



AWC Hot Sheet – Bills of interest

Week of March 31, 2025

AWC creates this list as an easy reference guide for certain bills of interest to cities. It is not intended to be a comprehensive list of the bills that AWC is *tracking* or taking a position on. The list is updated weekly, and bills may be removed, added, or moved within categories at any time.

Highlighting indicates a bill scheduled for committee hearing this week.

Priority bills – Support

HB 1791	Very helpful bill that harmonizes uses of local REET and permanent authority for use for affordable housing and operations and maintenance purposes.	Needs Senate executive action
HB 1907 / SB 5711	Closes the state tax exemptions for storage facilities. AWC asks that the new revenue is directed towards funding housing needs.	Needs committee action*
HB 2015	Creates a new councilmanic 0.10% sales tax authority for funding criminal justice and a new grant program to help recruit, retain, and train officers. Cities that receive the grant are eligible to impose the new tax and for additional direct distributions of funding.	Needs Senate committee action
HB 2049	Revises the state and local property tax cap up to 3% tied to inflation and population providing a more flexible local option for elected city councils to choose to increase their annual property tax revenue.	Needs House committee action*
SB 5775	Makes the existing public safety sales tax authority councilmanic for the next two years. Increases cities’ authority to match counties’ current rate.	Needs House committee action
SB 5798	Revises the property tax cap to tie it to inflation and population growth providing a more flexible local option for elected city councils to choose to increase their annual property tax revenue. Requires a finding of substantial need for public safety/criminal justice.	Needs Senate committee action*

Other bills – Support

HB 1096	Lot splitting bill requires cities to set up an administrative process to approve a parcel split without a public hearing when certain conditions are met.	Needs Senate floor action
SB 5284	Creates an extended producer responsibility (EPR) system to improve residential recycling access, increase recycling rates, and require accountability by producers of paper and packaging.	Needs House committee action
SB 5509	Requires cities to allow childcare centers in all but industrial, light industrial and open space zones. Requires a conditional use process for on-site childcare in certain conditions in industrial and light industrial zones.	Needs House committee action
HB 1403	Condo reform proposal targeting issues around defects in condominium construction and how the current law has impacted insurance coverage.	Needs Senate floor action
HB 1515	Allows cities to request Liquor Control Board authorize libation zones in preparation for the 2026 World Cup festivities.	Needs Senate committee action
HB 1516	Directs Office of Insurance Commissioner to conduct study of insurance coverage options to reduce cost of condominium insurance	Needs Senate floor action
HB 1934	Expands protections to releasing employee information when the individual is a victim or witness in a harassment investigation.	Needs Senate floor action
HB 2027	New state REET for expensive single-family homes valued at over \$3 million to fund affordable and developmental disabilities housing.	Needs committee action*
SB 5576	Revised to create a 4% local option tax on short term rentals to help fund affordable housing programs.	Needs House committee action



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Week of March 31, 2025

Other – Requesting amendments

HB 1183	Omnibus development regulation bill adds six new sections to the GMA, requires all cities and towns to comply with two of them, and amends an existing chapter of GMA.	Needs Senate committee action
HB 1213	Expands the Paid Family Medical Leave program by lowering the eligibility requirements and increasing job protection elements creating more administrative burden and costs. Allow concurrent counting of PFML and FMLA leave. Some helpful amendments have been adopted. AWC continues to oppose the expansion to all small employers but is working with stakeholders to amend the bill to mitigate impacts on employers.	Needs Senate committee action
HB 1218	Establishes an incentive fund for cities and counties that reduce the number of individuals referred by criminal courts for competency evaluation and restoration. An earlier version mandated a cap on referrals and fines for exceeding it.	Needs Senate committee action
HB 1491	Transit Oriented Development (TOD) proposal seeks to increase density and reduce regulations in areas around rail and bus rapid transit. The bill does contain a proposed grant program to support infrastructure. Impacted cities continue to provide technical feedback.	Needs Senate committee action
HB 1549	Adds criteria for "responsible bidders": must have completed at least one PW project in the last three years, must not have received a citation under responsible bidder or prevailing wage RCWs OR have designated person that has received RB and PW training within the previous three years. Removes exemption for those who have completed three or more projects and maintained WA license for three years.	Needs Senate floor action
SB 5061	Requires wages for public works projects to be paid at the prevailing wage in effect when work is performed. AWC working with stakeholders on revisions including exempting small projects and other technical adjustments.	Needs House floor action
SB 5148	Housing Accountability Act. Senate floor amendment made the bill more problematic. We are seeking changes to re-create the incentive based approach to state pre-approval of development regulations.	Needs House committee action

Opposed

HB 1113	Authorizes a judge to dismiss charges based on undefined substantial compliance with court-order conditions. Cuts prosecutors out of pre-trial decisions and increases costs with additional post-trial hearings.	Do not advance - Awaiting committee action
HB 1622	Requires public employers to bargain the decisions on adoption of AI related technology. This interferes with management rights to make business decisions and creates confusing new bargaining standards.	Do not advance - Awaiting committee action
SB 5040	Extends interest arbitration for collective bargaining for law enforcement officers to cities and towns under 2,500 in population creating costs.	Do not advance - Awaiting committee action
SB 5041	Allows striking workers to collect unemployment insurance. Requires a final judgment declaring a strike illegal before declining or requiring repayment of benefits paid to striking employees. It has the potential to leave taxpayers	Do not advance - Awaiting committee action



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Week of March 31, 2025

	funding benefits paid during an illegal strike without taking costly legal action. Public employees are statutorily prohibited from striking.	
SB 5184	Significantly reduces local authority to set on-site parking requirements for cities over 30,000 in population, down to no parking requirements at all for several uses.	Do not advance - Awaiting committee action
SB 5503	Revises PERC procedures. AWC opposes the provision in Section 4 that would make it impossible to enter into agreements to settle grievance cases. An amendment has been proposed that may address the most significant concerns but it was rejected.	Do not advance - Awaiting committee action
SB 5729	Creates earlier vesting of potentially incomplete project applications and requires permits to be approved automatically after six rounds of review.	Do not advance – Awaiting committee action
SB 5804	Effectively diverts the funding from the Public Works Assistance Account (PWAA) out of the program and uses it instead to pay for bonds to fulfill the state’s obligation to address state-owned fish blocking culverts.	Do not advance – Awaiting committee action.

Notes:

- Upcoming deadlines: opposite house policy committee cut-off April 2; opposite house fiscal committee cut-off April 8
- *Indicates a bill believed to be Necessary to Implement the Budget (NTIB) and exempt from deadlines
- Committee action indicates the bill needs to be heard and/or voted on by a policy or fiscal committee
- Floor action indicates the bill needs to move to the floor to be voted on by the full House or Senate