)	Rental housing market	Prohibiting algorithmic rent fixing and noncompete agreements in the rental housing market.	S Rules 3	Salomon	
SB 5661 (Dead)	Landlord-tenant/preemption	Creating consistency in housing.	S Housing	Goehner	

Bills Impacting Cities
2025 Legislative Session
DRAFT – Will be Updated Following Governor Bill Action

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.

Please Note: As of April 27, the Governor has 20 days to sign bills and budgets into law that were delivered to him in the final five days of the legislative session. The Governor has the authority to veto the entirety of bills and veto full sections of bills; the Governor does not have the authority to veto specific sentences. Click here to track the Governor's bill action. This list will continue to be updated until the final day of bill signing on May 20 to reflect accurate Governor signing and bill implementation dates.

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 bill was signed by the Governor on April 16 and 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.

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.

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.

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 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 bill was signed by the Governor on April 8 and 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.

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 bill was signed by the Governor on April 22 and 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 misdemeanors, and no other changes to the law are made.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

Housing Cost Analysis: Engrossed Second Substitute House Bill 1108, sponsored by Rep. Mark Klicker (R-16th LD), establishes a framework for analyzing housing cost drivers. The Washington State Institute for Public Policy (WSIPP) is tasked with conducting a study identifying the primary cost drivers for homeownership and rental housing, focusing on single-family homes, multifamily housing, middle housing, accessory dwelling units, and co-living housing. Findings must be submitted to the Legislature by December 1, 2026, and the Department of Commerce is required to collaborate with WSIPP.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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 act takes 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.

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.

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.

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.

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.

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 bill is null and void if funding is not provided by June 30, 2025, with property tax exemption provisions applying to taxes levied for collection in 2026 and beyond.

Affordable Housing 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.

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.

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.

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 bill goes into effect 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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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, and includes a funding contingency, making the act null and void if funding is not provided by June 30, 2025, in the omnibus appropriations act. 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

2025 Bills Likely to Return in 2026

Below is a list of bills that did not make it through this legislative session. Although all bills that did not pass will automatically be reintroduced and reconsidered during the 2026 session, the list below highlights legislation that is expected to receive significant discussion during the 2026 session. We encourage you to review and prepare for the continuation of these policy discussions.

Misdemeanor Charge Dismissal Framework: House Bill 1113, sponsored by Rep. Darya Farivar (D-46th LD), establishes a framework for courts of limited jurisdiction to dismiss certain misdemeanor and gross misdemeanor charges if defendants comply with court-ordered conditions aimed at rehabilitation. Courts may dismiss charges upon a defendant's substantial compliance with conditions over a continuance period of 6 to 12 months, which must be tailored to support rehabilitation and address factors such as behavioral health disorders, housing instability, or employment challenges. Exclusions include serious offenses such as DUI-related crimes, domestic violence, firearm-related charges, animal cruelty, and offenses involving sexual motivation or minors.

Neighborhood Cafes: House Bill 1175, sponsored by Rep. Mark Klicker (R-16th LD), mandates that cities and towns allow neighborhood cafés and stores in residential areas, with provisions regulating parking, hours of operation, and additional local controls such as maximum square footage. Neighborhood cafés serving alcohol must also offer food, and stores in residential zones are prohibited from selling nicotine products. The bill exempts certain actions related to its implementation from environmental review under the State Environmental Policy Act (SEPA) and requires cities planning under the Growth Management Act to incorporate these requirements into their comprehensive plan updates in 2027, while other cities must implement the requirements within two years of the bill's effective date.

Commerce Oversight of Shelter Permitting: House Bill 1195, sponsored by Rep. Strom Peterson (D-21st LD), facilitates the siting, permitting, and operation of permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters. Counties and cities must approve permit applications for these facilities through administrative processes, prohibiting local comprehensive plans or regulations from precluding such developments in residential or commercial zones within urban growth areas contiguous with cities. The Department of Commerce is empowered to resolve disputes, enforce compliance, and withhold certain revenues from noncompliant local governments, while exemptions apply to critical areas, natural hazard zones, and lands of long-term commercial significance.

Competency Evaluations: House Bill 1218, sponsored by Rep. Darya Farivar (D-46th LD), introduces significant changes to Washington State's forensic mental health system, focusing on competency evaluation and restoration services. The bill aims to reduce demand for forensic services, improve diversion options, and enhance community-based behavioral health services. Key provisions include expanding the role of forensic navigators to assist individuals referred for competency evaluation for class B and C felonies and misdemeanors, streamlining outpatient competency restoration eligibility, and requiring courts to dismiss charges if restoration is deemed unlikely. Additionally, it establishes a Behavioral Health Diversion Incentive Program to reduce inpatient competency referrals, creates a Behavioral Health Diversion Fund, and mandates counties to develop diversion plans to reduce jail time for individuals with behavioral health needs.

Wildfire Building Codes: House Bill 1254, sponsored by Rep. Davina Duerr (D-1st LD), mandates phased statewide adoption of the International Wildland Urban Interface Code (IWUIC) to address wildfire risks. The bill requires the State Building Code Council to adopt the IWUIC by November 1, 2029, following the creation of statewide wildfire hazard maps, and allows local governments to use optional IWUIC codes until the statewide maps are finalized. The bill also mandates IWUIC application in high-risk areas identified through mapping, permits local governments to adopt amendments with fire marshal approval, and establishes a grant program to support mapping efforts.

Even-Year Local Elections: House Bill 1339, sponsored by Rep. Mia Gregerson (D-33rd LD), allows local governments to move their elections from odd-numbered to even-numbered years to boost voter turnout. The bill introduces a new option for cities, towns, and special purpose districts to transition their elections to even-numbered years through mechanisms such as legislative adoption of an ordinance, voter approval of a referred ordinance or charter amendment, or voter-initiated initiatives or charter amendments. Key provisions include requirements for two public hearings held at least 30 days apart, adjustments to elected officials' term lengths to align with the new schedule, and a funding contingency clause making implementation dependent on specific appropriations by June 30, 2025.

Homelessness Regulation Framework: House Bill 1380, sponsored by Rep. Mia Gregerson (D-33rd LD), establishes a framework for regulating the use of public property by individuals experiencing homelessness, requiring such regulations to be "objectively reasonable" in terms of time, place, and manner. The bill applies to laws enacted by cities, towns, counties, and the state, including those governing capitol building lands. It allows individuals to challenge unreasonable laws in court and assert an affirmative defense, prohibits monetary damages, and includes an emergency clause for immediate enactment.

Public Defense Funding Reform: House Bill 1592, sponsored by Rep. Strom Peterson (D-21st LD), revises Washington State's public defense funding structure by shifting significant financial responsibility to the state and establishing new requirements for counties and cities. Beginning in fiscal year 2026, the state will cover 50 percent of public defense costs and assume responsibility for costs exceeding a five-year average of county and city expenditures, while counties must redirect supplanted funds to programs such as diversion, behavioral health services, and affordable housing. The bill also mandates robust data collection and reporting requirements, establishes eligibility standards for state funding, and allows rural counties to request the Office of Public Defense (OPD) to take over public defense services.

AI and Collective Bargaining: House Bill 1622, sponsored by Rep. Lisa Parshley (D-22nd LD), requires employers to bargain over the adoption or modification of artificial intelligence (AI) technologies that impact wages or performance evaluations. Bargaining is not required for updates to existing AI technologies made by third parties that do not meaningfully affect wages or evaluations. The bill also ensures existing contracts are not subject to the new requirements until they expire, are renewed, or reopened.

Independent Jail Oversight: Senate Bill 5005, sponsored by Senator Rebecca Saldaña (D-37th LD), establishes the Washington Jail Council within the Office of the Governor to oversee and improve the state's jail system. The council's purpose is to promote transparency, ensure safe and humane conditions for jail employees and incarcerated individuals, encourage rehabilitative reforms, and reduce litigation risks. The council is tasked with monitoring jail operations, conducting annual surveys, publishing reports, investigating systemic issues, and participating in unexpected fatality review teams to issue recommendations to the legislature and governing jail authorities.

Juvenile Interrogations: Senate Bill 5052, sponsored by Sen. Jesse Salomon (D-32nd LD), clarifies law enforcement authority to contact juvenile witnesses and victims not suspected of criminal activity. It specifies that attorney consultation requirements apply only to juveniles detained based on probable cause of criminal involvement, ensuring law enforcement can interact with juvenile witnesses and victims without triggering these requirements. The bill also adds provisions to ensure the admissibility of lawfully obtained evidence and includes legislative intent to provide consistent statewide interpretation of juvenile law enforcement interactions.

Prevailing Wage Adjustments: Senate Bill 5061, sponsored by Sen. Steve Conway (D-29th LD), requires annual adjustments to prevailing wage rates for most public works contracts to ensure wages reflect current rates during the duration of a project. The bill exempts small works roster projects and residential construction from the adjustment requirement and requires residential construction projects to include a designation in the contract, with provisions for reclassification to commercial rates if necessary.

Expanded Weapon-Free Zones: Senate Bill 5098, sponsored by Sen. Javier Valdez (D-46th LD), expands weapon-free zones to include neighborhood, community, or regional park facilities where children are likely to be present, state or local public buildings, and county fairs during public operating hours. Exceptions are provided for gun shows, color guards, and honor guards during permitted events, museum staff handling firearms as part of collections or exhibitions, and concealed pistol license holders in specific circumstances. Municipalities are required to post signage at common access points, and violations are classified as gross misdemeanors. The definition of "weapon" is updated to include additional instruments capable of causing death or bodily injury.

Short-Term Rental Tax: Engrossed Substitute Senate Bill 5576, sponsored by Sen. Liz Lovelett (D-40th LD), authorizes counties, cities, and towns in Washington State to impose a new local excise tax on short-term rental lodging transactions facilitated through short-term rental platforms. The bill establishes the framework for the tax, its rate, collection, and use of proceeds, as well as administrative requirements. Local governments may impose the tax at a rate not exceeding 4%, with proceeds deposited into the "essential affordable housing local assistance account" to fund affordable housing-related purposes, including construction, operations, rental assistance, and social services. Local governments may retain up to 15 percent of revenue for administrative costs and are required to publish annual reports on expenditures.

Clear and Objective Development Regulations and Design Standards: Senate Bill 5613, sponsored by Sen. Jesse Salomon (D-32nd LD), amends Washington's Growth Management Act to require cities and counties to adopt clear and objective development regulations and design standards for residential development. The Department of Commerce must form a stakeholder work group to analyze barriers to housing and develop model codes, which cities and counties must adopt or submit alternatives for approval by the Department by January 1, 2029. The bill expands the jurisdiction of the Growth Management Hearings Board to address noncompliance and allows alternative approval processes for aesthetic considerations if they do not reduce density below comprehensive plan levels.

Mandatory Hearing Examiners: Senate Bill 5719, sponsored by Sen. Jesse Salomon (D-32nd LD), mandates changes to Washington State law regarding the use of hearing examiners for land use and development decisions by counties and cities. Counties fully planning under the Growth Management Act (GMA) and cities with populations over 2,000 must adopt hearing examiner systems for quasi-judicial land use decisions, such as plat approvals, planned unit developments, variances, and conditional uses. Hearing examiner decisions are designated as final and appealable only through the courts, with jurisdictions allowed to specify whether substantial weight must be given to administrative decision-makers in appeals. Counties not fully planning under the GMA and cities with populations of 2,000 or less may adopt hearing examiner systems, but are not required to do so, with optional legislative review processes also permitted.

Permit Streamlining: Senate Bill 5729, sponsored by Sen. Chris Gildon (R-25th LD), streamlines the permitting process for affordable housing construction by deeming professionally prepared applications complete upon submission and limiting local governments' ability to impose substantial modifications. Applications consistent with development regulations and infrastructure capacity are deemed approved after six reviews unless violations are demonstrated, and certain types of projects are excluded from site plan review. The bill also imposes professional liability insurance requirements for engineers and architects and compliance restrictions to ensure adherence to development regulations and housing affordability standards.

