



# RPAC DID THAT!

## IN 2023, WASHINGTON REALTORS® RPAC LED THE CHARGE ON THE PASSAGE OF UNPRECEDENTED PRO-HOUSING LEGISLATION:

- A bill requiring urban jurisdictions state-wide to allow homeowners to build up to two accessory dwelling units on their property.
- A bill allowing duplexes and triplexes in a single-family zones. This will go a long way to expanding housing inventory, especially the 'Missing Middle.'
- Three separate bills improving the permitting process, including speeding up timelines and codifying what issues can and cannot 'stop the clock.'
- A 'Right to Cure' bill, giving developers a chance to correct any building defects in a condominium before a consumer can use.
- RPAC also effectively thwarted proposed increases in the Washington State Real Estate Excise Tax, ensuring housing costs and remain as low as possible for homeowners and potential buyers.

## SOME OF OUR MORE RECENT LEGISLATIVE SUCCESSES:

- Insured that real estate was exempt from Capital Gains Tax
- While other businesses were stalled on the sidelines, REALTORS® got back to work during Covid-19 crisis in a way that was safe for you, and your clients.
- Decreased the Real Estate Excise Tax by 15% on all sales under \$500,000 - putting nearly \$1,000 back in your seller's pocket.
- Exempted REALTORS® from a 20% increase in the B&O Tax you pay - putting \$250-\$500 back in the pocket of our members each year.
- Protected your Independent Contractor Status
- Beat back a bill that would have required any in house transactions to involve attorneys for both seller and the buyer.
- Reformed condo liability laws so that more affordable condominiums can be built.
- Passed a bill that encourages cities to allow responsible density-such as accessory dwelling units, duplexes and triplexes in single family zones and more.



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**Local SCCAR successes on back...**

# What SCCAR has done for our members last year....

## Mukilteo: Sign Codes

In September of 2023, Mukilteo City Council and Planning Commission restarted work on updating their Sign Code to be in compliance with the Supreme Court's decision in Reed v. Town of Gilbert (2015). After an unfortunate meeting where the council took a very restrictive stance, Mat(SCCAR REP.) sent a letter to the City Councilors and had several correspondences with Councilman Tom Jordal and Planning Manager Kristina Cerise where Mat was able to suggest changes to the code which would protect REALTOR® rights.

The following month, on October 19th, Mat attended a Planning Commission meeting where the first draft of the proposed codes was read and discussed. Planning Manager Cerise informed the Commission that the city attorney had pushed back on the prohibition of yard signs because of issues pertaining to the abridgement of political speech.

The Sign Codes have not yet been adopted, but the codes will be less restrictive because of REALTOR® party involvement.

## Snohomish County: Remand Ordinance – ADUs

In late September, the County Council passed a motion to re-adopt more stringent ADU zoning regulations, reversing a previously adopted ordinance which would have lessened the burden put on developers and property owners.

Mat sent a letter to the Council to urge the council towards less restrictive regulations on ADUs. Mat also met with Senior Legislative Analyst Ryan Countryman to discuss the draft ordinance being reviewed by the Planning Commission and the future of ADU-friendly legislation at the county level – advocating in-favor of policies promoting both rural and urban ADU development.

## City of Snohomish: Municipal Code Updates – Chapter 14

In October, the Snohomish City Planning Commission began consideration of changes to Chapter 14 of the Snohomish Municipal Code, relating to affordable housing policies. The new changes would add expedited the permit review processes, increase the density bonus incentive for developers, and reduce fees.

In response to the agenda and proposed items, Mat wrote a letter and attended the Planning Commission meeting to voice strong support for the proposed legislation and recommended additional REALTOR-friendly policies.

In December, Mat attended a public hearing at the Planning Commission for the draft legislation. Mat provided a public comment on behalf of SCCAR in support of the legislation and reiterated that the planning commission should continue to provide market-driven affordable housing policy recommendations to the city council.

## Mill Creek: Legislative Priority Recommendations

In November, the Mill Creek City Council held a meeting where they announced their 2024 legislative agenda. Among the items listed were several policy areas related to land-use, ADUs & DADUs, and infrastructure.

In response to the pre-published priorities, Mat wrote a letter to the council encouraging them to carefully consider how they might affect positive change in the housing market with ADU/DADU legislation as well as transportation infrastructure. Mat also advocated for legislation relating to condominium development and UGA expansion, explaining how such policies could steer towards positive market changes.