

# SENATE BILL REPORT

## HB 1187

---

---

As Reported By Senate Committee On:  
Consumer Protection & Housing, March 27, 2007

**Title:** An act relating to affordable housing.

**Brief Description:** Creating a new chapter regarding affordable housing.

**Sponsors:** Representatives Kelley, Wood, Morrell, Green, Pettigrew, Ormsby, McDermott, Miloscia, Appleton, Simpson and Haigh.

**Brief History:** Passed House: 2/21/07, 96-0.

**Committee Activity:** Consumer Protection & Housing: 3/15/07, 3/27/07 [DPA].

---

### SENATE COMMITTEE ON CONSUMER PROTECTION & HOUSING

**Majority Report:** Do pass as amended.

Signed by Senators Weinstein, Chair; Kauffman, Vice Chair; Honeyford, Ranking Minority Member; Delvin, Haugen, Jacobsen, Kilmer, McCaslin and Tom.

**Staff:** Jacob White (786-7448)

**Background:** There are a number of statutes throughout the code that address programs, plans, responsibilities, authorities, and requirements related to affordable housing within Washington.

**Summary of Bill:** Statutes containing provisions related to affordable housing are recodified into topical subchapters within a single Affordable Housing chapter in title 43.

**EFFECT OF CHANGES MADE BY RECOMMENDED AMENDMENT(S) AS PASSED COMMITTEE (Consumer Protection & Housing):** This amendment inserts the condo conversion SSB 5031 into HB 1187. The provisions of SSB 5031 include the following:

- 1) a statutory cap of \$500 on relocation assistance, allowing local governments to establish a relocation assistance program using their own discretion, including setting their own dollar amounts for relocation assistance;
- 2) the notice provision is increased from 90 to 120 days;
- 3) a city and county are not granted a right to a moratorium on condo conversions;
- 4) property owners are required to disclose the availability of relocation assistance and to disclose the terms and conditions under which it will be paid to a tenant as part of the condominium conversion notice;

---

*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

- 5) an apartment owner may provide all tenants with an option to terminate their lease, and the tenants must still have access to relocation assistance;
- 6) there is a limit on the amount that a city or county may require a declarant to pay for relocation assistance at three times the tenant's rent;
- 7) there can be no interior construction during the 120-day notice period, unless all tenants have vacated, purchased a unit as a condo, or have met certain criteria. This certain criteria authorizes an apartment owner to begin construction so long as it does not interfere with the renter's rights of quiet enjoyment, and: (a) it is to repair or remodel vacant units to be used as model units; (b) it is to repair or remodel a vacant unit or common area for use as a sales office; or (c) the apartment owner has offered existing tenants an option to terminate an existing lease without consequence and at least 120 days have passed since tenants were notified of such an option.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Committee/Commission/Task Force Created:** No.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Staff Summary of Public Testimony:** None.

**Persons Testifying:** No one.