Washington final budgets FY 2025-27: Selected impacts on cities

For more information, please visit the fiscal.wa.gov website for legislative budget proposals and the Office of Financial Management website at ofm.wa.gov for the Governor's proposed budget.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Operating budget – Shared revenues		
Liquor profits (Liquor Revolving Account)	$98.9 million	$98.9 million
Liquor taxes (Liquor Excise Tax Account)	$89.4 million	$88 million
Cannabis Excise Tax	$47.2 million (due to reduced forecast)	$44.2 million
Municipal Criminal Justice Assistance Account	$51.7 million	• $60.3 million • $266,000 for reimbursement for mandatory arrest for repeat offenders.
City-County Assistance Account (6050)	$34.6 million (due to reduced REET revenues)	$43.8 million
Fire Insurance Premium Tax	$14.6 million	$16.9 million
Operating budget – Programs		
General Government		
Pensions	• Final Rates adjusted to account for UAAL reduction under **SB 5294**: • PERS employer rate: 8.86% • PSERS employer rate: 9.1% • LEOFF 2 employer rate: 5.12% • $143,000 for implementing changes to military service credits. 0.01% increase to state contributions to pay for additional benefits (**HB 1007**). • $1.06 million for implementing retire/rehire expansion (**HB 1056**). • $199,000 to implement moving 911 operators to PSERS **(HB 1055**). • $12 million increase for 2024-25 state appropriations to LEOFF 2 system. • 0.13% increase in state employer contributions to PSERS to fund moving 911 operators to PSERS.	• Select Committee on Pension Policy to study implications of possible Plans 1 merger (as suggested by **SB 5085**) or LEOFF 1 restatement (as suggested by **HB 2034**). Report by January 9, 2026. • Pension rates adjusted to take into account **SB 5357**. New employer rates: ▪ PERS 5.38% ▪ PSERS 6.91% ▪ LEOFF 2 employer rate: 5.32%
PERS 1 COLA	• 0.12% increase in employer contributions provided for PERS 1 COLA in **SB 5350**.	No PERS 1 COLA included.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	• 0.08% increase for state and local government employer contributions for PERS 1 COLA in **HB 1985.**	
Paid Family & Medical Leave Program	• $30,000 to implement changes to paid leave premiums calculations (**SB 5286**). • $2.9 million to implement changes of employer access to paid leave data (**SB 5586**). • $250,000 for an ESD study on impacts of PFML job protection standards on utilization of PFML benefits. • $5.6 million to increase PFML program staffing for processing claims and customer service. • $7.3 million for staffing to complete PFML technology upgrades for statutorily required components of PFML. • $100,000 for ESD report on how to collect demographic information of PFML and UI program participants.	• $10.8 million for additional staff to process PFML customer and employer inquiries. • $8.9 million completing statutorily required PFML implementation. • $5 million to implement changes to PFML job protections.
Miscellaneous HR & labor provisions of interest	• $15.4 million to LTSS program to implement IT project. • $3.54 million for PFML and LTSS programs for outreach to underserved communities, perform program evaluation, data management, and enhance customer experience. • $21.2 million to cover anticipated shortfall in federal funding for unemployment insurance program. • $1.73 million to L&I to implement repeal of ban on musculoskeletal injuries rules **(SB 5217).** • $572,000 to implement "good faith" standard for self-insured employers (**HB 1521**) • $15.4 million to LTSS program to implement IT project. • $64.2 million transfer from LTSS account to GF to repay 2024 startup costs. • $4.2 million to implement benefits portability for the WA Cares Fund (**HB 2467**). • $400,000 to fund a third party contracted PTSD study for public safety workers and nurses. Report to legislature required June 30, 2025. • $844,000 to incorporate all protected classes into	• $851,000 to implement restriction on including unnecessary driver requirements in job applications (**SB 5501**). • $852,000 to implement UI benefits for striking workers (**SB 5041**). • $102,000 to implement changes to public employee bargaining (**SB 5503**).

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	Equal Pay & Opportunity Act (**HB 1905**). • $404,000 to implement changes to temporary total disability benefits (**HB 1927**). • $2.23 million to implement increased safety for construction cranes (**HB 2022).** • $611,000 to implement new definition of family member for paid sick leave (**SB 5793**).	
Municipal Research and Services Center	$6.8 million $2.2 million for procurement technical assistance.	$6.8 million
Municipal Revolving Account	-	Sweep of $5 million from State Auditor municipal revolving account balance of local audit fees.
Elections	-	$500,000 to UW to study local government compliance with voting and elections laws and recommend best practices.
Public safety & Criminal Justice		
Training for law enforcement	• $3.4 million for six additional classes. Funds 23 Basic Law Enforcement Academy (BLEA) classes in 2024 and 2025, with at least three classes in Spokane each year and the remainder at the Burien campus. • $12 million for six additional BLEA classes, starting in 2024, at three new regional training academies: Pasco, Snohomish, and Clark County. • $4.4 million to eliminate 25% local government match for BLEA. • $50,000 to study establishing a regional BLEA and/or corrections officer academy on the Kitsap Peninsula.	• Funds 23 BLEA classes per year in 2026 and 2027, with two per year in each of four regional academies in Arlington, Pasco, Spokane, and Vancouver. Remaining classes in Burien. • Reinstates 25% local match for BLEA and basic corrections officer training programs.
Crisis intervention training	$1.8 million for *Trueblood* phase one regions.	$1.8 million for *Trueblood* phase one, two, and three regions.
Co-responder team funding	$5.3 million to cities and counties to assist with alternative response, including: • $4 million to AWC to provide funds to cities to create alternative response team programs around the state. • $2 million to support behavioral health co-responder services on nonlaw enforcement emergency medical response teams.	$5.2 million to cities and counties to assist with alternative response, including: • $4 million to AWC to provide funds to cities to create alternative response team programs around the state. • $1.2 million to support Whatcom County alternative response team.
Law enforcement behavioral health & suicide prevention program	$5 million to the CJTC for law enforcement wellness programs, including:	$5 million to the CJTC for officer wellness programs, including:

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	• $3 million for grants to local law enforcement agencies for wellness programs. • $2 million for a wellness app. $1.3 million for first responder wellness (**HB 2311**).	• $3 million for grants to local law enforcement agencies for wellness programs. • $2 million for a wellness app.
Multijurisdictional drug task forces	$2.7 million, replacing the funds redirected from the Byrne grant program, including $50,000 for three roundtables to review policies, regulations, and fiscal investments in multijurisdictional drug task forces and report to legislature.	Funding not included.
Public safety funding	Funding not included.	• $100 million for public safety funding grants to support recruiting, hiring, retaining, and training officers and co-responders (**HB 2015**). • $635,000 to CJTC to administer grants.
Retail crime task force	$2.2 million $1 million for a statewide organization to conduct a retail crime pilot program focused on diversion-oriented programs.	Funding not included.
Drug & gang prevention	$1 million grant program.	$1 million grant program.
Impaired driver safety account	$1.1 million	$1.2 million
Small & rural court facilities grants for increased security	$2 million for grant matching funds to small rural municipal county courts for increasing court security.	$1 million for grant matching funds to increase small rural court security.
Public defense and prosecution recruitment and training	• $611,000 to OPD for a rural public defense program (**SB 5780**). • $442,000 to OPD for public defense recruitment and internship program. • $694,000 to CTJC for a rural prosecution program.	Funding not included.
Public defense grants	$900,000 to cities.	• $900,000 for grants to cities. • Additional $2.7 million for public defense grants to cities.
Vacating & resentencing under *State v. Blake* decision & refunding LFOs	$115.8 million in continued response to the *State v. Blake* decision, including: • $11.5 million to assist cities with costs of complying with the *State v. Blake* decision. AOC must collaborate with cities to adopt a standardized	• $7.7 million to AOC to refund legal financial obligations vacated under *Blake* and an additional $1.7 million for the activities of the AOC including contracting with cities and counties to disburse legal financial obligations.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	process, including coding for application to *Blake* convictions. • $51.4 million to the Administrative Office of the Courts to establish a direct refund process to individuals and an additional $1.6 million for the activities of the office relating to resentencing and refunding legal financial obligations and costs. • $5.2 million to the Office of Civil Legal Aid to continue legal information, advice, assistance, and representation for individuals eligible for civil relief under *State v. Blake.* • $3.4 million to the Administrative Office of the Courts for resentencing or vacating convictions. • $963,000 to the Office of Public Defense to provide statewide attorney training, technical assistance, and data reporting.	• $7.6 million to AOC to assist cities and counties with costs to comply with *Blake*. • $8.6 million to the Office of Public Defense to assist cities and counties with public defense services related to *Blake,* including SPAR grants.
Therapeutic courts	$29.6 million for therapeutic courts: • $9 million to the Health Care Authority to maintain funding for new therapeutic courts created or expanded during 2021. • $20.6 million to the Administrative Office of the Courts for therapeutic court programs.	Funding not included.
Medicated assisted opioid treatment in jails	$17.3 million to expand opioid disorder medication in city, county, regional, and tribal jails.	Funding not included.
Human Services		
Community Behavioral Health	Significant investments in the community behavioral health system, including: • $55 million for community treatment (PACT) teams. • $4.5 million for mental health services for mentally ill offenders in county or city jails and connection to services after release from confinement. • $21.5 million for crisis triage, relief, or stabilization centers. • $11.6 million for clubhouse programs. • $17 million for substance use disorder peer support services. • $46.5 million for the recovery navigator program, including funding for recovery navigator teams to	Continued investments in the community behavioral health system, including: • $78.5 million for assertive community treatment (PACT) teams. • $4.1 million for mental health services for mentally ill offenders in county or city jails and connection to services after release from confinement. • $38.1 million for clubhouse programs. • $17 million for substance use disorder peer support services. • $61.2 million to support the housing needs of individuals with behavioral health disorders. Includes funds for crisis response teams, housing programs,

