



WASHINGTON SELF-STORAGE ASSOCIATION

2021 Legislative Priorities

By: Chester Baldwin & Mark Gjurasic

WA-SSA Lobbying/Legislative Team - Washington State



Patrick Reilly,
WA-SSA President

Mission Statement:

- ❖ We resolve to educate members and the self storage community to best practices and to advocate for the self storage industry
- ❖ We promote industry standards through best practices and advocate legislative issues for the Washington State self storage community

COVID-19 2021 Legislative Session

“All Virtual” -
No In-Person Meetings

- ❖ Zoom
- ❖ E-mail
- ❖ Text
- ❖ Phone
- ❖ Social Media
- ❖ Websites



Legislature Democrat Controlled

SENATE (49 seats) - *Democrat control*

- 28 Democrats
- 20 + 1 Republicans
 - Sen. Tim Sheldon (caucuses w/ SRCC)

HOUSE (98 seats) - *Democrat control*

- 57 Democrats
- 41 Republicans

GOVERNOR - *Democrat control*



Sen. Andy Billig
(D-3)

Democratic Leader



Rep. Laurie
Jinkins (D-27)

Speaker of the House



Jay Inslee

Governor

Unemployment Rate

US Unemployment

5.2% August 2021

State Unemployment

5.1% August 2021

Seattle Unemployment

5.1% August 2021



WA-SSA 2021 Legislative Priorities

Oppose Residential and/or Commercial Real-Estate Rent Control

- ▶ Legislation has been discussed and introduced to allow local jurisdictions to implement “rent control” or “rent justification”
- ▶ In 1982 legislation precluded local control to determine such controls and legislation also has been introduced.
- ▶ Due to COVID restrictions rents could not be increased early in 2021 by the Governor and limitations on increased rents were introduced and “rent stabilization” in legislation.
- ▶ Since about 2011 there has been various bills to allow rent control especially focused on manufactured housing communities which WA-SSA has opposed.
- ▶ Don Arsenault and others took leadership to oppose this bill during session.
- ▶ **See SB 5191** - Limits price increases up to 15% to avoid “price gauging”



Donald Arsenault,
WA-SSA Legislative Chair



Mark Gjurasic
WA-SSA Lobbyist

WA-SSA Opposes - 2021 Legislative Priorities

Opposed a Capital Gains Tax of 7% applied to Real-Estate and other Businesses. However, SB 5096 passed that allows a 7% on sale of stocks, bonds and precious metals - exempt real-estate.

We worked together with lawmakers and Governor's office to exempt real-estate in the final days of session.

- ▶ The real-estate community and others regarded SB 5096 an **income tax** that is unconstitutional.
- ▶ The 5 cities of: Battleground, Granger, Spokane Valley and Spokane, Union Gap passed a ban on "local income tax." Yakima City has sent the ban to a vote.

COURT STATUS: Two lawsuits have been filed & it's almost assured that this will end up in the Washington State Court. Currently, the lawsuit is in Douglas County.



Sen. June
Robinson (D-38)



Chester Baldwin
WA-SSA Lobbyist

WA-SSA Opposes - 2021 Legislative Priorities

HB 1494/HJR 4204 - Split Roll Property Tax & Constitutional Amendment

- ▶ Creates Split roll property tax by giving exemption for primary residence that must be recouped by property taxes from other properties.
- ▶ Created tax exemption for principal residences up to \$250,000 of assessed value.
- ▶ The Washington Constitution requires all taxes to be applied uniformly on property within each taxing district. The Constitution also limits regular property tax levies to a maximum of 1% of a property's assessed value.
- ▶ HJR 4204 - Creates a Constitutional Amendment to get around the “Uniformity Clause” in the WA Constitution.

Sponsors: *HB 1494* - Harris-Talley, Berg, Davis, Wicks, Peterson, Ortiz-Self, Orwall, Gregerson, Chapman, Ramel, Simmons, Berry, Lekanoff, Frame, Hackney, Slatter, Duerr, Kirby, Thai, Valdez, Ormsby, Morgan; *HJR 4204* - Harris-Talley, Berg, Wicks, Peterson, Ortiz-Self, Simmons, Gregerson, Chapman, Berry, Frame, Thai, Pollet, Ormsby, Davis, Ramel

STATUS HB: DEAD - House Appropriations Committee



Rep. Kirsten Harris-Talley (D-37)

Monitoring Daily 2021 Session

Monitor: “Self-Storage” or “Mini-Storage” or “Storage Warehouse”

- ▶ 9 bills were introduced with the above titles or combination thereof.
- ▶ Various applications include: storage areas, warehouses, manufacturing areas, railroad freight sheds, docks and wharfs, aerospace facilities, state capital buildings and grounds and other areas.



COVID-19 State Attorney General Introduced Legislation

SB 5191 - Anti-price Gouging in an Emergency

- ▶ Prohibits excessive price increases for certain goods and services during a state of emergency.
 - ▶ An excessive price means a price more than **15 percent greater** than the price at which the person sold, rented, or offered for sale or rent the same product or service immediately prior to the state of emergency
- ▶ Provides investigative and enforcement authority with the attorney general.
- ▶ Imposes a civil penalty of no more than \$25,000 per violation.
- ▶ Prohibits an additional civil penalty from being assessed for the same violation under the Consumer Protection Act.



Sen. Jeannie
Darneille (D-27)

COVID-19 State Attorney General Introduced Legislation

In the event of a state of emergency no person shall sell, rent, or offer to sell or rent at an excessive price the following goods and services:

- ▶ building materials;
- ▶ consumer food items;
- ▶ goods or services used for emergency cleanup;
- ▶ emergency supplies;
- ▶ gasoline;
- ▶ health care services;
- ▶ housing;
- ▶ medical supplies;
- ▶ repair or reconstruction services;
- ▶ * transportation, freight, and **storage services**; and
- ▶ personal protective equipment.

Sponsors: *Senators Darneille, King, Billig, Carlyle, Conway, Das, Hasegawa, Hunt, Kuderer, Liias, Lovelett, Nguyen, Nobles, Randall, Salomon, Stanford and Wilson, C.; By Request of Attorney General*

STATUS HB: Dead - Amended in the House. Returned to Senate Rules 3



Bob Ferguson,
Attorney General

WA-SSA Opposes In 2020 & Monitors in 2021

SB 5957 - Strengthening consumer rights to personal property stored in self-storage units

- ▶ Lengthens the time between late rent payments and the sale of personal, and when an owner may terminate the right of the occupant to the use of the storage space property from fourteen to twenty-eight consecutive days,
- ▶ Caps late fees charged by self-storage facilities from reasonable fees to no more than twenty dollars or twenty percent of the monthly rental amount, whichever is greater, for each late rental payment; and shall not constitute a penalty for each month an occupant does not pay rent when due. Provides investigative and enforcement authority with the attorney general.
- ▶ Bill was not introduced in the 2021 session, however, may be in the 2022 session
- ▶ President took leadership in meeting (zoom) to oppose this issue.

Sponsors: *Senator Carlyle*

HB 5957 STATUS: DEAD - Jan 2020 Frist reading, referred to Labor & Commerce



Sen. Reuven
Carlyle (D-36)

THANK YOU WA-SSA!

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