

How **EBB 1217** Could Impact You

Washington's Proposed Rent Control Bill

EBB 1217 is a rent control bill that has just passed through the House of Representatives and will move to the Senate. Here's what you need to know about the bill that could significantly affect landlords in Washington State:

What is EBB 1217?

- **Rent Increase Cap:** Limits rent increases to a maximum of 7% per year and prohibits increases in the first year of tenancy.
- **Advance Notice Requirements:** Mandates landlords to provide tenants with 90 days' written notice for rent increases.
- **Caps on Fees and Deposits:** Restricts move-in fees and security deposits to one month's rent. Late rent fees are capped at 2% of rent in the first month, 3% in the second, 5% in the third and subsequent months.
- **Tenant Rights Enhancements:** Grants tenants the ability to terminate leases without penalties if rent increases violate the act after they have sent written warning to their landlord.
- **Attorney General Enforcement:** Tenants and the Attorney General can sue for damages if landlords violate the act, with potential penalties including refunds of excess rent and up to three months' rent in damages.
- **Lease Parity Requirement:** Rent differences between month-to-month and fixed-term leases cannot exceed 5%.

Who is exempt?

1. **Buildings with a certificate of occupancy issued within the last 12 years.**
2. **Government-owned and nonprofit housing**
3. **Owner-Occupied Small Rental Properties**
 - Single-family homes where the owner lives on-site and rents out no more than two units (e.g., a basement apartment or ADU).
 - Duplex, triplex, or fourplex where the owner occupied one of the units at the start of the tenancy and continues to live there.

Why this Matters for Landlords?

- **Limits revenue growth** and reduces flexibility in setting rental rates.
- **Increased legal risks**—violations could lead to rent refunds, penalties up to 3 months' rent, and lawsuits.
- **Administrative burden**—new documentation and notification requirements for rent increases.
- **Potential impact on rental supply**—reduced investment in rental housing could lead to long-term market shortages.

How can we stop EHB 1217 from being passed in the Senate?

- **Contact State Senators:** Call, email, or schedule meetings with senators, especially those on the Senate Housing and Appropriations Committees, to express opposition. Find your senator [here](#).
- **Submit Testimony:** Provide written or oral testimony during Senate committee hearings to outline the bill's negative impacts when the bill is reviewed.
- **Stay Informed:** Track the bill's progress [here](#).
- **Check Senate Committee Schedules** to see if EHB 1217 has been added to an agenda [here](#).

Take Action Now!

Protect your rights as a property owner and advocate for fair housing policies. **Once this bill has passed through the Senate and has been signed by Governor Bob Ferguson it will go into effect immediately.**

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