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	provide outreach and case management services for law enforcement assisted diversion. • $44.4 million for behavioral health mobile crisis response teams. • $2.6 million for a substance use or drug overdose prevention campaign (**HB 1956** or **SB 5906**). • $3 million for health engagement hubs. • $3.7 million for street medicine teams. • $1.3 million for a public health nurse pilot • $5.2 million to expand distribution of naloxone and $1.2 million to purchase supply of naloxone for first responders. • $900,000 for public health vending machines • $3 million to increase access to buprenorphine and $1.5 million to establish high-intensity community-based teams to provide buprenorphine to people with opioid use disorder. • $1.4 million for young adult post inpatient housing (**HB 1929**). • $2.2 million for behavioral health crisis system coordination (**SB 6251**) • $4 million for opioid and fentanyl data dashboards.	recovery navigators, stabilization teams, and more. • $14 million for a substance use or drug overdose prevention campaign. • $9.5 million for health engagement hub pilot program sites (**SB 5536**). • $5.3 million to continue existing street medicine contracts with Tacoma, Everett, and Spokane, as well as King and Kitsap County. • $6.9 million to expand distribution of naloxone to community health programs, other community settings, and first responders. • $2 million to increase access to buprenorphine. • $2.7 million to launch a tele-buprenorphine hotline to increase access to medications for opioid use disorder. • $4.5 million for young adult post inpatient housing.
Forensic mental health	$108.7 million for forensic mental health and to continue implementation of the *Trueblood* Settlement, including: • $18.2 million to phase-in *Trueblood* settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development. • $14.3 million to improve the timeliness of competency evaluation services for individuals in local jails. • $10.3 million to provide behavioral health and stabilization services in King County. • $7.6 million to DSHS to hire additional forensic evaluators to provide in-jail competency and community-based evaluations. • $8 million, including $7 million for *Trueblood* phase one and phase two regions. $8 million to continue diversion grant programs.	• $18.2 million to phase-in *Trueblood* settlement competency evaluations, competency restoration, forensic navigators, crisis diversion and supports, education and training, and workforce development. • $14.3 million to improve the timeliness of competency evaluation services for individuals who are in local jails. • $8 million, including $7 million for *Trueblood* phase one and phase two regions.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Foundational public health	$301.2 million	$300.2 million
Housing & Homelessness		
Housing and homelessness	• $150 million for covenant homeownership program (**HB 1474**). • $150 million to transition those living in encampments to safer housing, requiring $120 million to be used for those living on state-rights-of-way. • $130 million for HEN program. • $136 million for emergency housing and rental assistance. • $62 million for grants to support O&M costs of permanent supportive housing. • $45.6 million for homeless services contracts. • $43 million for grants to local government to maintain programs impacted by loss of document recording fees. • $34 million for grants for local governments for homeless housing programs and services. • $29 million for homeless families, youth prevention and diversion. • $14 million for Consolidated Homeless Grant Program. • $4.2 million for foreclosure prevention assistance.	• $200 million for covenant homeownership program. • $137 million for HEN program. • $117.6 million for grants to local governments to maintain programs impacted by loss of document recording fees. • $111 million for grants for local governments and NGOs for homeless housing programs and services. • $90 million to transition those living in encampments to safer housing. • $30.4 million for homeless families, youth prevention and diversion. • $25 million for grants to support building operations, maintenance and service costs of permanent supportive housing projects. • $22.5 million for housing assistance, including rental subsidies, permanent supportive housing, and low- and no-barrier housing beds for unhoused individuals. • $6.5 million for the Consolidated Homeless Grant Program. • $1.2 million for foreclosure prevention assistance. • $1 million for diversions services for those at risk of losing stable housing or are homeless that are determined to have a high probability of returning to stable housing.
Land Use & Environment		
Stormwater nonpoint pollution	• $5.2 million to study the tire chemical 6PPD's impact on stormwater runoff and determine best management practices to filter out/treat. • $2.7 million to develop a strategy and recommendations to eliminate 6PPD in tires.	$8.5 million for Ecology to address and mitigate 6PPD (tire chemical lethal to salmonids), including to identify effective management practices for stormwater treatment. Including: • $4.4 million to identify effective best management practices to treat 6PPD in stormwater. • $2.7 million to develop a strategy and recommendations to eliminate 6PPD in consumer products.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
PFAS and water quality	$100,000 for Dept. of Health to convene a nonregulatory stakeholder forum to discuss solutions to PFAS contamination of surface and groundwater.	• $4 million to investigate and monitor sources and impacts of PFAS, including a study of how to manage discharges at municipal wastewater treatment facilities. • $196,000 to implement **SB 5033**, required PFAS testing of biosolids.
Growth Management Act Planning Grants	• $20 million for updating comprehensive plans, with funding also provided to incorporate **HB 1220** (2021) and **SB 5412** (SEPA exemption for housing). • $41 million for integrating new climate planning requirements into comprehensive plans (**HB 1181**). • $10 million for greenhouse gas reduction sub element of comprehensive plans (**HB 1181**). • $6 million for grants and technical assistance for planning for housing supply. • $2 million to implement **HB 1110** (middle housing). • $3 million for grants to local governments to implement **SB 5290** (local permit review). • Proviso stating that smaller cities and counties will receive proportionally more Growth Management Act grant funding and technical assistance than larger jurisdictions.	• $22.5 million for local government climate planning implementation. • $18 million for updating comprehensive plans and development regulations to comply with the Growth Management Act. • $3.8 million to support implementation of various land use bills (**HB 1096** (lot splitting), **HB 1183** (development regulations), **HB 1491** (transit density), **SB 5148** (housing element audits), **SB 5509** (childcare zoning), **SB 5559** (subdivision reform), & **SB 5587** (housing gaps report & infill housing). • $1.7 million to increase middle housing.
Clean energy technologies	• $50 million to implement programs and incentives that promote alternative fuel vehicles. • $138 million ($69 million/year) for development of community electric vehicle charging infrastructure. • $39 million ($19.5 million/year) for grants to provide solar and battery storage community solar projects for public assistance organizations serving low-income communities. • $10 million to support municipalities in siting and permitting of clean energy projects. • $20.5 million for grants to assist owners of public buildings conduct energy audits. Transfer to capital budget: • $138 million for community electric vehicle charging infrastructure. • $39 million for grants to community solar projects. Adds (from Climate Commitment Act revenue):	• $5 million to support local governments in siting and permitting clean energy projects. • $13 million to assist owners of public buildings conduct energy audits. • $10 million to assist local governments, local organizations, and tribes to access federal tax incentives and grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	• $800,000 to establish a Washington State green bank. • $2.5 million to create a web portal for state and federal grant opportunities and to conduct marketing and outreach. • $5 million to assist local governments, local organizations, and tribes to access federal tax incentives and grants. • $4.5 million to support local governments and organizations, and tribes in applying for and reporting on federal grant awards. • $600,000 for cities and counties to establish permitting processes using the National Renewable Energy Lab's online software	
Climate mitigation and resiliency	• $10 million in Fire Wise grants to local governments and landowners to reduce forest fuels wildfire risk. • $4 million in BIL funding for coastal climate hazards for assessing vulnerabilities with communities, provide technical assistance, and increase local capacity to implement effective projects. • $1.7 million for wildfire reconstruction grants. ***See*** **Growth Management Planning Grants** for climate planning.	$1.9 million for coastal hazard monitoring and resilience, including grant technical assistance to local governments and tribes.
Urban and Community Forest Grant Program	$6 million in assistance to local communities to increase their capacity for urban forestry activities and programs.	$3 million for investment in urban forestry.
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	-	$288 million transfer from PWAA to state general fund in FY 2026. *See also PWAA under* ***Capital Budget.***
Local Solid Waste Financial Assistance	• $24 million for Local Solid Waste Financial Assistance grants. • $500,000 for Ecology to inform the development of legislative proposals for design and implementation of a producer responsibility program for consumer packaging.	$24 million for Local Solid Waste Financial Assistance grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Utility assistance	$35 million for grant funding through existing network of federal low-income home energy assistance. $300,000 for Commerce to develop recommendations for a statewide energy assistance program for low-income households $150 million for public and private utilities to provide one-time bill rebates for low- and moderate-income residential electricity customers. $300,000 for a feasibility study of a statewide low-income assistance program for water utility customers.	$25 million for grant funding through existing network of federal low-income home energy assistance.
Capital budget		
Public Works & Infrastructure		
Public Works Assistance Account (PWAA)	$400 million • Continues $114 million ($57 million/year) transfer for Move Ahead WA Account. • $35 million for Water Pollution Control Revolving Account. • $3.5 million for Drinking Water Assistance Account. • $5 million for CARB revolving loans. • $300,000 for study on public utilities relocation costs.	$365 million*: • $265 million from PWAA. • $100 million in state construction bonds. New and historic diversions from PWAA total resources (estimated at $754 million in 2025-27): • $288 million to the general fund (new) • $114 million ($57 million/year) transfer to general fund (temporary redirection of existing transfers to the Move Ahead WA Account). • $41 million to Water Pollution Control Revolving Account. • $25 million to Drinking Water Assistance Account. *Enough to protect existing commitments and allow PWB to potentially offer a new loan round in 2025-27. *See also PWAA under **Operating Budget.***
Stormwater Financial Assistance Program	$68 million	$60 million
Puget Sound Nutrient Reduction WWTP Grant Program	$9 million	$10 million

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Drinking Water State Revolving Fund Loan Program (DWSRF)	• $131 million for DWSRF Construction Loan Program. • $3.5 million for DWSRF State Match dollars for federal funds.	• $120 million for water system infrastructure construction projects through DWSRF. • $25 million for DWSRF state match dollars from PWAA.
Water Pollution Control Revolving Loan Program	$670 million, including: • $200 million federal • $435 million state • $35 million from PWAA	$614 million including: • $214 million federal • $400 million state $41 million PWAA
Centennial Clean Water Grant Program	$40 million	$40 million
Community Economic Revitalization Board (CERB)	$25 million for CERB Capital Construction funds.	$81.3 million for CERB Capital Construction.
Broadband grants and loans	$200 million, including: • $50 million for State Broadband Office as match for Broadband Equity, Access, and Deployment state grants program from IIJA. • $150 million federal. • $75,000 for a State Broadband Office feasibility study for increasing broadband access in unserved areas through satellite networks. • $95.6 million federal as match for Broadband Equity, Access, and Deployment (BEAD) program state grants.	$1.3 billion, including: • $114 million as match for Broadband Equity, Access, and Deployment state grants program from IIJA. • $1.2 billion federal.
Regional Approaches Grant Program	-	$2 million
Land Use & Environment		
Puget Sound Restoration and Salmon Recovery Grants	• $120 million for Salmon Recovery Funding Board (SRF) grants, plus an additional $25 million for riparian area grants. • $70 million for Puget Sound acquisition and restoration, including estuary/salmon restoration. • $8 million for Washington Coastal Restoration & Recovery.	• $105 million for Salmon Recovery Funding Board (SRF) grants, plus an additional $20 million for riparian area grants. • $60.5 million for Puget Sound acquisition and restorations. • $9.6 million for Washington Coastal Restoration & Recovery.
PFAS & Water Quality	$11.3 million to address PFAS at three water treatment facilities.	$14.5 million to address PFAS cleanup.
Remedial Action Grants	$115 million	$84.4 million

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
Urban and Community Forest Grant Program	$13.5 million	$6.2 million
Floodplains by Design Grant Program	$67 million	$75.7 million
Aquatic Lands Enhancement Account	$5.8 million	$4.3 million
Washington Wildlife & Recreation Program	$120 million	$120 million
Youth recreational facilities	$10.4 million for specific projects.	$7.6 million for specific projects.
Youth and community outdoor athletic facilities	$12.5 million	$19.8 million for specific projects.
Fish Barrier Removal Board	$70.4 million to fund identified projects and agency administration.	$32.5 million to fund identified projects and agency administration.
Air quality & greenhouse gas reduction	$36.4 million to Ecology: • $21.4 million for Improving Air Quality in Overburdened Communities Initiative. • $15 million for landfill methane capture grants. • Directs $5 million to a specific landfill methane project.	• $10.1 million for landfill methane capture grants. • $4.1 million for community participatory budgeting program for mitigating climate change impacts on overburdened communities.
Clean energy & climate resilience and mitigation	$150 million to Commerce: • $50 million for Clean Energy Fund program. • $50 million for energy retrofits and solar power for public buildings. • $40 million for Weatherization Plus Health program. Adds (from Climate Commitment Act revenue): • $4 million of clean energy retrofit dollars for grants (administered by AWC) for energy audits to city-owned tier 1 & 2 covered buildings. • $25 million for green jobs and infrastructure grants. • $50 million for Clean Energy Community non-competitive grants. • $38 million for Community Solar Resilience Hubs* • $105 million for Community EV Charging grants* • $45 million for Clean Building Performance grants. • $45 million for hard-to-decarbonize sector and economic development grants.	• $10 million for Clean Energy Community grants. • $23 million for Community EV charging grants • $26 million for Clean Energy Fund program. • $30 million for Weatherization Plus Health grants. • $20 million for Solar and Energy Storage grants. • $11 million for Energy Retrofits for Public Buildings grants. • $5 million for Clean Buildings Performance grants. *Extended 2023-25 appropriation of clean energy retrofit dollars for grants (administered by AWC) for energy audits of city-owned tier 1 & 2 buildings into FY 2026.*

