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**SENATE BILL 5825**

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**State of Washington**

**67th Legislature**

**2022 Regular Session**

**By** Senators Kuderer, Das, Lovelett, Nobles, and C. Wilson

Read first time 01/12/22. Referred to Committee on Housing & Local Government.

1 AN ACT Relating to establishing a rental and vacant property  
2 registration program work group; creating new sections; and providing  
3 an expiration date.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** The legislature finds that the lack of  
6 sufficient affordable housing inventory, specifically rental housing,  
7 is deeply felt statewide. The legislature also finds that despite the  
8 administration of numerous local rental property registration and  
9 landlord licensing programs, it is difficult to accurately track  
10 housing inventory and understand the extent of affordable housing  
11 need and housing supply shortages on a statewide scale. To accurately  
12 track and maintain the level of rental and vacant housing in this  
13 state, the legislature intends with this act to convene a work group  
14 to evaluate the feasibility of creating a statewide rental and vacant  
15 property registration program and database.

16 NEW SECTION. **Sec. 2.** (1) The department of commerce must  
17 convene a work group to make recommendations on the creation of a  
18 statewide rental and vacant property registration program for the  
19 purpose of inventorying both tenant-occupied and potentially  
20 available rental housing.

1 (2) The work group must include relevant stakeholders including,  
2 but not limited to, tenant representatives, landlord and property  
3 management representatives, multifamily housing representatives,  
4 housing developer representatives, and representatives from cities  
5 and counties.

6 (3) The work group must meet at least three times and evaluate  
7 the following:

8 (a) Current local rental property registration and landlord  
9 licensing programs and strategies to synthesize and collect  
10 registration information from such programs into a statewide  
11 database, while addressing any information technology challenges;

12 (b) Which property and landlord information should be collected  
13 and made disclosable in such a database;

14 (c) The need to implement a rental and vacant property  
15 registration requirement over time and across specific state regions,  
16 and challenges in both identifying housing units and providing  
17 adequate notice to rental and vacant property owners subject to a  
18 registration requirement;

19 (d) The imposition of registration or licensing fees and fee  
20 amounts, use of fee revenue, and appropriate penalties;

21 (e) Which types of housing units should be exempted from a  
22 statewide registration requirement;

23 (f) The use of a statewide registration program database to  
24 provide rental assistance program information to both tenants and  
25 landlords;

26 (g) The feasibility of requiring landlords to report rent rate  
27 data as part of such a registration program; and

28 (h) Any other relevant factors or considerations discussed by the  
29 work group.

30 (4) The department of commerce must issue a final report,  
31 including any work group findings and recommendations, to the  
32 appropriate committees of the legislature by December 1, 2022.

33 (5) This section expires January 1, 2023.

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