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	*Transfer from operating budget	
Housing & Homelessness		
Housing Trust Fund	$527 million, including: • $180.6 million for housing to benefit low-income and special needs populations, including permanent supportive housing. • $100 million for Apple Health & Homes. • $81.3 million for identified projects. • $69 million for housing for those with developmental disabilities. • $60 million for affordable homeownership (80-100% AMI). • $30 million for affordable housing preservation. • $21 million for acquisition and preservation of mobile homes. • $20 million for rapid conversion or acquisition of housing to address extremely low-income and unhoused populations.	$605 million, including: • $536 million for housing to benefit low-income and special needs populations, including permanent supportive housing, including: ◦ $215 million multifamily rental housing. ◦ $100 million for Apple Health & Homes. ◦ $75 million for first-time low-income homeownership. ◦ $62 million for identified projects. ◦ $50 million for housing for those with developmental disabilities. ◦ $50 million for affordable housing preservation. ◦ $30 million for mobile home park preservation. ◦ $10 million for rapid conversion or acquisition of housing to address extremely low-income and unhoused populations. ◦ $5 million for farmworker housing. ◦ $5 million for urgent repair grants.
Additional investments in housing and shelters	• $83.2 million for Inflation Reduction Act (IRA) HOMES Program. • $60 million for Connecting Housing to Infrastructure (CHIP) grants to local governments (80% AMI or less). • $50 million to match private investment for grants and loans to support high-capacity transit-oriented development of at least 80 units (TOD). Dedicates $4 million to a local project • $40 million for weatherization. • $12.2 million for contaminated property redevelopment grants for affordable housing.	• $90 million for Connecting Housing to Infrastructure (CHIP) grants to local governments. • $22 million for identified projects. • $14.7 million for recovery residences grants. • $9 million for youth shelters and housing. • $8 million for identified transit-oriented housing projects. • $5 million for low-income home rehabilitation grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	• $6 million for rural home rehabilitation. • $5 million for Landlord Mitigation.	
Human Services		
Behavioral Health Community Capacity	$287.5 million for behavioral health capacity grants, including: • $29.4 million for competitive community behavioral health grants to address regional needs. • $24 million for intensive behavioral health treatment facilities for long term placement of patients with complex needs. • $18 million for grants to community providers to increase capacity to serve children and minor youth. • $7.5 million for grants to community providers to prevent closure of existing behavioral health facilities. • $181.5 million for 33 projects for regional behavioral health and substance use services. • $1 million for competitive community behavioral health grants. • $4.2 million for opioid recovery and care access. • $48.4 million for regional behavioral health and substance use projects.	$119.8 million, including: • $70 million for competitive community behavioral health grants to address regional needs, including: preventing closure of existing facilities, youth and adult bed capacity, facilities that serve specialized populations, crisis relief centers, and more. • $49.8 million for 11 specific local crisis stabilization projects.
Crisis Stabilization Facility – *Trueblood*	$5 million	$15 million, including: • $5 million for Phase 3 *Trueblood* facility. • $10 million for one crisis stabilization facility in south King County.
Transportation budget		
Statutory transfers to local governments	• $512.1 million	• $494 million • Additional $36.2 million over next 3 biennia for city distribution of 6-cent increase to motor vehicle fuel tax.
Transportation Improvement Board (TIB)	• $287 million, including:$3.9 million to Small City Pavement and Sidewalk Program. • $14.6 million for Complete Streets grants. • $9 million in preservation funding for cities.	$310.8 million, including: • $3.9 million to Small City Pavement and Sidewalk Program. • $24.6 million for Complete Streets grants.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
		• $9.3 in preservation funding for cities. Legislature intends to provide an additional $21 million in 2027-29 for the Complete Streets Program.
Safe Routes to Schools Grants	$98 million	$83.3 million
Pedestrian and Bicycle Safety Programs & Grants	$90.7 million $5 million to assist local jurisdictions in addressing emergent issues related to safety for pedestrians and bicyclists.	$81.7 million
Safety and Active Transportation	-	• $33.2 million for the Sandy Williams Connecting Communities Pilot Program for projects to reconnect communities bifurcated by state highways. • $500,000 for grants to local jurisdictions to implement network-wide traffic conflict screening programs.
Freight Mobility Strategic Investment Board	$50.9 million, including: • $731,000 for duties and best practices study for preventing or mitigating the impacts of freight projects on overburdened communities (HB 1084). • $400,000 to develop a truck parking solutions implementation plan. • $43.8 million for recommended project list. • $5.2 million for projects identified in consultation with the Board and other stakeholders.	$44.2 million, including: • $35.5 million for recommended project list.
Fish passage	• Retains proviso language to coordinate with Fish Barrier Removal Board on watershed approach to include local culverts. • Adds language to explore innovative funding partnerships to leverage state and local funds to match opportunity for federal funding under BIL.	• Retains proviso language to coordinate with Fish Barrier Removal Board on watershed approach to include local culverts. • Includes language allowing partnerships to leverage state and local funds to match opportunity for federal funding under BIL.
Homeless encampments	$13.5 million to address homeless encampments on WSDOT-owned rights-of-way in coordination with local governments, including: • $1 million for safety improvements and debris cleanup in Seattle. • $1 million in coordination with the City of Tacoma. • $1 million in coordination with the City of Spokane. • $1.5 million to contract with the City of Fife.	$9.2 million to address homeless encampments on WSDOT-owned rights-of-way in coordination with local governments and social service organizations to direct people to housing and prevent future encampments. • A minimum of $2 million dedicated to litter removal. • $1 million in coordination with the City of Spokane. • $1 million for safety improvements and debris cleanup in Seattle.

	Final 2023-25 (as amended by 2024 supplemental)	Final 2025-27 budget
	See also Housing and Homelessness in ***Operating budget***	• $1 million in coordination with the City of Tacoma. • $1.2 million to contract with the City of Fife. *See also Housing and Homelessness in* ***Operating budget***
Rural mobility grant	$32.7 million	$32.2 million
Alternative fuel and electric vehicle infrastructure	• $33.7 million for clean alternative fuel vehicle charging and refueling infrastructure program. • $2 million for an e-bike lending library and ownership program offering competitive grants. • $15 million (from Climate Commitment Act revenue).	• $25 million for clean alternative fuel vehicle charging and refueling infrastructure program. • $3.5 million for an e-bike lending library and ownership program offering competitive grants.
Federal fund exchange pilot program	• $7.1 million for a federal fund exchange pilot program of Transportation Block Grant population funding and state funds at an exchange rate of 95 cents in state funds per $1 in federal funds.	$17.5 million for a federal fund exchange pilot program of Transportation Block Grant population funding and state funds at an exchange rate of 95 cents in state funds per $1 in federal funds.
Studies	-	• $250,000 to update the 2013 memorandum of understanding between AWC and WSDOT for the construction, operations and maintenance responsibilities for city streets as part of state highways. • $140,000 for the JTC to update the 2019 assessment of city transportation funding needs. • $200,000 for the JTC to study alternative new methods for local governments to fund sidewalk improvements.
FHA bridge load rating	-	$5 million for the County Road Administration Board to provide grant dollars to counties and cities for the costs associated with obtaining a new federal highway administration load rating.

2025-27 Budget
2025 Legislative Session

General Overview

The 2025 legislative session convened on January 13 and was scheduled for 105 days. As with all odd-numbered years, 2025 marked the beginning of Washington State's biennial budget cycle. The Legislature's primary responsibilities were twofold: to develop and adopt biennial operating, capital, and transportation budgets, and to debate, advance and adopt policy. The session began amidst significant turnover: 24 new legislators joined the House and Senate, nine new state senators took office, and several statewide executive positions changed hands, including newly elected Governor Bob Ferguson, Attorney General Nick Brown, Insurance Commissioner Patty Kuderer and Commissioner of Public Lands Dave Upthegrove. These changes led to notable shifts in dynamics both within the Legislature and between the legislative and executive branches.

Budget Shortfall

While a broad array of policy topics was on the agenda, the dominant issue throughout the session was a multi-billion-dollar operating budget shortfall. Revenue forecasts in September and November 2024 projected that expenditures would outpace revenues in both the current and upcoming biennia. The precise size and causes of the shortfall remain debated, but contributing factors likely included increased contractual obligations to state employees, the expiration of temporary federal COVID relief funding, and inflationary pressures. Just before the session began, a leaked email from Senate Democrats previewed a plan to reform Washington's regressive tax code by introducing new taxes targeted at the state's highest earners and largest corporations.

Beyond the budget, legislators grappled with a record number of policy proposals. Key themes included housing affordability, parental rights, unemployment benefits for striking workers, and public safety—including firearm regulations. A total of 2,387 bills were introduced (1,305 in the House, 1,082 in the Senate), with only 431 ultimately passing the full Legislature. On March 18, the state's revenue forecast was updated, projecting a $900 million drop in the four-year outlook compared to November 2024, bumping the budget deficit to $15 billion and further complicating budget negotiations. As required by law, the Legislature had to adopt a budget that balanced over two biennia, or four years, (2025-27 and 2027-29) prompting discussions around both spending cuts and new revenue sources.

Governor Ferguson released his own operating budget proposal, demonstrating how the Legislature could reduce spending at the agency level to reduce pressure on the general fund. In addition to continuing $3 billion in programmatic cuts proposed by outgoing Governor Jay Inslee, Ferguson added another $4 billion in reductions. He emphasized protecting vulnerable populations, investing $100 million in law enforcement and public safety, and improving the state's ferry system. However, he also warned that deeper cuts at the federal level — potentially affecting critical services like Medicaid—required Washington State to be adaptable, adjusting to meet the needs of Washingtonians should cuts go into effect. This appeared to mean the Legislature should not exhaust all possible revenue options during the 2025 session.

Revenue Proposals

Democratic lawmakers in both chambers released initial revenue proposals aimed at addressing the shortfall. Though the specifics varied, both proposals centered on increasing taxes on wealth and financial assets and lifting limits on property tax growth. The proposals were expected to generate $14–17 billion over four years.

Senate Democrats' Initial Revenue Proposal (March 2025):

- 5% employer payroll tax on payroll expenses exceeding the Social Security threshold ($176,100), for businesses with $7 million+ in total payroll.
- Adjust property tax levy growth to reflect population and inflation (replacing the 1% cap).
- $10 per $1,000 financial intangible asset tax (stocks, bonds, etc.) for those with over $50 million in assets.
- Repeal 20 tax exemptions deemed ineffective.
- State sales tax rate reduction from 6.5% to 6%.

House Democrats' Initial Revenue Proposal (March 2025):

- Additional 1% B&O tax surcharge on taxable income over $250 million.
- Increase in existing financial institution surcharge from 1.2% to 1.9% for institutions with income exceeding $1 billion.
- $8 per $1,000 financial intangible property tax, with the first $50 million exempt.
- Property tax levy cap increased to 3%, reflecting population and inflation.

Following public hearings for each revenue bill, budget writers integrated these revenue assumptions into their respective proposed spending plans. Governor Ferguson, however, criticized the magnitude of the proposed revenue increases, particularly the wealth tax components, citing likely legal challenges and a strong probability that the tax would be unable to provide immediate fiscal relief. He urged lawmakers to consider deeper budget cuts and more conservative revenue options.

Roughly ten days before adjournment, Democrats unveiled a revised revenue package, removing the most controversial proposals and scaling back others in response to the Governor's concerns. The package included the following (April 2025):

- Capital gains and estate tax increase.
- Business and occupation tax increase, and an increase to the Advanced Computing Surcharge (ACS) cap.
- Tax on services and nicotine products, including a prepayment on sales tax for certain businesses.
- Excise tax on zero emission vehicle tax credits.
- Modified tax preferences for certain industries.
- Lifting the state and local property tax cap (later abandoned in final negotiations after pushback from Governor Ferguson).

These changes were projected to generate approximately $12 billion, though further revisions to the proposals eventually brought the projected revenue closer to $9 billion over four years. For more details about each proposal's final form, please see the Legislature Adopted Revenue document.

Outcomes

The Legislature adopted both new revenue and programmatic cuts or delays to support a balanced budget over four years. The Legislature advanced cost-saving measures by unwinding or delaying several statutory programs, including:

- Delay implementation of 2023 law related to the Aged, Blind, and Disabled (ABD) Assistance Program, requiring recipients to pay the state back if they receive federal SSI disability payments for the same time period as the state assistance.
- Eliminates a 2023 law that created the Washington Employee Ownership Program that allows businesses to sell to an employee ownership structure.
- Delays the implementation of a 2024 law that addressed families receiving assistance through Temporary Assistance for Needy Families (TANF). Families receiving TANF must assign their rights to child support to the state as partial reimbursement for receiving assistance. The law would have required DSHS to pass through all child support regardless of TANF assistance; that is delayed until 2029.

The Legislature adjourned *Sine Die* on April 27 at approximately 6 p.m., having passed balanced budgets and accompanying revenue legislation in both chambers. All bills now await Governor Ferguson's action. Whether he will sign all components remains uncertain, particularly given his critiques of several of the proposals. If significant portions of the revenue package are vetoed and the budget is thrown out of balance, a special session could be required to reconcile the shortfall.

Budget Summaries

Operating Budget

The proposed state operating budget for the 2025–27 biennium is based on the March 2025 revenue forecast, which projects $71.0 billion in General Fund revenue, and assumes 3.5% average annual growth rate over two years. Annual average growth in revenues was 5.2% over fiscal year (FY) 2022 through FY 2024; an annual average growth of 3.5% reflects a decline in revenue growth to support the state budget. For reference, the 2023-25 biennial budget totaled $71.9 billion.

Total proposed spending for 2025-27 Operating Budget includes $77.9 billion from the General Fund and $150.4 billion across all funds. Of the increase in spending from 2023-25 to 2025-27, $4.4 billion from the General Fund and $6.8 billion overall are needed just to maintain current services, even without new programs. Budget writers reported that the key cost drivers included inflation in K–12 salaries, growing caseloads in childcare, low-income medical assistance, and long-term care. The budget funds and approves collective bargaining agreements for state employees, including for those who are not union-represented and does not include any furloughs or benefit changes.

The General Fund is projected to end with a $225 million balance. Total reserves are estimated at $2.3 billion, including $2.1 billion in the Budget Stabilization Account. The four-year outlook for 2027–29 anticipates a $673 million General Fund balance and $3.6 billion in reserves.

Transfers were made out of the General Fund, including:
- $77 million to the Disaster Response Account
- $70.1 million to the Home Security Fund.

Transfers into the General Fund include:
- $288 million from the Public Works Assistance Account
- $110 million from the State Treasurer's Service Account
- $89 million from the Washington Student Loan Account.

Investments made in the Operating Budget include maintaining funding to the following areas:
- $93 million for emergency food assistance programs
- $1.2 billion for homelessness and affordable housing including:
  - $200 million for the covenant homeownership program
  - $137 million for the housing essential needs program
  - $117 million for grants to local governments to maintain shelter space historically funded through document recording fee revenues
  - $111 million for grants to local governments and nonprofit organizations for homeless housing programs and services
  - $90 million to transition those living in encampments to safer housing
  - $25 million for grants to support permanent supportive housing
- $100 million is allocated to law enforcement grants
- $20 million to expand resources for crime victims

- $25 million to improve support for refugee and immigrant communities

The 2025-27 budget also includes $4.4 billion in new revenue, primarily from increases to the business & occupation tax, capital gains and estate taxes, and excise taxes on services. For more information on the revenue package approved by the Legislature this session, please refer to the Legislature Adopted Revenue document.

Transportation Budget

Transportation Budget writers faced a multi-billion shortfall over the budget's 10-year spending plan. This was exacerbated with the March 2025 revenue forecast, which projected a further $1.7 billion decrease in the fuel tax from the prior year's forecast. The fuel tax represents 44% of all forecasted transportation revenues, which presented significant challenges to balance the budget in the next four years. The final negotiated 2025-27 biennial transportation budget totals $15.5 billion, which is lower than both the House and Senate's initial proposals. Of the $15.5 billion, approximately 60% ($9.2 billion) is allocated for capital expenditures, and approximately 40% ($6.2 billion) will pay for ongoing operating expenditures.

The final budget relies on a variety of new and existing revenues, including a 6-cent fuel tax increase, and increases in several fees such as truck weight fees, passenger weight fees, filing fees and more. While the Legislature considered revenue proposals to replace the fuel tax, such as the road usage charge – a fee modeled after a program in Virginia that is calculated based on a car's average miles per gallon – the Legislature chose to not advance those proposals and instead increased revenues through the state's traditional transportation funding sources. Click here for a full list of new revenue sources.

Despite these increases, some planned projects were delayed, in order to maintain a balanced budget. The budget also includes a permanent transfer of 0.1% of the state sales tax to transportation, beginning in 2028, adding $300 million annually.

Capital Investments & Project Adjustments

Most capital funding supports ongoing projects from previous legislative packages and the Climate Commitment Act (CCA). However, many state and local projects not yet under contract have been deferred. To view the final 2025-27 Transportation Budget, click here.

- Fish passage barrier removal receives $1.09 billion this biennium—$125 million more than the last—and $1.12 billion is committed in future budgets.
- Washington State Ferries funding supports construction of a new hybrid-electric ferry and related electrification. The first vessel conversion is delayed by one year, with bids for new vessels due in May 2025. Fleet preservation funding increased by $100 million for 2025–27.
- Highway maintenance and preservation remains flat for 2025–27 but increases by $200 million in 2027–29.

Climate Commitment Act (CCA)

Appropriations totaled $1.36 billion for the 2025-27 biennium, including the following key investments:

- $127 million for ferry terminal electrification
- $33 million for the Sandy Williams Connecting Communities program
- $26.2 million for port electrification competitive grants
- $7.5 million for the high-speed rail program

Cost Management & Program Changes

To manage costs, the budget reduces or eliminates certain programs and administrative expenses. Savings include reduced travel for agency staff, expanded flexibility for WSDOT project delivery, and authorization for in-house ferry work. While funding for bike and pedestrian safety programs was preserved, reductions were made to transit coordination, rideshare, and transportation demand management grants.

Public Safety & Enforcement

New investments total $30 million for driver safety, including over $18 million for work zone speed cameras and $10 million for young driver education. An additional $16 million supports the Washington State Patrol, funding training, bonuses, and new trooper classes.

Capital Budget

The state's capital budget funds infrastructure and building construction for state and local communities through direct appropriations and grant programs. A percentage of the operating budget is dedicated to paying bonds issued to fund the budget. Of the three budgets, revenues in the capital budget were the most stable although not as ample as in previous years. In recent years there was an influx of funding into the capital budget from the federal government through American Rescue Plan (ARPA) funds that did not occur for the 25-27 biennium.

Key Investments

The 2025-27 Capital Budget appropriates $4.5 billion in new bond capacity and $7.5 billion in total funds, including cash, federal funds, and other revenue sources. To view the final 2025-27 Capital Budget and the associated project lists and grant programs, click here. Below are some highlights of the investments made within the final Capital Budget:

- $975 million for construction of and improvements to K-12 buildings
- $827 million for natural resources
- $605 million for the Housing Trust Fund
- $129 million for behavioral health facilities
- $365 million for the Public Works Assistance Account to finance infrastructure projects for cities, counties, and special purpose districts. Existing revenue streams are predicted to give the PWAA some $754 million in resources through the 2025-27 biennium. This year's budgets make a one-time additional diversion of $288 million on top of preexisting diversions of $180 million. To offset that, the capital budget gives the Board $100 million in state construction bonds and authority to spend $265 million from the

PWAA, which protects existing commitments and allows the Board to offer a new loan round.

- $81 million for the Community Economic Revitalization Board to assist communities with financing publicly owned economic development infrastructure improvements to encourage new business development and expansion.
- $32.5 million for the Brian Abbott Fish Barrier Removal Board to award grants for local culvert replacements.
- $125 million for grant programs funding local clean energy and climate resilience and mitigation projects.

Operating Budget Revenue

<table>
<tr><th>Provision</th><th>2025-27</th><th>Total 4-Year</th></tr>
<tr><td>

Capital Gains & Estate Tax - SB 5813

- Applies an additional 2.9% excise tax on an individual's Washington capital gains exceeding $1m (current rate is 7% making the total 9.9%); 7% rate is maintained for capital gains between $250,000 and $1 million.
- Increases the estate exclusion amount to $3m (current exclusion is $2.193m) and then increases annually with the Seattle CPI.
- Increases the tax rates for Washington taxable estates of descendants dying on or after July 1, 2025:

<table>
<tr><th>Washington Taxable Estate Value</th><th>Current Rate</th><th>New Rate</th></tr>
<tr><td>$0 to $1,000,000</td><td>10%</td><td>10%</td></tr>
<tr><td>$1,000,000 to $2,000,000</td><td>14%</td><td>15%</td></tr>
<tr><td>$2,000,000 to $3,000,000</td><td>15%</td><td>17%</td></tr>
<tr><td>$3,000,000 to $4,000,000</td><td>16%</td><td>19%</td></tr>
<tr><td>$4,000,000 to $6,000,000</td><td>18%</td><td>23%</td></tr>
<tr><td>$6,000,000 to $7,000,000</td><td>19%</td><td>26%</td></tr>
<tr><td>$7,000,000 to $9,000,000</td><td>19.5%</td><td>30%</td></tr>
<tr><td>$9,000,000 and up</td><td>20%</td><td>35%</td></tr>
</table>

</td><td>$321.6 million</td><td>$635.5 million</td></tr>
</table>

• Qualified Family-Owned Business Interest may be deducted from the taxable value of an estate if the deduction is less than $2.5 million, the business interest exceeds 50% of the decedent's estate, the heir must continue the business for three years from the date of death.		
B&O Increases, Advanced Computing Surcharge Cap - HB 2081 • B&O on businesses with a gross income over $5 million is increased to 2.1 percent beginning October 1, 2025. • B&O on businesses in the following categories is increased to .5% (currently these categories have a variety of rates between .471% and .484%): manufacturing, extracting, wholesaling, retailing, radioactive waste cleanup, retail of digital goods, research and development by nonprofits, insurance agents, childcare, treatment of chemical dependency, salmon canners, commercial airplanes or components of airplanes or tooling used in airplane manufacturing, printing materials and publishing of periodicals and magazines other than newspapers, highway and government contractors, cold storage warehousing, and radio and television broadcasting. • B&O increase to 1.8 percent for contests of chance. • B&O tax of .5% on businesses with at least $250 million in Washington taxable income; the tax is only on income in excess of $250 million and is in addition to other B&O taxes paid. Exempted: income related to manufacturing activities, the sale of food, food stamp purchases, prescription drugs, petroleum products, fuel, timber, and timber products. Farmers and financial institutions are exempt. Taxpayers who pay an advanced computing charge (below) are exempt. • B&O tax on financial institutions is increased to 1.5%. • Under current law, advanced computing businesses with a worldwide revenue in excess of $25 billion are subject to a 1.22% advanced computing surcharge, and the total amount is capped at $9 million per year per taxpayer. The tax is increased to 7.5% and the amount per taxpayer is capped at $75 million per year per taxpayer. By FY 2028, the number of enrollments in computer science in 4-year state universities must increase.	$2.066 billion	$5.622 billion
Excise Tax on Zero-Emission Vehicle (ZEV) Credits HB 2077 • *Background*: Consistent with the Federal Clean Air Act (CAA), Washington has adopted California's emission standards for new motor vehicles. Manufacturers are required to sell a specified percentage of vehicles that are ZEV or obtain credits equal to that percentage (e.g. 22% in 2025;	$54.5 million	$54.5 million

35% in 2026; 43% in 2027). Manufacturers can trade credits with other manufacturers and can "bank" credits for up to 4 years for use in a future year and can be transferred to another state that has adopted California's emission standards. • 2% excise tax is imposed on ZEV credits sold from one manufacturer to another. • 10% excise tax is imposed on ZEV credits once carried over by a manufacturer to be used in a future model year • Exemptions: Credits transferred to other states are not taxed. Manufacturers with credits under 25,000 for a specific model year.		
Retail Sales on Services, Nicotine, and Pre-Payment - SB 5814 • The following services are classified as "retail" and subject to retail sales and use tax *and* retailing B&O tax. ○ Investigation, security services, security monitoring services, and armored car services, including background checks, security guard and patrol services, personal and event security, armored car transportation of cash and valuables, and security system services and monitoring. This does not include locksmith services. ○ Temporary staffing services (excludes hospitals) ○ Custom software and customization of prewritten computer software ○ Imposes a sales tax on digital automated services, which is any service that primarily involves the application of human effort by the seller, and the human effort originated after the customer requested the service; excludes telehealth and telemedicine services. • Imposes a 3% B&O tax on gross income derived from advertising, which excludes web hosting services and services rendered in respect to printing, publishing, radio, and television. • Imposes a 3% B&O tax on gross income derived from high technology services (IT consulting, custom website development, IT training services and technical support). • Expands the definition of nicotine products to include products that contain nicotine, whether derived from tobacco or created synthetically, and subjects them to the "other tobacco products" tax	$1.46 billion	$2.993 billion

• Requires taxpayers who file a monthly combined excise tax return with $3m or more taxable retail sales during the 2026 calendar year to make a one-time prepayment of state sales tax, which must be paid June 25, 2027.		
Repealing Tax Preferences – SB 5794 • A B&O tax (.5%) and retail sales tax (6.5% + local sales tax) are imposed on the sale of precious metals (gold, silver, platinum, rhodium, and palladium) and bullion. • A B&O tax is imposed on the gross receipts from the rental or lease of individual self-service storage space at self-storage facilities; 1.5% for businesses with a taxable income of less than $1 million and 1.75% for businesses with a taxable income over $1 million.	$148.5 million	$236.7 million
Estimated Totals	**$3.854 billion**	**$9.54 billion**

Additional Revenue-Generating Policy Adopted by the Legislature

Marriage License Fee/Domestic Violence Support – HB 1498 • Imposes a new $100 fee on marriage licenses
Discover Pass Increase – SB 5390 • Increases the cost of a Discover Pass from $30 to $45.
Mortgage Fee – SB 5686 • Imposes an $80 fee for each residential mortgage loan originated, with the exception of reverse mortgage loans issued to seniors over 61.
Public Safety Sales Tax – HB 2015 • Authorizes cities and counties to each impose a .01 sales tax increase to fund public safety.
School Enrichment Levies – HB 2049

- *Background*: Schools are funded through state funding and local property tax levies. Local enrichment levies are voter-approved property tax increases to fund elements beyond basic education. The levy is capped at the lesser of $2.50/$1,000 AV or a per student amount (depending on school size is either $3,149.60 or $3,779.62). The per student amount increases by the Seattle CPI each year. It is that amount that this bill increases, thereby allowing larger local enrichment property tax levies until 2031.
- The bill increases the per student amount to be the Seattle CPI plus $500 in 2026. For smaller school districts, the increase in 2027-2030 is 3.3 percent above the Seattle CPI. In 2031, all school districts have a maximum per student limit of $5,035.
- The bill creates a work group and report back on changes to school funding formulas. If state funding does not increase to fund education at a similar pace, schools will be increasingly funded with local levies.

Transportation Budget Revenue

Provision & Summary	6-Year Total	Implementation Date
Fuel-Related		
<u>Increases Fuel Tax & Establishes Indexing</u> • Imposes a 6 cent increase to the current 49.4 cent rate in fiscal year (FY) 2026. • The entire higher rate is inflated by 2% each year starting in FY 2027. • Of the increased amounts, 2.5% is distributed to cities and 2.5% is distributed to counties.	$1.448 billion	July 1, 2025
<u>Increases Diesel Differential Tax Rate</u> • Imposes a 3 cent increase to the Special Fuel Tax rate above the gasoline rate in FY 2026, and another 3 cent increase in FY 2028. • The 6 cent increase is inflated by 2% each year starting in FY 2029. • Of the increased amounts, 2.5% is distributed to cities and 2.5% is distributed to counties	$166 million	July 1, 2025
Fees Due at the Time of Vehicle Registration		
<u>Increases Truck Weight Fees</u> • Sets gross weight fees at $30 per ton, up to 40,000 lbs for schedule B trucks and 52,000 lbs for schedule A trucks, including the freight project fee and additional fee in the calculation.	$317 million	January 1, 2026

<table>
<tr><td>Gross weight fees are inflated by 2% each year starting in FY 2027.</td><td></td><td></td></tr>
<tr><td><u>Increases Passenger Weight Fees</u>
Increases the passenger weight fee for heavier vehicles as follows:
<table>
<tr><th>Weight</th><th>Current Fee</th><th>New Fee</th></tr>
<tr><td>0 – 4,000 lbs</td><td>$35</td><td>$35</td></tr>
<tr><td>4,001 – 6,000 lbs</td><td>$55</td><td>$75</td></tr>
<tr><td>6,001 – 8,000 lbs</td><td>$75</td><td>$90</td></tr>
<tr><td>8,001 and over</td><td>$82</td><td>$110</td></tr>
</table></td><td>$317 million</td><td>Half of the increase occurs January 1, 2026

The second half of the increase occurs January 1, 2029</td></tr>
<tr><td><u>Increases Filing Fees</u>
Increases the $4.50 registration filing fee to $6 and the $5.50 title filing fee to $6.50.
The majority of the funds ($89 million) from the fee increases is retained by counties, but $5 million is to be deposited into the Highway Safety Account</td><td>$5 million</td><td>January 1, 2026</td></tr>
<tr><td><u>Increase Abandoned Recreational Vehicle Fee</u>
Increases the fee from $6 to $8 and changes the administrative allocation up to 10%</td><td>$3 million</td><td>January 1, 2026</td></tr>
<tr><td colspan="3">Sales and Use Taxes</td></tr>
<tr><td><u>Increases Motor Vehicle Sales and Use Taxes</u>
Increases the additional sales tax assessment on motor vehicles from 0.3% to 0.5%</td><td>$257 million</td><td>January 1, 2026</td></tr>
<tr><td><u>Increases Rental Car Tax & Establishes Corporate Peer to Peer Car Sharing</u>
The 5.9% additional rental car tax is increased to $11.9% on January 1, 2026 and then adjusted down to 9.9% on January 1, 2027
These rates are applied to peer-eto-peer car transaction involving a vehicle exempted from retail sales or use tax. True peer-to-peer transactions involving personal car sharing by individuals would not be subject to taxation.</td><td>$205 million</td><td>Rental Car Tax: January 1, 2026

Peer-to-Peer Car Transaction: January 1, 2027</td></tr>
<tr><td><u>Establishes a Recreational Vessels Tax</u>
Imposes a 0.5% sales and use tax on recreational vehicles</td><td>$7 million</td><td>July 1, 2026</td></tr>
<tr><td><u>Establishes Luxury Vehicle Tax</u></td><td>$202 million</td><td>January 1, 2026</td></tr>
</table>

• Imposes a luxury tax of 8% on a portion of the retail sale, lease or transfer of a vehicle. Applies to the portion of the selling price or value that exceeds $100,000. • The deduction of $100,000 is increased by 2% per year. This does not apply to motor vehicles that have a gross weight fee rating above 10,000 lbs other than motor homes. Commercial motor vehicles are also exempt. There is no exception for the value of a trade-in vehicle.		
<u>Establishes a Luxury Aircraft Tax</u> • Imposes a 10% luxury tax on a portion of the retail sale, lease, or transfer of an aircraft. • Applies to the portion of the selling price or value that exceeds $500,000 of a non-commercial aircraft. • There is no exception for the value of a trade-in aircraft.	$21 million	April 1, 2026
Other Taxes and Fees		
<u>Increases Tire Disposal Fees</u> • Increases the existing $1 tire replacement fee to $5. • Increase the amount retained by the retailer to 25 cents	$117 million	January 1, 2026
<u>Establishes a WSDOT Work Zone Violation Fee</u> • *Background:* WSDOT is beginning implementation of a speed safety camera work zone pilot program that ends in FY 2030, unless extended. Current policy provides a $0 fine for the 1st offense. • First offense fines are increased to $125 until the pilot program concludes.	$138 million	July 1, 2026
<u>Increases fees for Standard Driver's License and Identicards</u> • Increases the current $9 per year fee for driver's licenses and identicards to $10 per year in FY 2026. • The per-year fee amounts are increased to $1 per year every three years in the future to approximate inflation.	$74 million	October 1, 2025
<u>Removes Toll Exemption for Transit and Ride Share Vehicles</u>	$6 million	October 1, 2025

• Directs the Transportation Commission to remove current toll exemptions for public and private transit buses, vans and rideshare vehicles on bridges. Public and private school buses may be exempted. • Anticipated to primarily apply to the Tacoma Narrows Bridge and the 520 bridge.		
Washington State Ferries (WSF) Specific Increases		
Increases Capital Vessel Surcharge • Increases the current 50 cent fee to $1 in October 2025. • Requires an additional 10 cent increase in October 2027 and an additional 10 cent increase in October 2029.	$47 million	October 1, 2025
Imposes a Credit Card Surcharge on Riders • Imposes a rider surcharge to cover credit card transactions currently paid by Washington State Ferries.	$24 million	March 1, 2026
Total Revenue Raised over 6 years	**$3.208 billion**	

City of Gig Harbor
City Council Agenda Bill

Meeting Date: May 15, 2025

SUBJECT: Canfield Single-Family Residence Water and Sewer Utility Extension Agreements

SUBMITTED BY: Public Works Director Jeff Langhelm, PE
DEPARTMENT: Public Works **PHONE:** (253) 853-7630

SUGGESTED MOTION: N/A

BACKGROUND INFORMATION: The city received a request for water and sewer utility extension agreements (UEAs) from Ronald Canfield to extend the city's water and sewer utilities from Randall Drive into the Canfield single-family residence (SFR) located on Randal Drive. This applicant previously applied for and was approved for a water and sewer UEA in 2017 under Resolution 1091. Those agreements have since expired because no connection was made and no permits were submitted to Pierce County for the SFR.

This project would connect to the city's existing water and sewer mains within Randall Drive and extend into the SFR lot. See the attached map depicting the location of the parcel.

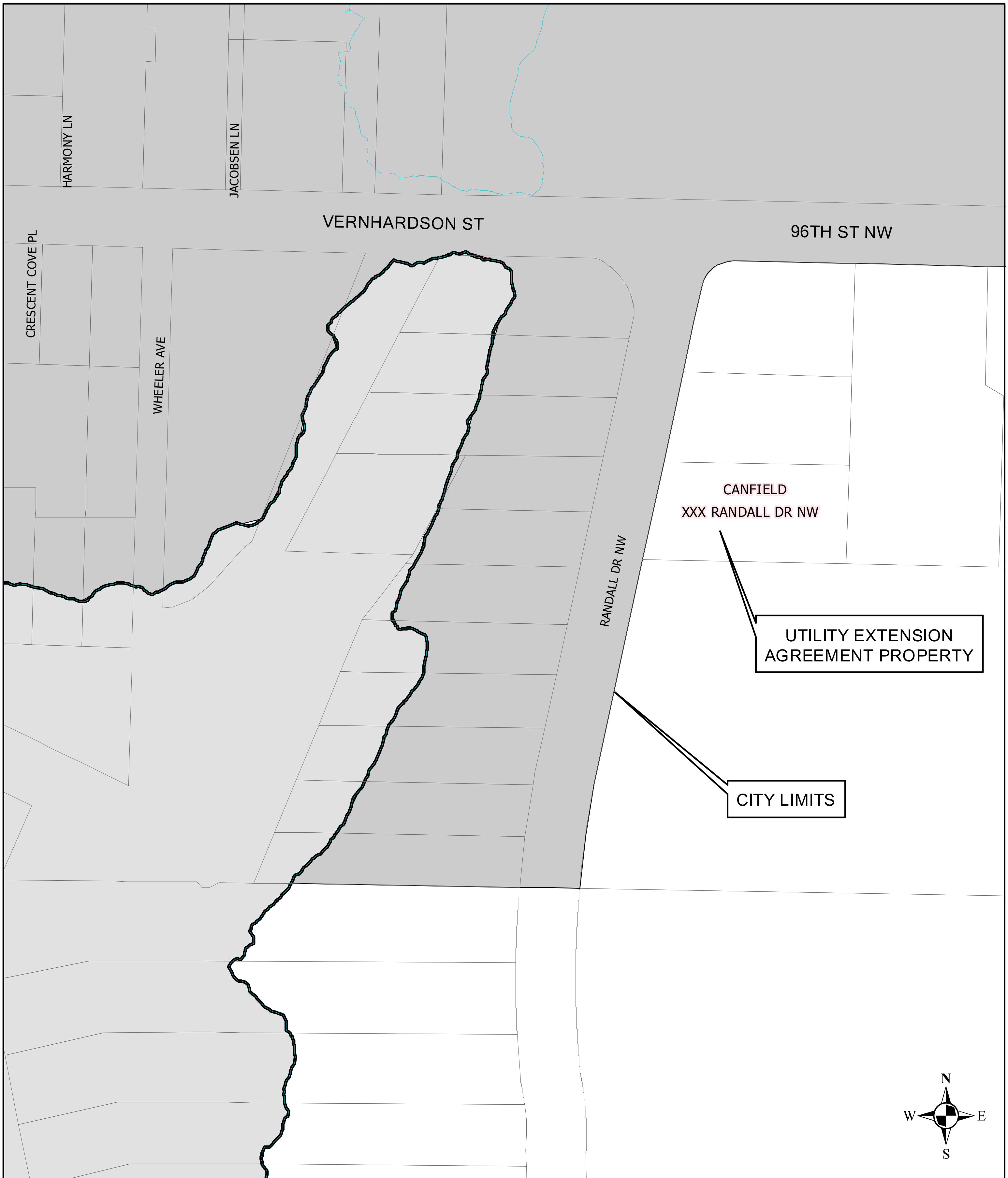
The proposed UEAs are requesting a total of one water and one sewer ERU. The draft water and sewer agreement are attached for your review. This application is to re-establish the expired 2017 agreement. The applicant has requested that the fees he paid previously per Section 6 of each agreement be applied to this agreement. Staff is supportive of this request.

At the May 14 study session, staff will discuss the proposed agreements and respond to questions. Staff recommendation is for council to provide water and sewer service to the parcel via resolution at the next city council meeting.

FISCAL CONSIDERATION: N/A

ATTACHMENTS:
1. Canfield UEA MAP
2. Draft Sewer UEA
3. Draft Water UEA

STRATEGIC PLAN PRIORITY: Strategic Plan Priority 2 - Ensure sustainable future for public services and facilities



UTILITY EXTENSION CAPACITY AGREEMENT
XXX RANDALL DR. NW
LOCATION MAP

AFTER RECORDING RETURN TO:

The City of Gig Harbor
Attn: City Clerk
3510 Grandview Street
Gig Harbor, WA 98335

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Document Title(s) (or transactions contained therein):
Sewer Utility Extension, Capacity Agreement and Agreement Waiving Right to Protest LID

Grantor(s) (Last name first, then first name and initials)
Canfield , Ronald K. and Maureen A,

Grantee(s) (Last name first, then first name and initials)
City of Gig Harbor

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)
Section 05, Township 21, Range 02, Quarter 21

Assessor's Property Tax Parcel or Account Number: 0221052054

Reference Number(s) of Documents assigned or released:

{AXS1214484.DOC;1/00008.900000/ }

UTILITY EXTENSION, CAPACITY AGREEMENT AND AGREEMENT WAIVING RIGHT TO PROTEST LID

THIS AGREEMENT is entered into this __________ day of _________________, 2025, between the City of Gig Harbor, Washington, a municipal corporation of the State of Washington (the "City"), and Canfield, Ronald K. and Maureen A., an individual (the "Owner").

RECITALS

WHEREAS, the Owner is the owner of certain real property located in Pierce County which is legally described as set forth in Exhibit "A" and shown in the location map in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, the Owner's property is not currently within the City limits; and

WHEREAS, the Owner desires to connect to the City sewer utility system, hereafter referred to as the "utility," and the City is willing to allow connection only upon certain terms and conditions in accordance with Title 13 of the Gig Harbor Municipal Code, as now enacted or hereinafter amended; and

WHEREAS, on May 27, 2025 the City Council held a Council meeting on this Utility Extension Capacity Agreement; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the mutual benefits and conditions hereinafter contained, the parties agree as follows:

TERMS

1. Warranty of Title. The Owner warrants that Owner is the owner of the property described in Exhibit 'A', which is attached hereto and incorporated herein by this reference, and is authorized to enter into this Agreement.

2. Extension Authorized. The City hereby authorizes the Owner to extend service to Owner's property from the existing utility line on ___Randall Drive NW________________ (street or right-of-way) at the following location: _9505 Randall Drive NW, Gig Harbor, WA 98335 ______.

3. Costs. Owner will pay all costs of designing, engineering and constructing the extension. All construction shall be done to City standards and according to plans approved by the City Engineer. Any and all costs incurred by the City in reviewing plans and inspecting construction shall be paid for by the Owner.

4. Sewer Capacity Commitment. The City agrees to provide to the Owner sewer utility service and hereby reserves to the Owner the right to discharge to the City's sewage system one (1) ERU's; provided however, that the City retains the authority to temporarily suspend such

capacity where necessary to protect public health and safety, or where required to comply with the
City's NPDES permit, or any other permits required by any agency with jurisdiction. These capacity rights are allocated only to the Owner's system as herein described. Any modification to this system must first be approved by the City. Capacity rights acquired by the Owner pursuant to this Agreement shall not constitute ownership by the Owner of any facilities comprising the City sewage system. The City agrees to reserve to the Owner this capacity as set forth in GHMC 13.34.030.

5. Capacity Commitment Payment.

A. The Owner agrees to pay the City within 30 days of City Council approval of this Agreement and prior to the Mayor's execution of this agreement the sum of $ 2,169.00, which is fifteen percent (15%) of the current general facilities charge, to reserve the above specified capacity. This payment shall reserve the specified capacity for a period of up to three years from the date of the Mayor's execution.

B. In the event the Owner has not made connection to the City's utility system by the date set forth above and no extension of the commitment period occurs as outlined below, such capacity commitment shall expire and the Owner shall forfeit one hundred percent (100%) of this capacity commitment payment to cover the City's administrative and related expenses.

C. In the event the Pierce County Boundary Review Board should not approve extension of the City's sewer system prior to the expiration of the commitment period, the Owner shall be entitled to a refund of the capacity commitment payment (without interest), less a five percent (5%) administrative fee.

6. Extension of Commitment Period. The Owner may extend the capacity commitment period for the life of the underlying development application or the underlying development approval upon payment of a capacity commitment payment of 100% of the value of the current general facilities charge. At the time of actual connection, per GHMC 13.34.040(7), if the sewer general facilities charge has increased, the Owner shall pay the difference between what was paid for the capacity commitment payment and the actual cost of the current general facilities charge.

7. Permits; Easements. Owner shall secure and obtain, at Owner's sole cost and expense, any and all necessary permits, easements, approvals, and licenses to construct the extension, including, but not limited to, all necessary easements, excavation permits, street use permits, or other permits required by state, county and city governmental departments including, but no limited to, the Pierce County Public Works Department, Pierce County Environmental Health Department, State Department of Ecology, Pierce County Boundary Review Board, and City of Gig Harbor.

8. Turn Over of Capital Facilities. If the extension of utility service to Owner's property involves the construction of water or sewer main lines, pump stations, wells, and/or other City

required capital facilities, the Owner agrees if required by the City to turn over and dedicate such facilities to the City, at no cost, upon the completion of construction and approval and acceptance of the same by the City. As a prerequisite to such turn over and acceptance, the Owner will furnish to the City the following:

A. Record drawings in a form acceptable to the City Engineer;

B. Any necessary easements, permits or licenses for the continued operation, maintenance, repair or reconstruction of such facilities by the City, in a form approved by the City Attorney;

C. A bill of sale in a form approved by the City Attorney; and

D. A bond or other suitable security in a form approved by the City Attorney and in an amount approved by the City Engineer, ensuring that the facilities will remain free from defects in workmanship and materials for a period of two years.

9. General Facilities Charges. The Owner agrees to pay the applicable general facilities charges, in addition to any costs of construction, as a condition of connecting to the City utility system at the rate schedules applicable at the time the Owner physically connects his/her property to the system. Any commitment payment that has not been forfeited shall be applied to the City's general facilities charges. Should the Owner not connect 100% of the Sewer Capacity Commitment, the Capacity Commitment payment shall be credited on a prorated percentage basis to the general facilities charges as they are levied.

10. Service Charges. In addition to the general facilities charges, the Owner agrees to pay for utility service rendered according to the rates for services applicable to properties outside the city limits as such rates exist (which is presently at 150% the rate charged to customers inside city limits) or as they may be hereafter amended or modified.

11. Annexation.

A. Owner understands that annexation of the property described on Exhibit 'A' to the City will result in the following consequences:

i. Pierce County ordinances, resolutions, rules and regulations will cease to apply to the property upon the effective date of annexation;

ii. City of Gig Harbor ordinances, resolutions, rules and regulations will apply to the property upon the effective date of annexation;

iii. Governmental services, such as police, fire and utility service will be provided to the property by the City of Gig Harbor upon the effective date of annexation;

iv. The property may be required to assume all or any portion of the existing City of Gig Harbor indebtedness, and property tax rates and assessments applicable to the property may be different from those applicable prior to the effective date of annexation;

v. Zoning and land use regulations applicable to the property after annexation may be different from those applicable to the property prior to annexation; and

vi. All or any portion of the property may be annexed and the property may be annexed in conjunction with, or at the same time as, other property in the vicinity.

B. With full knowledge and understanding of these consequences of annexation and with full knowledge and understanding of Owner's decision to forego opposition to annexation of the property to the City of Gig Harbor, Owner agrees to sign a petition for annexation to the City of the property described on Exhibit “A” as provided in RCW 35.14.120, as it now exists or as it may hereafter be amended, at such time as the Owner is requested by the City to do so. The Owner also agrees and appoints the Mayor of the City as Owner's attorney-in-fact to execute an annexation petition on Owner's behalf in the event that Owner shall fail or refuse to do so and agrees that such signature shall constitute full authority from the Owner for annexation as if Owner had signed the petition himself. Owner further agrees not to litigate, challenge or in any manner contest, annexation to the City. This Agreement shall be deemed to be continuing, and if Owner's property is not annexed for whatever reason, including a decision by the City not to annex, Owner agrees to sign any and all subsequent petitions for annexations. In the event that any property described on Exhibit 'A' is subdivided into smaller lots, the purchasers of each subdivided lot shall be bound by the provisions of this paragraph.

12. Public Works Standards and Utility Regulations. Owner agrees to comply with all of the requirements of the City’s public works standards relating to sewer and utility regulations when developing or redeveloping all or any part of the property described on Exhibit “A”, and all other applicable sewerage standards in effect at the time.

13. Liens. The Owner understands and agrees that delinquent payments under this agreement shall constitute a lien upon the above-described property. The lien shall be as provided in RCW 35.67.200, and shall be enforced in accordance with RCW 35.67.220 through RCW 35.67.290, all as now enacted or hereafter amended.

14. Termination for Noncompliance. In the event Owner fails to comply with any term or condition of this Agreement, the City shall have the right, at any time, to enter onto the Owner’s property and for that purpose disconnect the sewer, in addition to any other remedies available to the City.

15. Waiver of Right to Protest LID. (If applicable)

A. Owner acknowledges that the entire property legally described in Exhibit 'A' would be specially benefited by the following improvements (specify):

Installation of a single family sewer lateral connection to the existing 8-inch sewer main located in Randall Dr.

B. Owner agrees to sign a petition for the formation of an LID or ULID for the specified improvements at such time as one is circulated and Owner hereby appoints the Mayor of the City as his attorney-in-fact to sign such a petition in the event Owner fails or refuses to do so.

C. With full understanding of Owner's right to protest formation of an LID or ULID to construct such improvements pursuant to RCW 35.43.180, Owner agrees to participate in any such LID or ULID and to waive his right to protest formation of the same. Owner shall retain the right to contest the method of calculating any assessment and the amount thereof, and shall further retain the right to appeal the decision of the City Council affirming the final assessment roll to the superior court. Notwithstanding any other provisions of this Agreement, this waiver of the right to protest shall only be valid for a period of ten (10) years from the date this Agreement is signed by the Owner.

16. Specific Enforcement. In addition to any other remedy provided by law or this Agreement, the terms of this Agreement may be specifically enforced by a court of competent jurisdiction.

17. Covenant. The conditions and covenants set forth in this Agreement and incorporated herein by the Exhibits shall run with the land and the benefits and burdens shall bind and inure to the benefit of the parties. The Owner, and every purchaser, assignee or transferee of an interest in the Property, or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Property, or such portion thereof, sold, assigned or transferred to it. Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of the Owner contained in this Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned or transferred to it. All costs of recording this Agreement with the Pierce County Auditor shall be borne by the Owner.

18. Attorney's Fees. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington. In any suit or action seeking to enforce any provision of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs, in addition to any other remedy provided by law or this agreement. Venue of such action shall lie in Pierce County Superior Court or the U.S. District Court for Western Washington.

19. Notices. Notices and correspondence to the City and Owner shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated below. Notice to any person who purchases any portion of the Property from the Owner shall be required to be given by the City only for those property purchasers who provide the City with written notice of their address. The parties hereto may, from time to time, advise the other of any new addresses for notice and correspondence.

TO THE CITY:	TO THE OWNER:
City Clerk City of Gig Harbor 3510 Grandview Street Gig Harbor, WA 98335	Ronald K. and Maureen A. Canfield 601 133rd St NW Gig Harbor, WA 98332

20. Severability and Integration. This Agreement and the Exhibits attached hereto constitute the agreement between the parties on this subject matter, and there are no other understandings, verbal or written, that modify the terms of this Agreement. If any phrase, provision, or section of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, or if any provision of this Agreement is rendered invalid or unenforceable according to the terms of any statute of the State of Washington which became effective after the effective date of this Agreement, such invalidity shall not affect the other terms of this Agreement.

DATED this ______ day of __________________, 2025.

OWNER:	CITY OF GIG HARBOR
By: ______________________________	By: ______________________________
Its ______________________________	Its Mayor
(Owner, President, Managing Member)	
	Attest: ______________________________ City Clerk, Josh Stecker
	Approved as to form: Office of the City Attorney ______________________________

STATE OF WASHINGTON)
) ss.
COUNTY OF _________)

I certify that I know or have satisfactory evidence that ______________________ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the _____________________________ of _____________________

_, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: ____________________

____
Printed: __________________________________
Notary Public in and for Washington
Residing at:_______________________________
My appointment expires: _____________________

STATE OF WASHINGTON))
ss.
COUNTY OF P I E R C E)

I certify that I know or have satisfactory evidence that _____________________ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of Gig Harbor, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

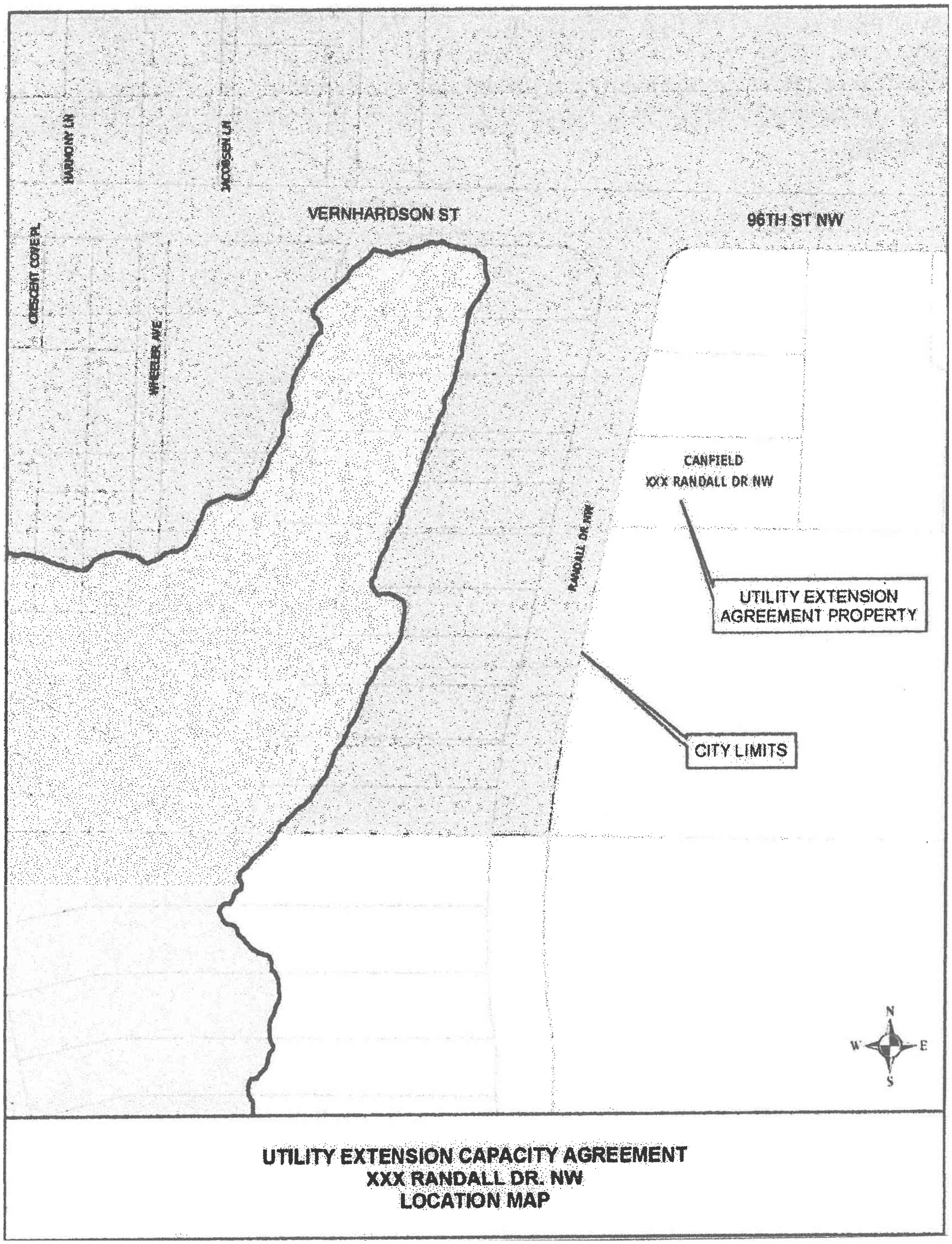
DATED: _______________________

____
Printed:__________________________________
Notary Public in and for Washington
Residing at_______________________________
My appointment expires: _____________________

EXHIBIT A
PROPERTY LEGAL DESCRIPTON

SECTION 05 TOWNSHIP 21 RANGE 02 QUARTER 21: COM NE COR LOT 4 ABAND MIL RESERV TH W 690.3 FT S 230 FT TO POB TH CONT S TO S LI OF SD LOT 4 TH W TO ELY LI OF HALL RANDALL REVISION CO RD TH NELY ALG SD ELY LI TO A LI PAR WITH & 230 FT S OF N LI OF SD LOT 4 TH E TO POB EASE OF RECORD SEG E 6580

EXHIBIT B
PROPERTY LOCATION MAP



{AXS1214484.DOC;1/00008.900000/ }

AFTER RECORDING RETURN TO:

The City of Gig Harbor
Attn: City Clerk
3510 Grandview Street
Gig Harbor, WA 98335

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Document Title(s) (or transactions contained therein):
Utility Extension, Capacity Agreement and Agreement Waiving Right to Protest LID

Grantor(s) (Last name first, then first name and initials)
Canfield, Ronald K. and Maureen A

Grantee(s) (Last name first, then first name and initials)
City of Gig Harbor

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)
Section 05, Township 21, Range 02, Quarter 21.

Assessor's Property Tax Parcel or Account Number: 0221052054

Reference Number(s) of Documents assigned or released: ______________________________

UTILITY EXTENSION, CAPACITY AGREEMENT
AND AGREEMENT WAIVING RIGHT TO PROTEST LID

THIS AGREEMENT is entered into this __________ day of __________________, 2025, between the City of Gig Harbor, Washington, a municipal corporation of the State of Washington (the "City"), and Canfield, Ronald K. and Maureen A., an individual (the "Owner").

v

WHEREAS, the Owner is the owner of certain real property located in Pierce County which is legally described as set forth in Exhibit "A" and shown in the location map in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, the Owner's property is not currently within the City limits; and

WHEREAS, the Owner desires to connect to the City's water utility system, hereafter referred to as the "utility," and the City is willing to allow connection only upon certain terms and conditions in accordance with Title 13 of the Gig Harbor Municipal Code, as now enacted or hereinafter amended; and

WHEREAS, on May 27, 2025 the City Council held a Council meeting on this Utility Extension Capacity Agreement; NOW, THEREFORE,

FOR AND IN CONSIDERATION of the mutual benefits and conditions hereinafter contained, the parties agree as follows:

TERMS

1. Warranty of Title. The Owner warrants that Owner is the owner of the property described in Exhibit 'A', which is attached hereto and incorporated herein by this reference, and is authorized to enter into this Agreement.

2. Extension Authorized. The City hereby authorizes the Owner to extend service to Owner's property from the existing utility line on ___Randall Drive NW___(street or right-of-way) at the following location: 9505 Randall Drive NW, Gig Harbor, WA 98335 .

3. Costs. Owner will pay all costs of designing, engineering and constructing the extension. All construction shall be done to City standards and according to plans approved by the City Engineer. Any and all costs incurred by the City in reviewing plans and inspecting construction shall be paid for by the Owner.

4. Water Capacity Commitment. The City agrees to provide to the Owner water utility service and hereby reserves to the Owner one (1) ERU's; provided however, that the City retains the authority to temporarily suspend such capacity where it is necessary to comply with other permits required by any agency with jurisdiction. These capacity rights are allocated only to the Owner's system as herein described. Any modification to this system must first be approved by the City. Capacity rights acquired by the Owner pursuant to this Agreement shall not constitute ownership by the Owner of any facilities comprising the City's water system. The City agrees to reserve to the Owner this capacity as set forth in GHMC 13.34.030.

5. Capacity Commitment Payment.

A. The Owner agrees to pay the City within 30 days of City Council approval of this Agreement and prior to the Mayor's execution of this agreement the sum of $ 1,095, which is fifteen percent (15%) of the current general facilities charge, to reserve the above specified capacity. This payment shall reserve the specified capacity for a period of up to three years from the date of the Mayor's execution.

B. In the event the Owner has not made connection to the City's utility system by the date set forth above and no extension of the commitment period occurs as outlined below, such capacity commitment shall expire and the Owner shall forfeit one hundred percent (100%) of this capacity commitment payment to cover the City's administrative and related expenses.

C. In the event the Pierce County Boundary Review Board should not approve extension of the City's water system prior to the expiration of the commitment period, the Owner shall be entitled to a refund of the capacity commitment payment (without interest), less a five percent (5%) administrative fee.

6. Extension of Commitment Period. The Owner may extend the capacity commitment period for the life of the underlying development application or the underlying development approval upon payment of a capacity commitment payment of 100% of the value of the current general facilities charge. At the time of actual connection, per GHMC 13.34.040(7), if the water general facilities charge has increased, the Owner shall pay the difference between what was paid for the capacity commitment payment and the actual cost of the current general facilities charge.

7. Permits; Easements. Owner shall secure and obtain, at Owner's sole cost and expense, any and all necessary permits, easements, approvals, and licenses to construct the extension, including, but not limited to, all necessary easements, excavation permits, street use permits, or other permits required by state, county and city governmental departments including, but no limited to, the Pierce County Public Works Department, Pierce County Environmental Health Department, State Department of Ecology, Pierce County Boundary Review Board, and City of Gig Harbor.

8. Turn Over of Capital Facilities. If the extension of utility service to Owner's property involves the construction of water or sewer main lines, pump stations, wells, and/or other City required capital facilities, the Owner agrees if required by the City to turn over and dedicate such facilities to the City, at no cost, upon the completion of construction and approval and acceptance of the same by the City. As a prerequisite to such turn over and acceptance, the Owner will furnish to the City the following:

A. Record drawings in a form acceptable to the City Engineer;

B. Any necessary easements, permits or licenses for the continued operation, maintenance, repair or reconstruction of such facilities by the City, in a form approved by the City Attorney;

C. A bill of sale in a form approved by the City Attorney; and

D. A bond or other suitable security in a form approved by the City Attorney and in an amount approved by the City Engineer, ensuring that the facilities will remain free from defects in workmanship and materials for a period of two years.

9. General Facilities Charges. The Owner agrees to pay the applicable general facilities charges, in addition to any costs of construction, as a condition of connecting to the City utility system at the rate schedules applicable at the time the Owner physically connects his/her property to the system. Any commitment payment that has not been forfeited shall be applied to the City's general facilities charges. Should the Owner not connect 100% of the Water Capacity Commitment, the Capacity Commitment payment shall be credited on a prorated percentage basis to the general facilities charges as they are levied.

10. Service Charges. In addition to the general facilities charges, the Owner agrees to pay for utility service rendered according to the rates for services applicable to properties outside the city limits as such rates exist (which is presently at 150% the rate charged to customers inside city limits) or as they may be hereafter amended or modified.

11. Annexation.

A. Owner understands that annexation of the property described on Exhibit 'A' to the City will result in the following consequences:

i. Pierce County ordinances, resolutions, rules and regulations will cease to apply to the property upon the effective date of annexation;

ii. City of Gig Harbor ordinances, resolutions, rules and regulations will apply to the property upon the effective date of annexation;

iii. Governmental services, such as police, fire and utility service will be provided to the property by the City of Gig Harbor upon the effective date of annexation;

iv. The property may be required to assume all or any portion of the existing City of Gig Harbor indebtedness, and property tax rates and assessments applicable to the property may be different from those applicable prior to the effective date of annexation;

v. Zoning and land use regulations applicable to the property after annexation may be different from those applicable to the property prior to annexation; and

vi. All or any portion of the property may be annexed and the property may be annexed in conjunction with, or at the same time as, other property in the vicinity.

B. With full knowledge and understanding of these consequences of annexation and with full knowledge and understanding of Owner's decision to forego opposition to annexation of the property to the City of Gig Harbor, Owner agrees to sign a petition for annexation to the City of the property described on Exhibit “A” as provided in RCW 35.14.120, as it now exists or as it may hereafter be amended, at such time as the Owner is requested by the City to do so. The Owner also agrees and appoints the Mayor of the City as Owner's attorney-in-fact to execute an annexation petition on Owner's behalf in the event that Owner shall fail or refuse to do so and agrees that such signature shall constitute full authority from the Owner for annexation as if Owner had signed the petition himself. Owner further agrees not to litigate, challenge or in any manner contest, annexation to the City. This Agreement shall be deemed to be continuing, and if Owner's property is not annexed for whatever reason, including a decision by the City not to annex, Owner agrees to sign any and all subsequent petitions for annexations. In the event that any property described on Exhibit 'A' is subdivided into smaller lots, the purchasers of each subdivided lot shall be bound by the provisions of this paragraph.

12. Public Works Standards and Utility Regulations. Owner agrees to comply with all of the requirements of the City's public works standards relating to water and utility regulations when developing or redeveloping all or any part of the property described on Exhibit "A", and all other applicable water standards in effect at the time.

13. Liens. The Owner understands and agrees that delinquent payments under this agreement shall constitute a lien upon the above-described property. The lien shall be as provided in RCW 35.67.200, and shall be enforced in accordance with RCW 35.67.220 through RCW 35.67.290, all as now enacted or hereafter amended.

14. Termination for Noncompliance. In the event Owner fails to comply with any term or condition of this Agreement, the City shall have the right, at any time, to enter onto the Owner's property and for that purpose disconnect the water, in addition to any other remedies available to the City.

15. Waiver of Right to Protest LID. (If applicable)

A. Owner acknowledges that the entire property legally described in Exhibit 'A' would be specially benefited by the following improvements (specify):

Installation of a single family water service connection to the existing 8-inch water main located in Randall Dr.

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DATED this ______ day of __________________, 2025.

OWNER:	CITY OF GIG HARBOR
By:_________________________________ Its_________________________________ (Owner, President, Managing Member)	By:_________________________________ Its Mayor

Attest:

____
City Clerk, Josh Stecker

Approved as to form:
Office of the City Attorney

____

STATE OF WASHINGTON)
) ss.
COUNTY OF _________)

I certify that I know or have satisfactory evidence that ______________________ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the __________________________________ of ____________________________, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: ____________________

____
Printed: ____________________________________
Notary Public in and for Washington
Residing at:__________________________________
My appointment expires: ______________________

STATE OF WASHINGTON)
) ss.
COUNTY OF P I E R C E)

I certify that I know or have satisfactory evidence that ___________________ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Mayor of Gig Harbor, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _______________________

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EXHIBIT B
PROPERTY LOCATION MAP